

Transaction History for Lot «Lot» in Phase «Phase»

<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2007	Previous Balance	\$ «PreviousBal»
02/15/2007	2007 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

Balance Due: \$ «CurrentBal»

Please remit with 30 days of receipt. (Phase 2 & 3 owners may pay \$65 now and the balance in August.)
Please include your lot number on your remittance. If you have already sent in your payment, please disregard.

For Community News, please visit our website at:

<http://www.MtHollyPreserve.org> **Updated!**

Contact Information on file. Please correct and return if it has changed.

Phone: «Phone»

Email: «email»

Lot: «Lot»

Mt Holly Preserve Community Association
P.O. Box 110
Amelia, OH 45102-0110

June 25, 2007

To: «Name»
«Address»
«City», «State» «Zip»
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Newsletter

June 25, 2007

What's New

May 22, 2007

 **Community Association Meeting. Meeting minutes below.**

May 5, 2007

 **Community Entry Cleanup. Thanks to those that helped. Looks Great!**


April 11, 2007

 Second Quarter Newsletter. Community Entry Cleanup May 5th, 10AM.
Community Association Meeting May 22nd at 7PM. Website Updated.

April 3, 2007

 Board Meeting. Board Members Added. Visit our Website for Meeting Minutes.

February 22, 2007

 Invoices sent out for 2007 Dues. Also, a call for candidates for the Board. Send in your Biography!

Mt Holly Preserve Community Association			
<u>2007 Budget</u>			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 900.00	\$ 735.00
Dues	Phase II	\$2,625.00	\$2,125.00
Dues	Phase III	\$ 500.00	\$ 440.00
Total		\$4,025.00	\$3,300.00
Expense			
Front Entry Electric	Annual	\$ 260.00	\$ 120.00
Gaslight Electric (Phase 2&3)	Annual	\$2,500.00	\$ 0.00
Front Entry Landscape	Annual / One-time	\$ 500.00	\$ 136.30
Front Entry Lighting Upgrade	One-time	\$ 0.00	\$ 0.00
Mailbox	Annual	\$ 40.00	\$ 40.00
Copy, Postage, & Supplies	Annual	\$ 200.00	\$ 39.00
Reserves	Annual	\$ 525.00	\$ 0.00
Total		\$4,025.00	\$ 335.30
Current Balance			\$4,486.95

Upcoming Events

Fri / Sat - July 13 - 14, 2007 *

Function: Community Garage Sale
Location: Neighborhood
Time: Anytime you wish

Fri / Sat - September 14 - 15, 2007 *

Function: Community Garage Sale
Location: Neighborhood
Time: Anytime you wish

Saturday - October 13, 2007

Function: Welcome Fall Block Party
Location: TBD
Time: TBD - Bring Your Own Booze, Grillables, Appetizers & Snacks

Tuesday - October 23, 2007

Function: Community Meeting
Location: Batavia Township Hall (Now on Clough Pike East of Amelia Olive Branch)
Time: 7PM

* Community Funds will not be used to procure permits or advertise these events.

Mt Holly Preserve
Homeowners Association
Meeting Minutes
5/22/07

Members Present: Chuck Agricola, Larry and Miriam Lillback, Alan Hannan, Candace Santose, Scott Rankin

First order of Business:

The board acted to elect Larry Lillback as Vice President, Scott Rankin as President, Dave Page will be the Director, Al Hannan and Jeff Shepherd will remain as Treasurer and Secretary respectively.

Issues/Concerns

- Al will call the Door Store or try to talk to the delivery person and ask them to only leave the flyers on mail posts that have nails. The flyers being left on the ground are blowing in the wind. The board is asking neighbors to be kind and pick them up before they blow away.

- Scott will call the township to see about having the front culvert dredged to make the water flow more freely.
- Four Wheelers must stay off of private property and maintain a safe speed if on the road. It was noted that these vehicles are not street legal and should not be on the streets of the neighborhood. However the bigger issue is going on the property of others. This must be stopped. What looks like woods to the ATV rider is actually private property of a home owner and is off limits to these vehicles unless permission is given by home owner.
- Curb appeal of homes in the neighborhood. It is the duty of each homeowner to maintain a nice appearance of their home. Though the board has no direct authority over the individual home and how it is maintained it bodes well for all of us if we take pride in our home and the neighborhood. Our homes are a huge investment if not the biggest investment we have made and the appearance of the neighborhood has a great deal to do with the price of homes and how long they stay on the market. Please do your part and keep up the CURB APPEAL.
- The Association will continue maintain the front entrance. A huge thanks goes out to Al for buying, picking up and putting down the mulch and flowers.
- Animals and pets - Please remember to pick up after your pet.
- Speed Limit is 25 in the neighborhood – please be cautious of others and slow down.
- A garage sale and neighborhood party will be coming this summer. Watch for information in the near future.
- Association meetings will be held quarterly. The next meeting will be in September, possibly in conjunction with the neighborhood party. Elections will be held at the October meeting.
- It was brought to the Board’s attention that new owners are not receiving the covenant for our Association and or they are not being told that we have a Home Owner’s Association. There was talk about putting a sign up at the front entrance letting people know there is a HOA. This was tabled for further discussion.
- Homeowners in the new Phase are not being told that they will be paying for the gas lights and that there is a HOA with fees. A new home owner has contacted the developer’s Realtor about this and the actual costs of the gas lights. This home owner is also looking into having the gas lights removed. This information will be shared with all as it comes in and no decisions would be made without input from the neighborhood.

The Board accepted an offer from Chuck Agricola to audit our books. Larry Nelson will assist in this important matter. A report will be given at the September meeting.

Please remember these minutes are for sharing purposes only and unless it is specifically stated that a decision has been made by the board, it should be understood by the reader that these items were only discussed by the board.

Please visit the HOA web site at: <http://www.mthollypreserve.org>

The meeting was adjourned at 7:41PM