

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

March 21, 2022

To: «Name»
«Address»
«City», «State» «Zip»
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Spring has finally arrived and the time has come to send out invoices for 2022 dues. The General Dues will be \$12 based on expected expense of \$836 across 80 assessable lots.

For Phase 2 & 3 lighting, we ended the year on target for the 2021 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,940 for 2022. So based on a 44 lot base, the Phase 2 & 3 dues will be \$73 + \$12 General Dues = \$85 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!

We are pleased to announce that Alan Hannan is the winner of the first annual "Resident of the Year" Award for the Mt Holly Preserve Community. **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>
01/01/2022	Previous Balance	\$ «PreviousBal»
03/21/2022	2022 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»

As many of you know, Al has been a part of the community association since its inception in 2004. Shortly after its formation, the association found itself without a Treasurer. When called upon he readily took over the duties of this time-consuming volunteer position. Over the years he developed accounting methods consisting of spreadsheets and databases to efficiently maintain association dues, expenses and operating budgets. In addition to maintaining the operating records, receiving funds, and paying bills, Al prepares and publishes the community newsletters as well as maintaining the HOA website and historical archives.

Without much fanfare, Al stays on top of major issues as well as keeping everyone informed of potentially adverse developments, such as, Duke's intent to install pipelines near our subdivision. Furthermore, he works objectively with the developer and the residents to resolve issues and questions pertaining to codes affecting our community. To ensure Mt Holly Preserve's interests are protected, Al maintains good rapport with the township.

He quietly performs all of these functions without any pay or compensation. So please join us in congratulating Alan Hannan for rendering a great service to our community and earning this award that he so richly deserves. (A beautiful bronze plaque has been awarded to Al for display in his yard until the next recipient. Give Al a shout out the next time you see him in the neighborhood). C. Agricola, President



Mt Holly Preserve Community Association Financials

Income		2021		2022	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 346.46	\$ 432.00	\$ 52.00
Dues	Phase II	\$2,700.00	\$ 2,160.80	\$2,975.00	\$ 170.00
Dues	Phase III	\$ 630.00	\$ 360.00	\$ 765.00	\$ 82.00
Total		\$3,690.00	\$ 3,317.26	\$4,172.00	\$ 304.00
Expense		2021		2022	
Entry Electric	Annual	\$ 110.00	\$ 100.00	\$ 120.00	\$ 60.00
Electric (Phase 2&3)	Annual	\$2,892.00	\$ 2,892.00	\$2,940.00	\$ 1,470.00
Entry Landscape	Annual	\$ 350.00	\$ 415.50	\$ 400.00	\$ 12.00
Entry Upgrade - Repair	One-time	\$ 50.00	\$ 243.00	\$ 50.00	\$ 0.00
Mailbox	Annual	\$ 134.00	\$ 134.00	\$ 166.00	\$ 166.00
Copy, Postage, & Supplies	Annual	\$ 141.00	\$ 148.26	\$ 100.00	\$ 92.80
Change in Reserves	Annual	\$ 13.00	\$ -615.50	\$ 396.00	\$-1,496.80
Total		\$3,690.00	\$3,932.76	\$4,172.00	\$1,800.80
Balance		As of 12/31	\$3,085.09	As of 3/21	\$1,588.29