

Mt Holly Preserve Community Association P.O. Box 110 Amelia, OH 45102-0110	June 30, 2010
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To: «Name»
«Address»
«City», «State» «Zip»
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This newsletter serves 2 purposes. First, here are the results of the voting to amend the Covenants. The second is a formal notice for a community meeting.

Results of the voting:

Title	Shed Size	Signs	House Size	Fence Height	Vehicle / Truck	Curb Appeal	Violation Enforcement
Amendment	A2	A3	A4	A5	A6	A7	A8
Yes Votes	22	21	24	23	16	21	10
% of 80 lots	27.50%	26.25%	30.00%	28.75%	20.00%	26.25%	12.25%
% Yes Votes	71.0%	67.7%	77.4%	74.2%	51.6%	67.7%	32.3%

None of the amendments passed. 31 out of 62 ballots were returned which account for 31 out of 80 lots. At this time, the Board will not try another proposal until more of the lots are sold. The current Covenants are binding and enforceable. The board welcomes your inputs via mail or email.

During the voting process, a petition was circulated requesting a HOA meeting. This meeting has been scheduled for Tuesday, July 20th, 2010 **7PM** at the Batavia Township Community Center. This has also been posted on the website. In response to the petition's concerns, the Board drafted a document called "The Board's Analysis from the April 29, 2010 HOA Meeting" which explains the board's rationale for developing the final ballot. This document is also available on the web site. We will go over the voting and this document at the meeting.

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Statement of Account Lot: «Lot» Phase: «Phase»

Transaction History		
<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2010	Previous Balance	\$ «PreviousBal»
03/28/2010	2010 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

Balance Due within 30 days of receipt: Please include your lot number on your remittance.	\$ «CurrentBal»
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Lot: «Lot»	Contact Information on file. Please correct and return if it has changed.
Phone: «Phone»	
Email: «email»	

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Mt Holly Preserve Community Association 2009 Budget			
Income			
		Planned	Actual
Dues	Phase I	\$ 720.00	\$ 711.76
Dues	Phase II	\$2,300.00	\$2,161.28
Dues	Phase III	\$ 600.00	\$ 512.00
Total		\$3,620.00	\$3,385.04
Expense			
Front Entry Electric	Annual	\$ 200.00	\$ 220.00
Gaslight Electric (Phase 2&3)	Annual	\$2,240.00	\$2,028.02
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 117.67
Front Entry Lighting Upgrade	One-time	\$ 130.00	\$ 127.43
Mailbox	Annual	\$ 42.00	\$ 42.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 63.51
Reserves (Carry Forward)	Annual	\$ 768.00	\$ 786.41
Total		\$3,620.00	\$2,598.63
Current Balance			\$3,283.65

Unused funds (reserves) from 2009 will be carried over into 2010.

Mt Holly Preserve Community Association 2010 Budget			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 720.00	\$ 540.00
Dues	Phase II	\$2,300.00	\$ 2,067.19
Dues	Phase III	\$ 700.00	\$ 872.00
Total		\$3,720.00	\$3,479.19
Expense			
Front Entry Electric	Annual	\$ 270.00	\$ 304.00
Gaslight Electric (Phase 2&3)	Annual	\$2,268.00	\$ 2,352.00
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 149.25
Front Entry Lighting Upgrade	One-time	\$ 30.00	\$ 30.85
Mailbox	Annual	\$ 44.00	\$ 44.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 88.00
Reserves	Annual	\$ 768.00	\$ 511.09
Total		\$3,620.00	\$2,962.10
Current Balance			\$3,794.74