

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

March 28, 2010

To: «Name»
 «Address»
 «City», «State» «Zip»
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Spring has finally arrived and the time has come to send out invoices for 2010 dues. The Board wants to build up the reserves in anticipation of the costs that will be incurred in updating the Covenant and Deed Restrictions in 2010. The reserve base will be increased again by \$768, so the General Dues will be \$20 based on expected spending of \$584 across 64 lots.

For Phase 2 & 3 lighting, we ended the year on target for the 2009 assessment. Based on current expenses, the expected expense will be \$2,268 for 2010. So based on a 28 lot base, the dues will be \$80 + \$20 General Dues = \$100 per lot.

**Annual HOA Meeting – Thursday, April 29th, 7pm at the Batavia Township Center at 1535 Clough Pike
Front Entry Cleanup – Saturday, May 15th, 2010, 10am. Bring your gardening stuff.**

The board has been busy modifying the Covenants and the Bylaws to further define what we want our neighborhood to be. Some of the proposed modifications clarify vague language; curb appeal, enforcement, and more. Discussion on what is “no trucks” is still a topic. Documents are available on the website. Please plan on attending the HOA meeting to discuss!

For Community News, please visit our website at: <http://www.MtHollyPreserve.org> **Updated!**
Email us at board@MtHollyPreserve.org

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:	\$ «CurrentBal»
Please include your lot number on your remittance.	

Contact Information on file. Please correct and return if it has changed.
 Phone: «Phone»
 Email: «email»
 Lot: «Lot»

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	\$ 20.00
Dues	Phase II	\$2,300.00	\$ 0.00
Dues	Phase III	\$ 600.00	\$ 135.00
Total		\$3,620.00	\$ 155.00
Expense			
Front Entry Electric	Annual	\$ 270.00	\$ 97.00
Gaslight Electric (Phase 2&3)	Annual	\$2,268.00	\$ 648.00
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 0.00
Front Entry Lighting Upgrade	One-time	\$ 30.00	\$ 30.85
Mailbox	Annual	\$ 44.00	\$ 44.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 44.00
Reserves	Annual	\$ 768.00	\$ -708.85
Total		\$3,620.00	\$ 863.85
Current Balance			\$2,574.80