

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

March 21, 2020

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

Spring has finally arrived and the time has come to send out invoices for 2020 dues. The General Dues will be \$10 based on expected spending of \$680 across 70 assessable lots.

For Phase 2 & 3 lighting, we ended the year on target for the 2019 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,810 for 2020. So based on a 34 lot base, the Phase 2 & 3 dues will be \$80 + \$10 General Dues = \$90 per lot.

Dues are due within 30 days of invoice.

We will not conduct a spring homeowners meeting this year due to the COVID-19 concerns. We still have openings on the board if anyone is interested in serving.

Last year we used an outside landscaper. How did they do? Email 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>
01/01/2020	Previous Balance	\$ «PreviousBal»
03/21/2020	2020 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»

Please stay safe in these unprecedented times. Here are few government links.

CDC website for COVID-19 information <https://www.cdc.gov/coronavirus/2019-ncov/index.html>

CDC Newsletter Subscriptions on COVID-19 <https://tools.cdc.gov/campaignproxyservice/subscriptions.aspx>

Ohio website for COVID-19 information <https://coronavirus.ohio.gov/wps/portal/gov/covid-19/>

One neighbor said they had an unlocked car broken into on 3/1. We had another neighbor notice someone cutting through at the end of Cristata back to the Whispering Trees subdivision around 5am. We were notified and an email went out to those that have email addresses registered with the association. Remember to lock your cars and send us your email address if you want to be notified. Your registered email addresses are printed at the bottom of the first page.

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!

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.

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		2019		2020	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 432.00	\$ 491.38	\$ 360.00	\$ 232.00
Dues	Phase II	\$2,600.00	\$2,742.00	\$2,430.00	\$ 100.00
Dues	Phase III	\$ 700.00	\$ 700.00	\$ 630.00	\$ 0.00
Total		\$3,732.00	\$3,933.38	\$3,420.00	\$ 332.00
Expense		2019		2020	
Entry Electric	Annual	\$ 156.00	\$ 108.00	\$ 100.00	\$ 50.00
Electric (Phase 2&3)	Annual	\$2,770.00	\$ 2,734.00	\$2,810.00	\$ 1,405.00
Entry Landscape	Annual	\$ 320.00	\$ 237.49	\$ 320.00	\$ 10.00
Entry Upgrade - Repair	One-time	\$ 80.00	\$ 93.47	\$ 80.00	\$ 0.00
Mailbox	Annual	\$ 92.00	\$ 92.00	\$ 106.00	\$ 106.00
Copy, Postage, & Supplies	Annual	\$ 70.00	\$ 86.41	\$ 72.00	\$ 66.00
Capital Contribution	One-time	\$ 0.00	\$ -100.00	\$ 0.00	\$ 0.00
Reserves	Annual	\$ 244.00	\$ 438.01	\$ -68.00	\$-1,305.00
Total		\$3,732.00	\$3,251.37	\$3,420.00	\$1,637.00
Balance			\$3,687.91		\$2,382.91