

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

March 21, 2021

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Spring has finally arrived and the time has come to send out invoices for 2021 dues. The General Dues will be \$10 based on expected expense of \$785 across 73 assessable lots.

For Phase 2 & 3 lighting, we ended the year on target for the 2020 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,892 for 2021. So based on a 37 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.

A reminder, yard signs are prohibited per our DCR section 5. We've allowed political signs for a short period of time and expect that they are taken down in a timely manner after the election. Thanks!

Duke Energy is planning on running a Natural Gas pipeline between Bethel and Batavia. There are 2 proposed routes. The preferred route runs the line along the western edge of our subdivision. **Cont'd 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>
01/01/2021	Previous Balance	\$ «PreviousBal»
03/21/2021	2021 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»

Duke (Cont'd) To learn more about the Bethel-Batavia Natural Gas pipeline project, go to <https://www.duke-energy.com/home/natural-gas-projects/bethel-batavia-pipeline>. The route map is here <https://www.power-viz.com/DukeEnergy-BBPipeline/>. You can submit your questions or comments to BBPipeline@duke-energy.com or call 513-287-2130. A map image of the route near our subdivision is also available on our website.

If something comes up between newsletters, we may send an email out to those that have email addresses registered with the association. 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 weekly advertisements 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 Restrictions" in section 14.

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		2020		2021	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 399.68	\$ 360.00	\$ 40.00
Dues	Phase II	\$2,430.00	\$2,340.00	\$2,700.00	\$ 80.00
Dues	Phase III	\$ 630.00	\$ 720.00	\$ 630.00	\$ 0.00
Total		\$3,420.00	\$3,459.68	\$3,690.00	\$ 120.00
Expense		2020		2021	
Entry Electric	Annual	\$ 100.00	\$ 100.00	\$ 110.00	\$ 50.00
Electric (Phase 2&3)	Annual	\$2,810.00	\$ 2,810.00	\$2,892.00	\$ 1,446.00
Entry Landscape	Annual	\$ 320.00	\$ 350.00	\$ 350.00	\$ 10.00
Entry Upgrade - Repair	One-time	\$ 80.00	\$ 0.00	\$ 80.00	\$ 0.00
Mailbox	Annual	\$ 106.00	\$ 106.00	\$ 134.00	\$ 134.00
Copy, Postage, & Supplies	Annual	\$ 72.00	\$ 66.00	\$ 141.00	\$ 140.51
Legal / Recording	One-time	\$ 0.00	\$ 15.00	\$ 0.00	\$ 0.00
Change in Reserves	Annual	\$ -68.00	\$ 12.68	\$ 13.00	\$-1,660.51
Total		\$3,420.00	\$3,447.00	\$3,677.00	\$1,780.51
Balance			\$3,700.59		\$2,040.08