

From the BMB Master Association

President: Tina Menna

Wow, where has the year gone?? I guess the adage, “time flies when you’re having fun” and “It takes a village” is true.

We have accomplished much over the last few months that are sure to add value to our community. I want to **THANK** all the volunteers and working members of our community for their contributions.

Annual Meeting

The annual meeting for the Master, Cottages and Condominium Associations will be held on Saturday, April 25, 2020 at the Walton County Coastal Library in Santa Rosa Beach. The Condo Meeting will begin at 8am followed by Cottages/Master at 9am. We hope that many of you will be able to attend the meeting. Board elections will be held for positions on the Master, Cottages and Condominium Association boards. You will be receiving mail notifications for proxy designations, board interest forms, etc. from Nikki (our CAM) in the upcoming months. Please make sure the CAM has your updated mailing information.



Survey

In the last newsletter I mentioned that a survey would be sent electronically to owners. Unfortunately, the survey did not work as expected and a decision was made to gather information from owners at the annual meeting in April

Community Update

Streetlamps - The MA Board identified that repair/replacement of the community streetlamps was needed. We discussed both options and considered a lend/lease program with CHELCO as other subdivisions were doing. CHELCO wanted 8k for the install new lights and then a monthly rental charge for the life of the poles. We decided to renovate the current poles we have at a much lower cost.

The renovated signs look great!



The old, dirty pole

Clean pole/sign

Signage - In addition to the streetlamps, we also installed new street signs, pool signs, no-parking signs, and entrance signage at CR83. A huge thanks goes out to Stacy Stewart who had the signs made for our community at a lower price compared to local vendors. Thanks Stacy!

New Pool Entrance Sign



Hwy 83 Entrance



Website/Covenants – Another Villager who volunteered to help was Rick McConnel. Tech-savvy Rick was kind enough to offer his services to create a new website for the community. Go check it out at:

www.thevillageatbluemountainbeach.com

Screen shot of the new website



The ARC guidelines, CC&Rs, Compliance Committee rules and Community Guidelines are posted on the website. Meeting dates are posted on the website too.

Community Guidelines - As a note to all owners who have short term renters. The Village at Blue Mountain website offers your renter's access to information on our Community Guidelines. Please inform all renters where to find them. They are the up to date expectations and this should help improve communication of

requirements, i.e. parking, pool hours, speed limit, etc. within the Village.

Rick your awesome and we appreciate you!

Capital Items 1st Quarter/Village Repairs - Our pool is the centerpiece of the Village. The pool was constructed in approx. 2004. Our filters have hit the end of their lifespan and will have to be replaced. We also have been paying for sewage treatment on water used to refill the pool. That is approximately 60% of our total monthly water bill. In order to save on this extra expense, we have to install a separate water meter (water only/no sewage treatment). We will also be repairing and painting the unsightly pool ledge between the water and the deck pavers. These changes are required to improve the efficiency and appearance of our pool. The cost was budgeted in our 2020 budget and will not require any special assessment. It is anticipated that the pay-back for this capital cost will be less than 24 months.

Commercial Property on 30A - The Walton County Permits seem to have finally been issued as construction permit boxes have been placed at the sites. According to Mr. Bishop (owner/developer), it will not be long until we see the start of building.

Low voltage lights were recently placed at the 30A gate entrance. We will assess need for additional lighting along the Village Blvd. as construction nears completion. The commercial lighting may be all that is needed.

Shuffleboard Tournament - The New Year's Day 2020 Shuffleboard Tourney was nothing short of a blast. We had 12 teams participate after a night of celebration....that is what you call dedication! We had kids and adults competing together for a great morning of fun. One team

with a 12-year-old player made it to the semi-finals!! Many showed up in their pajamas and we were quite a sight. Congratulations to Kyle and Marlena McQueen for taking the championship. Next tourney will be July 4th weekend.



New Year's Day Shuffleboard Tournament

Upcoming Board Meetings

Event	Date
Cottages HOA meeting	March 11, 2020 10:30a
VP Condo HOA Meeting	March 16, 2020 9:30a
Master Board Meeting	March 16, 2020 10:30a
VP Annual Owners Meeting	April 25, 2020 8a
Master Owners Meeting	April 25, 2020 10a

The HOA meetings can be attended by any interested owner. Contact CAM (Nikki Lawniczac) for call-in details at : Nikki@camams.com

HOA Dues Reminder- A friendly reminder to all that your HOA dues must be paid in full by the January 1st, April 1st, July 1st, and October 1,2020. Note that the 2020 Association dues have changed for the VP Condos and the Master

Association. The Master Association fee increased from \$432.00/quarter to \$472.00/quarter. To avoid late payment charges, make sure your payment is correct.

Your Landscaping fee should be added to the Master HOA dues. Basic landscaping cost is \$140.00/quarter and vacant lot management is \$33.00/quarter. NOTE: Vacant lots do NOT have the option to OPT-OUT of landscaping fees.

Also note that your account number does not change each year. You can use your 2019 for account number referencing when completing your payment. (Your account number should be noted in the memo field of the check).

If you did not receive a coupon book for 2020 please inform Nikki.

Golf Cart Charging Stations – The annual fee for renting a Golf Cart charging/parking spot is \$150 a year. In order to park a golf cart overnight or charge a golf cart in this area, you must rent a space. Upon payment to the Association Management Office, a parking sticker and dedicated spot will be assigned. Starting March 1, 2020 all carts without a current sticker and fully paid rental may be removed. If you want your tenants to park in this area, please purchase your sticker because we only have 18 spots!

Well, That's all for now! Hope to personally meet you at the annual meeting.

If you wish to contact me, please email at: bmbtinam@gmail.com