

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

March 21, 2024

To: «Name»  
«Address»  
«City», «State» «Zip»  
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Spring has finally arrived and the time has come to send out invoices for 2024 dues. The General Dues will be \$18 based on expected expense of \$1,456 across 80 assessable lots. The Board has increased the landscaping budget to improve the entry's appeal. Read more on the **Entry Landscaping** below in the newsletter.

For Phase 2 & 3 lighting, we ended the year on target for the 2023 assessment (deviations are tracked year to year). We received a refund check from Duke for the lighting, so that reduces this year's assessment. Based on current expenses, reserves, and the expected expense, the lighting will be \$3,300 less a \$396 reserve reduction for 2024. So based on a 44 lot base, the Phase 2 & 3 dues will be \$66 + \$18 General Dues = \$84 per lot.

**Resident of the Year** - We are pleased to announce that David and Margie Hubert are the winners of the third annual "Resident of the Year" Award for the Mt. Holly Preserve Community. One of the criteria that qualifies someone for this award is a person or family that exhibits a high level of goodwill in the neighborhood reflecting positively on the entire community. The Huberts meet this criteria through their regular display of small acts of kindness and helpfulness to everyone they meet. **RotY Cont'd ...**

**Facebook** - Kyle Gray created a private Facebook group page for our subdivision. Our neighbors and the Board will utilize this group to announce events between newsletters. **Facebook Cont'd ...**

For Community News, please visit our website at: <http://www.MtHollyPreserve.org> **Updated!**

Email us at [board@MtHollyPreserve.org](mailto: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>
01/01/2024	Previous Balance	\$ «PreviousBal»
03/21/2024	2024 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»

**RotY Cont'd** - Jeanine Hance as well as a number of other residents attest to the Huberts friendly neighborliness. Jeanine noted that they are the unofficial “welcomers to everyone in the community”.

While the Hance Family was building their home over a two year period, David and Margie would stop by regularly and provide encouragement and concern over the building progress. Jeanine also has recently been dealing with health issues, and the Huberts were always there to offer support and prayers. Once when struggling with the removal of seasonal decorations, and without hesitation, they stopped and patiently helped Jeanine. Also David and Margie stay in touch with all the nearby neighbors through their involvement in the “Meet and Greet” events.

It is for these reasons that David and Margie Hubert deserve to receive this 2024 Award. The Huberts will have the honor of displaying the Bronze Plaque and has been awarded a Letter of Appreciation and a \$100 Lowe's gift certificate. Congratulations. C. Agricola, President.



**Facebook Cont'd** – This may include a common date for a Yard Sale, hosting Block Parties, and Community Projects. We will also send out notifications to your email address on file in case you are not on Facebook too. Facebook will not be a method to communicate official HOA business though. One Community Project planned involves cleaning the front monuments and landscaping. The URL is <https://www.facebook.com/groups/200989739173205>.

Please send us your email address if you want to be notified by email if you haven't already. Your registered email addresses are printed at the bottom of the first page.

**The Fall HOA Meeting** – In the Fall Newsletter we proposed some changes to the Covenants. At the Fall HOA meeting we discussed the changes. The response from the membership was largely negative to the proposed changes. Thus a subcommittee was appointed to write an acceptable alternative to Section 10 (Trucks, Trailers, etc.). We also had a discussion about adding a new Section 16 (HOA enforcement). Some of the members suggested that updating the covenants to limit the number of rentals in the neighborhood should be a priority. We elected additional Board members so we now have a fully seated Board.

Please welcome, in alphabetical order, Carolyn Gallivan, Jeanine Hance, Kathleen Hillebrand, and Kristina Ray in joining Chuck Agricola and Al Hannan to the Board.

In subsequent Board meetings we discussed the changes proposed by the subcommittee and we have decided to leave Section 10 as is. We felt we could not achieve a 75% acceptance of the proposed change. On Section 16, we listened to the feedback from the HOA meeting and the Board members decided to not pursue adding it to the Covenants. We felt, as others did, that it puts the HOA at unnecessary risk. Please read “**Understanding the Covenants**” below.

The Board is going to focus on preparing an update to the covenants in regards to limiting the number of rentals that can be in the subdivision. We currently have 4 out of the 80 lots in the subdivision that are rentals. Please email us if you would like to voice your opinion to help guide the creation of this covenant. You may see a voting ballot before the Fall newsletter. We hope to have a proposed amendment ready by this summer.

The Board is also going to review the current Bylaws. The Bylaws were written in 2005 and the subdivision has grown from around 30 houses to over 70 houses. The goal is to review, simplify and update the overall Bylaws.

**Understanding the Covenants** – The Covenants are the rules that were placed on our subdivision by the developers of the subdivision. The county requires PUDs (Planned Unit Developments) to have a method of self-governance. Depending on the complexity of the common areas, an HOA may be empowered through the Covenants to perform certain duties including creating additional rules.

Our Covenants empower the HOA to collect dues to maintain the common areas. The common areas are the entry landscaping & lighting, and the lighting in Phase 2 & 3. Our Covenants do not empower the HOA to enforce the Covenants. The Covenants allow owners (little o) and the Owner (big O, the developer) to seek correction of violations. This can also be a group of owners. We encourage sending emails to the Board with issues [board@MtHollyPreserve.org](mailto:board@MtHollyPreserve.org). We will review them against the Covenants, but our first request might be to have you approach the other owner directly on a complaint and attempt a resolution between the two of you.

As long as we have a full Board, we may try to help facilitate communications, via our Bylaws, to help you resolve the issue. The Board plans to review the Bylaws since we now have a full Board again.

A copy of the Covenants can be found here. <http://www.ahannan.net:2080/MtHollyPreserve/Covenants.htm>

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**Entry Landscaping** – This year, one of our residents has volunteered to rejuvenate our entry’s landscaping and monuments. We would like to make the initial cleanup of the entry a community volunteered project led by Carolyn Gallivan. We have successfully done this in the past, and with all the new residents, there is no reason not to make this a community event again. We will have 8 - \$20 Gift Cards we’ll give to those that come out and support the initial cleanup event. We’ll plan on Saturday May 11<sup>th</sup>, 10am with a rain date of May 18<sup>th</sup>, 10am. We’ll post additional entry upgrade events through the spring and summer on Facebook and in emails.

**Green Belt Easement** – Most of our lots have a protected Green Belt Easement associated with the lot as noted on the Plat 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. If you’d like an interpretation of how this applies to you, please email us and we’d be happy to assist. This is the full text of the Covenant below.

*“Within the area designated on these plans as a green belt easement, no live trees may be removed. No building or structure may be constructed within this easement. To the maximum extent possible no construction or earth disruption shall be permitted within such green belt easement area. Storm pipe/storm water management facility, sanitary, driveway, or water line construction are permitted within such green belt easement area. Provided, however, said construction shall be kept to the smallest amount of area possible. It is the intent of this easement for property to remain in its natural state, however, new plantings will be allowed.”*

For your convenience, you can download Plat Surveys which outline where the Green Belt Easement is located on your property at: [http://www.ahannan.net:2080/MtHollyPreserve/plat\\_surveys.htm](http://www.ahannan.net:2080/MtHollyPreserve/plat_surveys.htm)

**Please** also note that swimming pools that are entirely above ground and partially above ground are prohibited per the Covenants. Open unfenced above ground pools are a potential hazard.

**Please** cancel the weekly advertisements if you do not want them. Please don't leave them laying in your yard or driveway where they will eventually end up clogging the storm drains. It is important that these storm drains stay clear of debris.

**Please** do not place signs at the entrance, including realtor signs, unless permitted by the front homeowners. The land is private property and is not for common use.

**Wet & Forget!** We ran across a product worth mentioning called Wet & Forget. It is a moss, mold, mildew & algae stain remover. It is applied with a garden sprayer (not a power washer) to your siding or other outdoor items. In days the offending material dies, and the weather will wash it away over months. We found this also works on the algae that blackens concrete driveways and roofs. As a preventative, it can be re-applied in the following year if needed. There are YouTube videos on the product. Home Depot and Lowes are a couple of stores that carry it.

<https://www.lowes.com/pd/Wet-and-Forget-128-fl-oz-Multi-surface-Outdoor-Cleaner/999972902>.

### Mt Holly Preserve Community Association Financials

Income		2023		2024	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 432.00	\$ 397.44	\$ 648.00	\$ 54.00
Dues	Phase II	\$2,975.00	\$ 3,002.34	\$2,940.00	\$ 238.51
Dues	Phase III	\$ 765.00	\$ 778.20	\$ 756.00	\$ 0.00
Total		\$4,172.00	\$ 4,177.98	\$4,344.00	\$ 292.51
Expense		2023		2024	
Entry Electric	Annual	\$ 120.00	\$ 130.00	\$ 144.00	\$ 72.00
Electric (Phase 2&3) *	Annual	\$3,180.00	\$ 2,965.80	\$3,300.00	\$ 1,650.00
Entry Landscape	Annual	\$ 450.00	\$ 462.00	\$ 450.00	\$ 18.00
Entry Upgrade - Repair	One-time	\$ 50.00	\$ 0.00	\$ 400.00	\$ 0.00
Mailbox	Annual	\$ 176.00	\$ 176.00	\$ 182.00	\$ 182.00
Postage, Supplies, & RotY	Annual	\$ 110.00	\$ 123.20	\$ 280.00	\$ 274.51
Change in Reserves	Annual	\$ 86.00	\$ 320.98	\$ -412.00	\$-1,904.00
Total		\$4,172.00	\$3,857.00	\$4,344.00	\$2,196.51
Balance		As of 12/31	\$3,901.15	As of 3/21	\$1,997.15

\* Duke sent a \$314.20 refund in 2023. It was credited to Ph2 & 3 lighting.