

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

March 21, 2018

To: «Name»
«Address»
«City», «State» «Zip»
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Spring has finally arrived and the time has come to send out invoices for 2018 dues. The General Dues will be \$12 based on expected spending of \$894 across 68 assessable lots.

For Phase 2 & 3 lighting, we ended the year just over target for the 2017 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,770 for 2018. So based on a 32 lot base, the Phase 2 & 3 dues will be \$88 + \$12 General Dues = \$100 per lot.

Annual HOA Meeting – Thursday, April 26th, 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!

. ... **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>
01/01/2018	Previous Balance	\$ «PreviousBal»
03/21/2018	2018 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.

Lot: «Lot» Phone: «Phone»

Email: «email» Addl : «email2»

You may see some early color popping up at the entry. Last fall our landscaper and her husband planted 100 Daffodil bulbs. The bulbs should provide many years of early blooms. **Thanks!**

Lost Cat! Found! – You might have seen the flyer. Mr. Pickles ran out and had been missing since Feb 18th. He just returned home as we were about to print the newsletter.



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		2017		2018	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 506.23	\$ 432.00	\$ 34.00
Dues	Phase II	\$2,160.00	\$2,170.00	\$2,500.00	\$ 90.00
Dues	Phase III	\$ 630.00	\$ 675.00	\$ 700.00	\$ 0.00
Total		\$3,150.00	\$3,251.23	\$3,632.00	\$ 124.00
Expense		2017		2018	
Entry Electric	Annual	\$ 168.00	\$ 156.00	\$ 156.00	\$ 78.00
Electric (Phase 2&3)	Annual	\$2,676.00	\$ 2,703.00	\$2,770.00	\$ 1,385.00
Entry Landscape	Annual	\$ 400.00	\$ 385.88	\$ 400.00	\$ 24.00
Entry Upgrade - Repair	One-time	\$ 80.00	* \$ 203.47	\$ 80.00	\$ 0.00
Mailbox	Annual	\$ 76.00	\$ 76.00	\$ 82.00	\$ 82.00
Copy, Postage, & Supplies	Annual	\$ 65.00	\$ 63.70	\$ 176.00	\$ 170.02
Reserves	Annual	\$ -315.00	\$ -336.82	\$ -32.00	\$-1,615.02
Total		\$3,150.00	\$3,588.05	\$3,632.00	\$1,739.02
Balance			\$3,079.09		\$1,464.07

* Includes new plants for South monument and spring bulbs.