

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

March 21, 2023

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

Spring has finally arrived and the time has come to send out invoices for 2023 dues. The General Dues will be \$12 based on expected expense of \$906 across 80 assessable lots.

For Phase 2 & 3 lighting, we ended the year on target for the 2022 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$3,180 for 2023. 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, but we will have one this Fall (tentatively for October 26, 2023). Also, submit your nominees to serve on the HOA board NLT October 12, 2023 to allow vetting and approval at the membership meeting. The actual meeting date will be announced in the Fall newsletter.

We are pleased to announce that Patricia Nicodemus is the winner of the second 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>
01/01/2023	Previous Balance	\$ «PreviousBal»
03/21/2023	2023 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»

Cont'd - Patricia's residence has well-maintained landscaping that attractively surrounds the entire home. There are no apparent ignored outdoor maintenance issues affecting the overall attractive appeal of the residence. The use of outdoor decor is tasteful and blends in well making for a warm and homey look. Additionally, seasonal decorations are attractive, moderate and timely used and removed. The property sits close to the entrance to our neighborhood. As such, it represents the community favorably by providing a positive first impression with its strong curb appeal.

Recognizing Patricia with this award may inspire others to emulate her efforts, and thus make the entire Mt. Holly Preserve neighborhood a better and more beautiful area in which to live. It is for these reasons that she deserves to be the 2023 "Resident of the Year". Congratulations Patricia. C. Agricola, President.

Patricia will have the honor of displaying the Bronze Plaque and has been awarded a Letter of Appreciation and a \$100 Lowe's gift certificate that was donated to the HOA for the award.



We've had some pretty windy days lately, enough to flip the garbage toters. We've found that a 32" Bungee cord is a good length to secure the lid from opening and it will keep the critters out too. The hook will hook under the lip of the toter securely. You'll need to remove the bungee when taking the toter out to the curb on pickup day though.

Mt Holly Preserve Community Association Financials

Income		2022		2023	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 432.00	\$ 472.28	\$ 432.00	\$ 60.00
Dues	Phase II	\$2,975.00	\$ 2,985.00	\$2,975.00	\$ 165.00
Dues	Phase III	\$ 765.00	\$ 878.60	\$ 765.00	\$ 0.00
Total		\$4,172.00	\$ 4,335.88	\$4,172.00	\$ 225.00
Expense		2022		2023	
Entry Electric	Annual	\$ 120.00	\$ 120.00	\$ 120.00	\$ 60.00
Electric (Phase 2&3)	Annual	\$2,940.00	\$ 3,020.00	\$3,180.00	\$ 1,580.00
Entry Landscape	Annual	\$ 400.00	\$ 442.00	\$ 450.00	\$ 12.00
Entry Upgrade - Repair	One-time	\$ 50.00	\$ 0.00	\$ 50.00	\$ 0.00
Mailbox	Annual	\$ 166.00	\$ 166.00	\$ 176.00	\$ 176.00
Copy, Postage, & Supplies	Annual	\$ 100.00	\$ 92.80	\$ 110.00	\$ 100.80
Change in Reserves	Annual	\$ 396.00	\$ 495.08	\$ 86.00	\$-1,703.80
Total		\$4,172.00	\$3,840.80	\$4,172.00	\$1,928.80
Balance		As of 12/31	\$3,580.17	As of 3/21	\$1,876.37