

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

March 21, 2017

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

Spring has finally arrived and the time has come to send out invoices for 2017 dues. The General Dues will be \$10 based on expected spending of \$789 across 67 assessable lots.

For Phase 2 & 3 lighting, we ended the year on target for the 2016 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,676 for 2017. So based on a 31 lot base, the dues will be \$80 + \$10 General Dues = \$90 per lot.

**Annual HOA Meeting – Thursday, April 27th, 7pm at the Batavia Township Center at 1535 Clough Pike**

**Dues are due within 30 days of invoice.**

Our entry landscaper is continuing to donate her time to maintain the entry again 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!

Kudos to the folks that hosted the 1st Annual Chili cook-off. It was a great time. ... **More on the backside ...**

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

Email us at [board@MtHollyPreserve.org](mailto: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>
01/01/2017	Previous Balance	\$ «PreviousBal»
03/21/2017	2017 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.

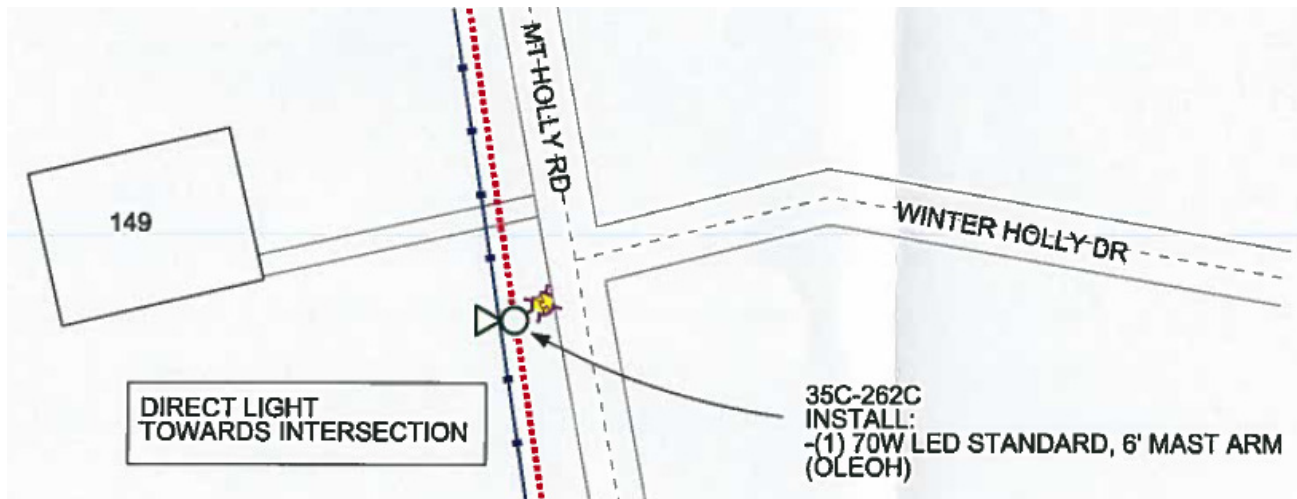
Contact Information on file. Please correct and return if it has changed.

Phone: «Phone»

Email: «email»

Lot: «Lot»

We were informed that the township approved placing a street light at Mt Holly Rd. & Winter Holly Dr. as well as at Mt Holly Rd. & Wood Brook Dr. Duke will be installing the lights in April. It is typical to have a light at an intersection along major roads. This is paid for by the township.



Tip of the day:

Bob Vila tips on cleaning vinyl siding: <https://www.bobvila.com/articles/how-to-clean-vinyl-siding/>

For your convenience, you can download a copy of the Covenants & Restrictions associated to all properties in the subdivision at: <http://www.MtHollyPreserve.org> > “Documents” > “Covenants and Deed Restrictions”. Platte Surveys are also available under “Documents” > “Platte Surveys”.

Mt Holly Preserve Community Association					
Financials					
Income		2016		2017	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 305.00	\$ 360.00	\$ 30.00
Dues	Phase II	\$2,250.00	\$ 2,654.50	\$2,250.00	\$ 0.00
Dues	Phase III	\$ 630.00	\$ 765.00	\$ 630.00	\$ 0.00
Total		\$3,240.00	\$3,724.50	\$3,240.00	\$ 30.00
Expense		2016		2017	
Entry Electric	Annual	\$ 144.00	\$ 140.00	\$ 168.00	\$ 84.00
Electric (Phase 2&3)	Annual	\$2,660.00	\$ 2,660.00	\$2,676.00	\$ 1,338.00
Entry Landscape	Annual	\$ 400.00	\$ 324.88	\$ 400.00	\$ 20.00
Entry Upgrade - Repair	One-time	\$ 80.00	* \$ 302.41	\$ 80.00	\$ 0.00
Mailbox	Annual	\$ 70.00	\$ 70.00	\$ 76.00	\$ 76.00
Copy, Postage, & Supplies	Annual	\$ 65.00	\$ 112.90	\$ 65.00	\$ 63.70
Reserves	Annual	\$ -179.00	\$ -143.22	\$ -225.00	\$-1,571.70
Total		\$3,240.00	\$3,539.95	\$3,240.00	\$1,581.70
Balance			\$3,415.91		\$1,844.21

\* Includes 2nd rain barrel, platform, water jugs, and spare LED lights.