

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

March 26, 2011

To: «Name»
«Address»
«City», «State» «Zip»
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Spring has finally arrived and the time has come to send out invoices for 2011 dues. The General Dues will be \$10 based on expected spending of \$791 across 67 assessable lots.

For Phase 2 & 3 lighting, we ended the year \$84 over target for the 2010 assessment. Based on current expenses, the expected expense will be \$2,480 for 2011. So based on a 31 lot base, the dues will be \$80 + \$10 General Dues = \$90 per lot.

**Annual HOA Meeting – Tuesday, April 26th, 7pm at the Batavia Township Center at 1535 Clough Pike
Front Entry Cleanup – Saturday, May 14th, 2011, 10am. Bring your gardening stuff.**

This year we'll distribute 8 - \$10 gift certificates to the 1st 8 people that participate in the entry cleanup.

As requested, we now have a "NO OUTLET" sign on Winter Holly!

The vote on the change of the Covenants did not pass. Results are on the web site.

We have included a flyer from Forest Green Waste Service who charges only \$18 total per month, including a tote, for trash collection. This is far cheaper than CSI and Rumpke. (Treasurer's note: CSI had just raised mine to \$39 per month, and they would have price matched, but I just didn't trust them going forward.) Sign up by April 30th for a 1 year rate lock. Pricing goes up to \$21 per month May 1st.

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>
01/01/2011	Previous Balance	\$ «PreviousBal»
03/26/2011	2011 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 2010 Budget			
Income			
		Planned	Actual
Dues	Phase I	\$ 720.00	\$ 710.07
Dues	Phase II	\$2,350.00	\$ 2,517.19
Dues	Phase III	\$ 700.00	\$ 872.00
Total		\$3,770.00	\$4,099.26
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	\$ 176.00
Court Recorder	One Time	\$ 0.00	\$ 997.50
Reserves (Carry Forward)	Annual	\$ 918.00	\$ 45.66
Total		\$3,770.00	\$4,053.60
Current Balance			\$3,329.31

Unused funds (reserves) from 2010 will be carried over into 2011.

Mt Holly Preserve Community Association 2011 Budget			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 0.00
Dues	Phase II	\$2,160.00	\$ 0.00
Dues	Phase III	\$ 630.00	\$ 0.00
Total		\$3,150.00	\$ 0.00
Expense			
Front Entry Electric	Annual	\$ 340.00	\$ 180.00
Gaslight Electric (Phase 2&3)	Annual	\$2,480.00	\$ 1,203.00
Front Entry Landscape	Annual / One-time	\$ 260.00	\$ 0.00
Front Entry Lighting Upgrade	One-time	\$ 0.00	\$ 0.00
Mailbox	Annual	\$ 59.00	\$ 59.00
Copy, Postage, & Supplies	Annual	\$ 132.00	\$ 0.00
Reserves	Annual	\$ -121.00	\$-1,442.00
Total		\$3,150.00	\$1,442.00
Current Balance			\$1,887.31