

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

March 21, 2016

To: «Name»
«Address»
«City», «State» «Zip»
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Spring has finally arrived and the time has come to send out invoices for 2016 dues. The General Dues will be \$10 based on expected spending of \$759 across 68 assessable lots.

For Phase 2 & 3 lighting, we ended the year on target for the 2015 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,660 for 2016. So based on a 32 lot base, the dues will be \$80 + \$10 General Dues = \$90 per lot.

Annual HOA Meeting – Thursday, April 28th, 7pm at the Batavia Township Center at 1535 Clough Pike

Dues are due within 30 days of invoice. Please respect the Treasurer's volunteered time!

Our entry landscaper has retired and she is donating her time to maintain the entry this year. She lives in the subdivision. If you see her up there, wave, say hello, and / or thank her for the effort. It is much appreciated!

... 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>
01/01/2016	Previous Balance	\$ «PreviousBal»
03/21/2016	2016 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»

If anyone one wants to spearhead a social gathering in a cul-de-sac, we can get it cleared with the township. Send an email to board@MtHollyPreserve.org and we'll help make it happen. Watch for signs at the entry should such an event occur!

Dave Ramsey is famous for teaching people how to take control of their personal finances. If you have credit card debt and have car payments, one of his courses may be for you. <http://www.daveramsey.com/home/> . The Treasurer was recently offered one of the classes for free, through his employer, through SmartDollar <https://www.smartdollar.com> . Dave has a 7 step approach that is easy to follow that is web based and entertaining. It will help you get out of debt and make sure you can save enough money to retire. He has many videos on YouTube. The Treasurer does not have any affiliation with Dave Ramsey or either of the above sites.

Mt Holly Preserve Community Association Financials					
Income		2015		2016	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 367.79	\$ 360.00	\$ 50.00
Dues	Phase II	\$2,250.00	\$ 2,488.94	\$2,250.00	\$ 10.00
Dues	Phase III	\$ 630.00	\$ 540.00	\$ 630.00	\$ 0.00
Total		\$3,240.00	\$3,396.33	\$3,240.00	\$ 60.00
Expense		2015		2016	
Entry Electric	Annual	\$ 144.00	\$ 137.00	\$ 144.00	\$ 70.00
Electric (Phase 2&3)	Annual	\$2,568.00	\$ 2,566.00	\$2,660.00	\$ 1,330.00
Entry Landscape	Annual	\$ 400.00	\$ 319.70	\$ 400.00	\$ 20.00
Entry Upgrade - Repair	One-time	\$ 80.00	* \$ 391.55	\$ 80.00	\$ 0.00
Mailbox	Annual	\$ 62.00	\$ 62.00	\$ 70.00	\$ 70.00
Copy, Postage, & Supplies	Annual	\$ 65.00	\$ 63.70	\$ 65.00	\$ 78.70
Reserves	Annual	\$ -79.00	\$ -143.22	\$ -179.00	\$-1,508.70
Total		\$3,240.00	\$3,539.95	\$3,240.00	\$1,568.70
Balance			\$3,301.60		\$1,792.90

* Includes one-time cleanup, new plants, and rain barrel.