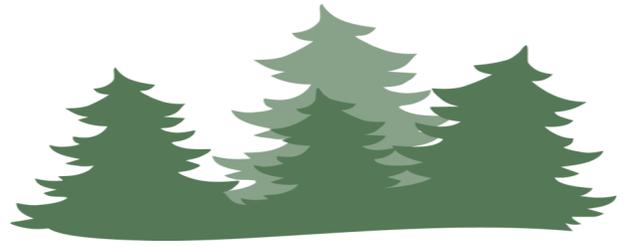


Phase I Newsletter

MARCH 2025



Dear HOA Members,

We hope this message finds you well. We are excited to provide you with an important update regarding the special assessment outlined in our previous newsletter. We are pleased to report that the project has been a great success!

As of February 27, 2025, we have successfully collected a total of \$143,314.00, which brings us closer to achieving the goal of funding critical community projects and improvements. This funding will allow us to continue with the planned enhancements to our shared spaces, infrastructure, and amenities.

We would like to extend our gratitude to everyone who has participated and contributed to this effort. Your commitment and support ensure that we can maintain and improve the quality of life for all residents.

As a reminder, if you have not yet completed your payment, the following options remain available:

Full payment by March 1st: You can still take advantage of a 5% discount, reducing the total to \$2,850 if paid in full by March 1st.

Payment Plan: If you prefer, you can continue with the monthly payment plan of \$250 for the next 12 months.

We are confident that the completion of these projects will have a lasting positive impact on our community. Thank you once again for your ongoing support and cooperation.

Warm regards,
Your HOA Board



Moving Forward in Unity

Dear HOA Community Members,

We hope this message finds you well. As we continue to grow and evolve as a vibrant and interconnected community, we are excited to share the positive steps we've taken toward building greater unity and collaboration across our HOA. Our community encompasses four distinct phases, and while each phase has its own board and unique needs, we recognize that our shared goal remains the same: to create a peaceful, thriving environment for everyone who calls this place home.

We are pleased to update you on the progress made in aligning our efforts and moving forward together:

Community Forum: In response to your requests, a community forum is a work in progress towards all community members participation and open discussions. The board is researching suitable avenues. Many of the concerns that were submitted have already been addressed, and we look forward to continuing this dialogue as we move forward.

Communication: Clear and open communication remains a key priority. As part of our efforts to keep everyone informed, we will be publishing a quarterly newsletter, so you can stay up-to-date on important decisions, upcoming projects, and community events. Additionally, we are exploring the possibility of launching an improved website or chat-based communication platform, making it even easier for you to stay connected, outside of public social media. We are pleased to report that more than half of the HOA board participated in the first community meeting held by unit owners, reinforcing our commitment to fostering a collaborative environment.

Meeting Transparency: To ensure that every community member has access to the information shared during meetings, we will make every effort to post meeting minutes within a week of each session. This will help maintain transparency and allow everyone to stay informed on decisions that affect the community.

These accomplishments are only the beginning. Our continued success depends on the trust, cooperation, and engagement of all community members. By working together, we can build a stronger, more united HOA, one that reflects the best of what we can achieve collectively.

Thank you for your ongoing commitment to making our neighborhood a wonderful place to live. Let's continue to build a future together, united in purpose and dedicated to creating the best possible environment for all..



Schedule of Events

Fri. Feb. 28th

Slopes & trails will be open today from 10am until 9:30 pm, weather & conditions permitting! Visit our trail map! The Blue Knob Clubhouse kitchen will be open today from 11am until 10 pm. Our special is BYO Burgers for \$13 and our featured drink is "A Shot & A Beer" – Jim Beam and a PBR for \$6!! Miller Lite bottle buckets are \$13! View the full Clubhouse menu here. For take-out, call 814-239-1024

Sat. March 1st

Slopes & trails will be open today from 9am until 9:30 pm, weather & conditions permitting! Visit our trail map! The Blue Knob Clubhouse kitchen will be open today from 11 am until 10 pm. Long Island Ice Teas are just \$5 all day! Michelob Ultra bottle buckets are \$13! View the full Clubhouse menu here. For take-out, call 814-239-1024. Tonight at the Blue Knob Conference Center & Clubhouse... it's "Turn Up the Knob" a MUSIC VIDEO ERA SHOW! 3 bands! 6:30pm – Staplehead and the Wrecking Crew 8:00 – Trading Paint 9:00pm – Fueled By Ignorance (FBI) (Reunion Show) No Cover Charge! 21 & Older with ID. Doors open at 5 pm/

Sun. March 2nd

Slopes & trails will be open today from 9 am until 8 pm, weather & conditions permitting! Visit our trail map! The Blue Knob Clubhouse kitchen will serve today from 11 am until 8 pm, The Sunday special is a 16-inch, 3 topping pizza and one dozen wins for \$28! Bloody Marys are \$5 all day! To make a take-out order, call 814-239-1024. View the full Clubhouse menu here.

Mon. March 3rd

Slopes & trails will be open today from 9am until 8 pm, weather & conditions permitting! Visit our trail map. The Blue Knob Clubhouse is closed today.

Tues. March 4th

Slopes & trails will be open today from 10 am until 7 pm, weather & conditions permitting! Visit our trail map! The Blue Knob Clubhouse kitchen is open today from 11 am until 9 pm for "Taco Twos-Day"! Enjoy 2 beef or vegetarian soft tacos for just \$3! Margaritas are just \$5 all day! Don't miss "Happy Hour" from 4 until 5 pm, featuring \$1 off domestic drafts & bottles and \$1 off house wines!! View the full Clubhouse menu here. For take-out, call 814-239-1024.

Wed. March 5th

Slopes & trails will be open today from 10 am until 8 pm, weather & conditions permitting! Visit our trail map! The Blue Knob Clubhouse kitchen will be open today from 11 am – 9 pm. Today's special is Fish & chips for \$13 and Bacardi drinks are just \$5! Corona bottle buckets are \$13! Don't miss "Happy Hour" from 4 until 6 pm, featuring \$1 off domestic

drafts & bottles and \$1 off house wines!!

Wednesday is "Trivia Night"! 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. March 6th

Slopes & trails will be open today from 10 am until 9:30 pm, weather & conditions permitting! Visit our trail map! The Blue Knob Clubhouse kitchen will be open today from 11 am until 9 pm"! Wings are on special and Captain Morgan drinks are just \$4 all day! Yuengling bottle buckets are \$13! Don't miss "Happy Hour" from 4 until 6 pm, featuring \$1 off domestic drafts & bottles and \$1 off house wines!! View the full Clubhouse menu here. For take-out, call 814-239-1024.

Fri. March 7th

Slopes & trails will be open today from 10am until 9:30 pm, weather & conditions permitting! Visit our trail map! The Blue Knob Clubhouse kitchen will be open today from 11am until 10 pm. Our special is BYO Burgers for \$13 and our featured drink is "A Shot & A Beer" – Jim Beam and a PBR for \$6!! Miller Lite bottle buckets are \$13! View the full Clubhouse menu here. For take-out, call 814-239-1024

Sat. March 8th

Slopes & trails will be open today from 9am until 9:30 pm, weather & conditions permitting! Visit our trail map! The Blue Knob Clubhouse kitchen will be open today from 11 am until 10 pm. Long Island Ice Teas are just \$5 all day! Michelob Ultra bottle buckets are \$13! View the full Clubhouse menu here. For take-out, call 814-239-1024.

Sun. March 9th – Slopes & trails will be open today from 9 am until 8 pm, weather & conditions permitting! Visit our trail map! 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 wins for \$28! Bloody Marys are \$5 all day! To make a take-out order, call 814-239-1024. View the full Clubhouse menu here.



My Journey

I grew up visiting Blue Knob as a child, and it became a place of cherished memories for me. Years later, I had the joy of teaching my own children how to ski on the mountain. It was always a dream of mine to one day purchase a condo for my family—creating a lasting connection to the place that meant so much to me. I wanted to honor those memories and build a foundation for my children to carry forward, ensuring the legacy could continue for generations.

Some of my fondest memories include sitting by the fire, sharing meals together (a rare sight these days), reminiscing about past trips, and most of all, enjoying time with family. However, life brought its fair share of challenges—multiple moves, financial obligations, and other priorities—which made achieving this dream difficult. It wasn't until my children had graduated college and started building their own lives that I was finally able to make it a reality.

For years, the desire to accomplish this goal burned inside of me. I wanted my children to have the same opportunity to create lasting memories with their children—my future grandchildren. When I finally began exploring properties, I made many visits to the mountain. Each time, I felt a renewed excitement because Blue Knob remained just as I had remembered. However, I also had concerns that, without improvements, the property's condition could continue to decline, impacting both personal and financial investments.

My Choices

Despite these concerns, I decided to move forward with the purchase in February 2023. My sister and her family had considered buying as well, but they ultimately chose not to due to the lack of improvements. Determined to make a difference, I immediately got involved—volunteering at Community Days and connecting with others who shared my vision. Being elected to the Board of Directors was an affirmation of my commitment to ensuring that Blue Knob thrives, not just as a personal retreat, but as a place that will endure for generations.

Lessons Learned

Since joining the board, I have gained a deeper understanding of the challenges involved in maintaining a homeowner's community. Repairs are expensive, opinions vary widely, and it's impossible to please everyone. Budgeting must account for unexpected expenses, from price increases to unforeseen repairs. Even though I've only owned my condo for a year, I am fully committed—both emotionally and financially. While I don't want my children to inherit a burden, I do want to establish roots and watch them grow.

I love the peace and quiet of the mountain, but I also cherish the moments when families gather by the fire, sharing laughter and stories. It warms my heart to witness these experiences, reinforcing why I made this investment. Blue Knob has so much potential—not just as a destination, but as a place where families can reconnect and strengthen their bonds. My hope is that every visitor leaves feeling refreshed and inspired, with the same deep desire to return.

Moving Forward Together

Communication within our community needs improvement. We must work toward a shared vision and embrace the diversity of those who call Blue Knob home—even if only for a season. The board is actively listening, considering all options to make this a welcoming and desirable place for families. However, I've noticed that some of the online discussions about Blue Knob—particularly on social media—are not making a positive impression on potential buyers and visitors. Instead of focusing on shortcomings, we should be highlighting the mountain's beauty, potential, and the joy it brings to so many.

This journey isn't easy, and the road ahead has its challenges, but every mountain climb comes with a reward at the top. The board dedicates countless hours reviewing concerns, sending emails and texts, attending monthly meetings, and researching ways to enhance our community. I never fully realized how much time, energy, and commitment this role would require, but I can assure you—we hear you.

We care deeply about the future of Blue Knob, and we are making decisions with the best interests of the community in mind. I ask that you stand with us, support our efforts, and work together to preserve and enhance this special place for generations to come.

Georgia Lythgoe