

Mt. Holly Preserve Residents

On Friday September 10th a meeting was held to discuss a Homeowners Association. I believe 26 people showed up representing at least 13 homes. It may have been more or less. At this meeting it was learned that a Homeowners Association has been incorporated for Mt. Holly Preserve. This was a bone of contention for some of those in attendance. Questions were asked as to why a meeting wasn't held with residents to see if an Association was even wanted. The group was told that the covenant warrants a homeowners association once all of the lots in phase I are sold. A lot of residents claimed to know nothing about a covenant or the requirement of a homeowners association. We found that at least two different covenants are in existence for our neighborhood. After much discussion, a vote was taken and 17 people voted in favor of moving forward with the association and 9 voted no. Some of the 9 said they needed time to think about it and to read the covenant that was made available to them that night.

It was decided that another meeting would be held on Friday September 24th at 7:30p.m. in the Township Hall. A representative from Bronco (the owner of all the lots in Phase 2 and the last 2 lots in phase one) will try to make it to this next meeting. It was further decided that I would search for examples of by-laws and make them available to people so that you would have some understanding of what an Association entails. It is my hope by making these available early that no one will feel like they are being set up or that there is a hidden agenda. Nothing has been decided officially and I am sure a few of you who were unable to attend have some questions or concerns. Please feel free to stop by and talk. I am not in charge of this and was one of the NO votes for those of you who may be wondering. The remainder of this letter will be bullets of items discussed or debated.

- Gas Lights – Bronco is looking into having them put in Phase II and we could be assessed for them. Do we want them? (Hopefully they will be at the next meeting to talk about this) I don't think we have to be an association to do this.
- Current covenant that is in affect until 2010. Nathaniel Development registered it with the county and each homeowner should have received one when they closed on their home. Some people are complaining about people breaking the covenant. Some of us in the group asked if they had talked to their neighbor about it. I don't remember hearing an answer except for one situation and I believe they worked it out.
- The front entrance to our development. An association would help us in keeping this looking nice was one of the reason given for the association. Some of us talked about forming a calendar and taking turns doing it. Other ideas were discussed but this is one area of concern that will probably be discussed at the next meeting.
- Cars speeding down the road (SLOW DOWN) and trucks parked on the street.

- **Speed limit sign.** (I called and we can not get this until we are dedicated and I was told it is very difficult to get. The Township does not like to put them on dead end streets)
- **Safety of the children.** (I believe this to be at the top of everyone's list and we must all take an active role in making sure our streets are safe)
- **Neighborhood watch sign.** (We can get this through sheriff department by having a few neighborhood meetings with a deputy)
- **Dedicated Street.** The township will not take over maintenance of the street until all building is done and the developer puts the last coat on the road and repairs all curbs so that they are up to code.
- **The bottom line is that if the majority of the community wants an association we need to talk and ease whatever fears some of us have. My opinion and this is only my opinion is that we must talk to those people who may or may not knowingly be in violation of the covenant and see what we as a community can do. I feel that forming an association and then knocking on doors to let people know they need to change something in their yard or about their house is wrong.**
- **I did copy the official covenant off of the county web site and the new one that Bronco just filed. They both make mention of a homeowner's association being formed. If you would like to see them Candace will have them at the next meeting or just stop by.**
- **Chuck has gone to the trouble of making a rough draft of By-Laws. These are the same as what I was going to give you and they have verbiage in them that is more pertinent to our community so I have only included them. I do have the ones I got off of the internet but in the interest of saving money and trees I did not copy them. If you want to see them stop by.**