

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

March 21, 2015

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

Spring has finally arrived and the time has come to send out invoices for 2015 dues. The General Dues will be \$10 based on expected spending of \$751 across 68 assessable lots.

For Phase 2 & 3 lighting, we ended the year on target for the 2014 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,568 for 2015. So based on a 32 lot base, the dues will be \$80 + \$10 General Dues = \$90 per lot.

Annual HOA Meeting – Thursday, April 23rd, 7pm at the Batavia Township Center at 1535 Clough Pike

In November we tested and installed LED lighting at the entry. The cost of the lights and mounting materials was \$76.14. The labor was donated. In December (typically highest usage month), our usage dropped from 600W to 50W, resulting in a savings of \$14. The expected annual savings is \$136. Over 90% of the current cost is now in the delivery. The actual electricity component is under \$1 per month. For more information on these lights, please visit the website posted on our website. ... **More on the backside ...**

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

Email us at board@MtHollyPreserve.org **More News and Financials are on the backside.**

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

Transaction History:

<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2015	Previous Balance	\$ «PreviousBal»
03/21/2015	2015 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»

This year we are going to have a professional landscaper take care of the entry. She lives in the neighborhood and will work to our budget to keep the entry looking nice throughout the growing season. We were able to cover the additional cost with the savings in electricity from the LED lighting installation.

One night in the middle of November we had somebody(s) walk through the neighborhood at night and take change out of unlocked vehicles. Police reports were filed by several people. We sent an email out alerting folks the next night, but we have a limited number of email addresses in the database. Please send in your email address if you would like to be notified of events in a timely manner. We think it is an isolated event, but we want everyone to know that it did occur. If you see suspicious activity, please call the Sheriff's office.

Along those lines, a dark house is always a potential target. Consider installing motion sensing exterior lighting. Also consider adding a light or two on a timer inside. With LED light bulbs, this is cheap insurance. There are also DIY Home Automation solutions from X10, Insteon, Z-Wave, and more. Some of these systems include security cameras with email and text alerts that are sent on motion and have remote viewing with a smart phone. Even a fake camera dome mounted under an eave can make your home uninviting to criminals.

One owner let us know they've installed glass block windows for around \$100 a window. There are many benefits to glass block, but check the zoning regulations first. If you use your basement, the windows may need to be kept as fire escapes. For more information on who performed this work is posted on our website also.

Duke Energy has free CFLs (15 bulbs per household) and highly discounted LED & CFL light bulbs. Visit the website <http://www.duke-energy.com/deals/> for more details.

Please cancel the Door Store / Red Plum advertisements by calling 513-731-1200 if you do not want them. Please don't leave them laying in your driveway where they will eventually end up clogging the storm drains. It is important that these storm drains stay clear of debris. Thanks!

Mt Holly Preserve Community Association
Financials

Income		2014		2015	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 556.60	\$ 360.00	\$ 0.00
Dues	Phase II	\$2,250.00	\$ 2,069.60	\$2,250.00	\$ 0.00
Dues	Phase III	\$ 630.00	\$ 540.00	\$ 630.00	\$ 0.00
Total		\$3,240.00	\$3,166.20	\$3,240.00	\$ 0.00
Expense		2014		2015	
Entry Electric	Annual	\$ 300.00	\$ 280.00	\$ 144.00	\$ 72.00
Electric (Phase 2&3)	Annual	\$2,568.00	\$ 2,568.00	\$2,568.00	\$ 1,266.00
Entry Landscape	Annual	\$ 270.00	\$ 198.77	\$ 400.00	\$ 0.00
Entry Upgrade - Repair	One-time	\$ 0.00	\$ 38.60	\$ 80.00	\$ 76.14
Mailbox	Annual	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00
Copy, Postage, & Supplies	Annual	\$ 90.00	* \$ 225.17	\$ 65.00	\$ 63.70
Reserves	Annual	\$ -50.00	\$ -206.34	\$ -79.00	\$-1,539.84
Total		\$3,240.00	\$3,372.54	\$3,240.00	\$1,539.84
Balance			\$3,444.82		\$1,904.98

* Includes a onetime expense of a Paper Folding Machine at \$103.97