

Camellia Gardens

NEWSLETTER

Prepared by KRM Management, Inc.

June 16, 2005

BOARD MEETING

The next meeting of the Camellia Gardens Board of Directors will take place on Wednesday, June 22, 2005 at 8 PM at Saturday, April 16, 2005 at 9 AM. The meeting will be held at 3400 Old Bainbridge Road, Unit #207, the home of our president, Michael Turner.

CAMELLIA GARDENS WEBSITE

Check out the new Camellia Gardens Website. The address is easy to remember, it is the community name followed by .org. It is also very informative and contains a lot of information about the Association. The developers of the website promise more to come so check it out and stay up on what is going on at Camellia Gardens.

PROXIES NEEDED

Many homeowners have sent in their proxies regarding the changing of the Association's documents but some homeowners have not sent theirs back yet. These changes are needed to keep your community the attractive place that it is and we need your vote so that we can move forward. If you haven't yet turned yours in, please take it to a board member or if you are coming to the next Board meeting bring it to the meeting.

ADDITIONAL LIGHTS NOT PERMITTED

Please remember that Camellia Gardens is a Condominium and individual homeowners do not own anything outside of their unit. Therefore, before you add anything to the common grounds it must be approved by the Board of Directors. This means that malibu and hanging lights outside of your unit are not permitted. If you have already installed some, please remove them. If you are contemplating installing some please don't.

CHANGES TO DOORS NOT PERMITTED

It is not appropriate to change the hardware on the front doors of your unit or to add any so please do not make any changes without approval.

FERTILIZING ARRANGED BY THE BOARD

At their last meeting the Board authorized the fertilization of both the lawn areas and the shrubs. Arrangements have been made with TruGreen to fertilize both as appropriate. This includes all of the lawn and landscape areas including those around individual units. Therefore, it is important that homeowners do not add additional fertilizer to the areas around their homes.

OUR HAT IS OFF TO ALL WHO HELPED

More than 15 homeowners rolled up their sleeves and spent nearly a half a day cleaning up around Camellia Gardens. They cleaned up remaining construction debris, spread pine straw, removed unused irrigation lines and made a lot of other improvements to the property. First we want to point out that this is a good turn out but second we want suggest that if you did not help at this first neighborhood community workday try to make the next one when it is scheduled. Our community looks a lot better because of these volunteers.

BOARD MEETING

June 22, 2005

9:00 AM

3400 Old Bainbridge Road
Unit #207

(The home of Michael Turner)

CAMELLIA GARDENS WEBSITE
CAMELLIAGARDENS.ORG

LANDSCAPE PLAN IN THE WORKS

The Board has authorized funds to pay a professional landscape designer to look at our overall landscape concerns and make recommendations as to how we can improve the appearance of Camellia Gardens. The plan will be posted on line at Camelliagardens.org.

WOULD YOU VOLUNTEER?

If we decide to use volunteers to clean some of the mildew off of the condominiums would you help? Let us know at or before the next Board meeting so that the board can see if there is enough volunteer help to avoid hiring out the work. You can also volunteer at the Association's website - Camelliagardens.org/online/contact.shtml.

ROAD WORK PLANNED

We are optimistic that by the time that you receive this newsletter that some improvements will be made to the parking lot. The original developer (prior to Bracken Chase) has stepped up to the plate and we are optimistic that the results will be very positive.

FOR INFORMATION CONTACT:

Michael T. Turner, Michael.Turner@CamelliaGardens.org
Randy Vickers, Randy.Vickers@CamelliaGardens.org
David Kennedy, David.Kennedy@CamelliaGardens.org
Grant Willis, Grant.Willis@CamelliaGardens.org
Ellen Fokes, Ellen.Fokes@CamelliaGardens.org

KRM Management, Inc.

431 Waverly Road

Tallahassee, Florida 32312

(850)531-0627 (fax)531-0628

email- Dan@KRMTAL.com