

Phase I Newsletter

Important Update: Special Assessment & Project Revisions

Dear HOA Members,

We hope this message finds you well. As part of our ongoing commitment to maintaining a safe and welcoming community, we want to provide an important update regarding the previously discussed special assessment and the unexpected repairs that have impacted our timeline and budget.

Why is this special assessment necessary?

Earlier this year, an assessment was required to help fund essential community projects. However, during the process, unexpected walkway and catwalk repairs arose that required immediate attention to address critical safety issues. These unforeseen conditions resulted in significant additional work, revisions to the project scope, and higher costs than originally anticipated. We apologize for the inconvenience as we attempt to coordinate with the contractors.

How does this benefit the community?

These projects will enhance safety, preserve property values, and maintain the quality of life for all residents. By acting now, we are ensuring that our community remains strong, attractive, and financially stable for years to come.

Thank you for your understanding and support as we work together to keep our community safe and thriving. If you have any questions about this assessment or the payment options, please reach out to the HOA Board.

Sincerely,

The Board



Forrest of the Fae

Fri. Sept. 13 and 14 -

Get ready for an unforgettable experience at the Blue Faery Gala! You could win a complimentary dinner for being the Best Dressed. Start dreaming up your best Fae persona. Prepare to drink, eat, be immersed in a two-day fantasy with performers & vendors.

Continuing Our Commitment to Unity – Join Us at the Annual HOA Meeting

Dear HOA Community Members,

In our last newsletter, we shared the importance of fostering collaboration and trust across all phases of our community. We truly believe that by working together, we can ensure that our neighborhood continues to thrive as a safe, vibrant, and welcoming place to live.

One of the best opportunities to put this commitment into action is by attending our Annual HOA Meeting. This meeting is a vital time for all members to come together, share ideas, voice concerns, and learn about the important projects and decisions shaping our community. Your participation helps ensure that every perspective is heard and that our collective vision reflects the needs of everyone.

Why Attend?

- Stay Informed:** Learn about current and upcoming projects, financial updates, and long-term plans for our community.
- Have a Voice:** This is your chance to share your ideas, raise concerns, and help shape the decisions that affect us all.
- Build Connection:** Meet your neighbors, board members, and other residents who are committed to making our community the best it can be.

When we come together, we strengthen the unity and trust that keeps our HOA moving forward. **Your presence matters—together, we can build a stronger, more connected community.**

We look forward to seeing you there and continuing the conversation about how we can thrive as one.

[DATE: September 27, 2025: 9:00 AM *LOCATION: Mueller's Pub at the Lodge]

RSVP to keiserj@aol.com for breakfast count

Thank you for your dedication to making our neighborhood a truly exceptional place to call home.

Sincerely,

Board Members

Schedule of Events

Mon. Sept. 1st – Happy Labor Day! The Blue Knob Golf Course will be open today at 8 am, weather permitting! Today's special is 18 holes with a cart for \$30! Make your tee time by calling 814-239-1023. The last tee time is 6:30 pm. The Blue Knob Clubhouse is closed today, but snacks & drinks are available at the Blue Knob Golf Course every Monday!

Tues. Sept. 2nd – The Blue Knob Golf Course will be open today at 9 am, weather permitting! Today is "Senior Day" – golfers age 60 & older can play 18 holes with a cart for \$30! To make your tee time by call 814-239-1023 . The last tee time is 6:30 pm. The Blue Knob Clubhouse is open today from 11 am until 9 pm for "Taco Twosday". Today's special is 2 beef or vegetarian tacos for \$3 and don't forget to ask about today's specialty taco – the "Smash Burger Taco"! Margaritas are just \$5! 12-ounce Corona bottle buckets are \$12! Don't miss "Happy Hour" from 4 until 6 pm, featuring appetizer & draft beer specials! To make a take-out order, call 814-239- 1024.

Wed. Sept. 3rd –The Blue Knob Golf Course will be open today at 9 am, weather permitting! Bring a friend today for our Wednesday "BOGO" – buy one 18-hole round with a cart and get the 2nd for half price! To make your tee time, call 814-239-1023. The last tee time is 6:30 pm. The Blue Knob Clubhouse kitchen will be open today from 11am – 9 pm for "Pasta Wednesday" & "Trivia Night"! . Make sure you ask about today's pasta special! Bacardi drinks are \$4 all day and 16 ounce Coors Light buckets are \$12. Don't miss "Happy Hour" from 4 until 6 pm, featuring appetizer & draft beer specials!! "Trivia Night" features the "Tournament Of Champions" playing "Trivia Through The Eras"! Tonight's era is the "50's & 60's". Register your team of up to 5 players starting at 6:30 and trivia will start at 7! View the full Clubhouse menu here. For take-out, call 814-239- 1024.

Thurs. Sept. 4th - The Blue Knob Golf Course will be open today at 9 am, weather permitting! Our special today – buy an 18-hole round with a cart and play UNLIMITED golf until 5 pm! To make your tee time, call 814-239-1023. The last tee time is 6:30 pm. The Blue Knob Clubhouse kitchen will be open today from 11 am until 9 pm! Wings are \$10 for a dozen and Captain Morgan drinks are just \$4 all day! 12-ounce Yuengling can buckets are \$11! Don't miss "Happy Hour" from 4 until 6 pm, featuring appetizer & draft beer specials! View the full Clubhouse menu here. For take-out, call 814-239- 1024.

Fri. Sept. 5th – The Blue Knob Golf Course will be open today at 9 am, weather permitting! Our Friday special: Play today and receive 20% off your individual food purchase at the Blue Knob Clubhouse when you present your golf receipt! (Discount valid for the receipt holder only, beverages not included.) To make your tee time, call 814-239-1023. The last tee time is 6:30 pm. The Blue Knob Clubhouse hours today are 11 am until 10 pm. The Friday food special: "Build Your Own Smash Burger" for just \$11! Tito's drinks are \$4 all day, as well as 16-ounce aluminum Miller Lite Buckets! There are additional appetizer & draft beer specials during Happy Hour from 4 until 6 pm. To make a take-out order, call 814-239- 1024.

Sat. Sept. 6th – The Blue Knob Golf Course will be open today at 8 am, weather permitting! Make your tee time by calling 814-239-1023 The last tee time is 6:30 pm. The Blue Knob Clubhouse kitchen will be open today from 11 am until 10 pm. Long Island Ice Teas are just \$5 all day! 16-ounce Michelob Ultra aluminum bottle buckets are \$12! View the full Clubhouse menu here. For take-out, call 814-239-1024. There will be karaoke from 8 until 11 pm!

Sun. Sept 7th - The Blue Knob Golf Course will be open today at 8 am, weather permitting! Get to the course before noon to get today's special – play 18 holes with a cart for \$34 from 8 am until noon! Make your tee time by calling 814-239-1023. The last tee time is 6:30 pm. The Blue Knob Clubhouse kitchen will will serve today from 11 am until 8 pm. The Sunday special is a 16-inch, 3 topping pizza and one dozen wings for \$26! Bloody Marys are \$5 all day. To make a take-out order, call 814-239-1024. View the full Clubhouse menu here.

Fri. Sept. 13 and 14 - Forrest of the Fae. Get ready for an unforgettable experience at the Blue Faery Gala! You could win a complimentary dinner for being the Best Dressed. Start dreaming up your best Fae persona. Prepare to drink, eat, be immersed in a two-day fantasy with performers & vendors.

Fri. Sept. 26th – Campfire Get Together: Join us for a cozy evening by the fire! A few of us are planning a Campfire Get-Together on Thursday, September 26th at 6:00 PM at the campfire area behind the condos. Since our HOA meeting is the next day, we know many of you will be on the mountain—so this is the perfect chance to relax, mingle, and meet some neighbors you may not have met yet. What to Expect: Hot dogs, s'mores, and condiments will be provided. Bring along a favorite snack or dish to share (optional but appreciated! We might even have a few fun games to keep the evening lively! All members and guests are welcome—let's enjoy a night of good company and great conversation around the fire!

Sat. Sept. 27th - Phase I Annual Board Meeting. Board members will be providing the food and beverage! We are looking forward to seeing you there!