

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

March 21, 2019

To: «Name»
«Address»
«City», «State» «Zip»
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Spring has finally arrived and the time has come to send out invoices for 2019 dues. The General Dues will be \$12 based on expected spending of \$718 across 69 assessable lots.

For Phase 2 & 3 lighting, we ended the year on target for the 2018 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,770 for 2019. So based on a 33 lot base, the Phase 2 & 3 dues will be \$88 + \$12 General Dues = \$100 per lot.

Annual HOA Meeting – Thursday, April 25th, 7pm at the Batavia Township Center at 1535 Clough Pike

Dues are due within 30 days of invoice.

Our entry landscaper has decided to really retire. Thanks for all of that effort. It looks great! Let us know if you are interested in taking a turn at maintaining the entrance. Email us or show up at the next meeting to discuss your thoughts. Thanks!

. ... **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>
01/01/2019	Previous Balance	\$ «PreviousBal»
03/21/2019	2019 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»

One of our neighbors sent out flyers last year about an interest website called NextDoor.com. Its scope is limited to the local area. Neighbors asking for recommendations, lost pets, and selling items. It seems to be a useful site. It's free, and you can skip through most of the intro screens when signing up. Many people in our subdivision have already joined. Check it out if you'd like. This isn't a paid endorsement, just an observation.

Most of our lots have a protected Green Belt Easement associated with the lot as noted on the Platte surveys. This means it is prohibited to cut down live trees within the Green Belt Easement (even though it is part of your lot). Dead trees can be cleaned up if desired. Tree removal outside of the Green Belt Easement is at the home owner's discretion. A full definition is in our "Covenants and Deed Restrictions" in section 14, and is available for download from our website, as well as the Platte Surveys.

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		2018		2019	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 432.00	\$ 379.20	\$ 432.00	\$ 134.00
Dues	Phase II	\$2,500.00	\$2,380.00	\$2,600.00	\$ 90.00
Dues	Phase III	\$ 700.00	\$ 700.00	\$ 700.00	\$ 0.00
Total		\$3,632.00	\$3,459.20	\$3,732.00	\$ 224.00
Expense		2018		2019	
Entry Electric	Annual	\$ 156.00	\$ 156.00	\$ 156.00	\$ 78.00
Electric (Phase 2&3)	Annual	\$2,770.00	\$ 2,770.00	\$2,770.00	\$ 1,362.00
Entry Landscape	Annual	\$ 400.00	\$ 354.37	\$ 320.00	\$ 0.00
Entry Upgrade - Repair	One-time	\$ 80.00	\$ 0.00	\$ 80.00	\$ 0.00
Mailbox	Annual	\$ 82.00	\$ 82.00	\$ 92.00	\$ 92.00
Copy, Postage, & Supplies	Annual	\$ 176.00	\$ 170.02	\$ 70.00	\$ 70.00
Reserves	Annual	\$ -32.00	\$ -73.19	\$ 244.00	\$-1,378.00
Total		\$3,632.00	\$3,532.39	\$3,732.00	\$1,602.00
Balance			\$3,005.90		\$1,627.90