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

March 21, 2025

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

Spring has finally arrived and the time has come to send out invoices for 2025 dues. The General Dues will be $13 based on expected expense of $1,062 across 80 assessable lots.

For Phase 2 & 3 lighting, we ended the year $150 over the 2024 assessment (deviations are tracked year to year). Based on current expenses and reserves, the expected expense will be $3,640 for 2025. So based on a 44 lot base, the Phase 2 & 3 dues will be $87 + $13 General Dues = $100 per lot.

**Resident of the Year -** We are pleased to announce that Mike and Rachael Garcia are the winners of the fourth annual "Resident of the Year" Award for the Mt. Holly Preserve Community. The Garcias have always been available to offer their time and resources for the community's benefit. When a call went out for volunteers to work on the subdivision's front landscaping in May, the Garcias were among the first to come forward. Mike spent many hours, power washing our stone entrance. **RotY Cont'd …**

Please welcome, in alphabetical order, Chuck Agricola, Carolyn Gallivan, Jeanine Hance, Al Hannan and Kristina Ray as this year's Board. The Board will 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 will be to review, simplify and update some of the Bylaws this year. In case you missed it, we did successfully pass the 2nd Amendment to the Covenants last year which will prevent any more rentals. Please email us if you'd like more information.

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:

| Date | Transaction | Amount |
|---|---|---|
| 01/01/2025 | Previous Balance | $ «PreviousBal» |
| 03/21/2025 | 2025 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** - It is for these reasons, and many more, that Mike and Rachael Garcia deserve to receive this 2025 Award. The Garcia's will have the honor of displaying the Bronze Plaque and has been awarded a Letter of Appreciation and a $100 gift certificate. Congratulations. K. Ray, President.

**Facebook** – We will post updates and events in between newsletters on our Facebook group page. We will also send out notifications to your email address on file in case you are not on Facebook too. Let us know if you'd like to be part of a Committee for Community Events! 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. Events include the Annual Yard Sale, and potentially Cards, Cookout & Movie nights. Please look to volunteer for the Community Events Committee.

**Good Samaritans** – This year has been brutal especially with snow removal. Thankfully we have Good Samaritans in our neighborhood that came to the rescue of many of our residents. In particular, we commend Don Fogt, Mistletoe Court, and Bob Hall and Jamin McDowell, St. Nicholas Court for showing a true community spirit by cleaning many of their neighbors' driveways without any fanfare. Thank you!

**Entry Landscaping –**The initial cleanup of the entry will be a community volunteer base project led by Carolyn Gallivan again. This event was successful last year, and there is no reason not to make this a regular community event again. We will give out 8 - $20 Gift Cards for those that come out and support the initial cleanup event. We'll plan on Saturday May 10th, 10am with a rain date of May 17th, 10am. We'll post additional entry upgrade events through the spring and summer on Facebook and in emails.

| Mt Holly Preserve Community Association Financials | | | | | |
|---|---|---|---|---|---|
| **Income** | | **2024** | | **2025** | |
| | | **Planned** | **Actual** | **Planned** | **Actual to Date** |
| Dues | Phase I | $ 648.00 | $ 636.10 | $ 468.00 | $ 67.00 |
| Dues | Phase II & III | $3,696.00 | $3,606.17 | $4,400.00 | $ 83.00 |
| | | | | | |
| Total | | $4,344.00 | $4,242.27 | $4,868.00 | $ 150.00 |
| **Expense** | | **2024** | | **2025** | |
| Entry Electric | Annual | $ 144.00 | $ 147.00 | $ 150.00 | $ 75.00 |
| Electric - Phase II & III | Annual | $3,300.00 | $ 3,450.00 | $3,640.00 | $ 1,820.00 |
| Entry Landscape | Annual | $ 450.00 | $ 414.31 | $ 450.00 | $ 13.00 |
| Entry Upgrade - Repair | One-time | $ 400.00 | $ 0.00 | $ 50.00 | $ 0.00 |
| Mailbox | Annual | $ 182.00 | $ 182.00 | $ 192.00 | $ 192.00 |
| Postage, Recording, & RotY | Annual | $ 280.00 | $ 459.04 | $ 220.00 | $ 222.75 |
| Change in Reserves | Annual | $ -412.00 | $ -410.08 | $ 166.00 | $-2,172.75 |
| | | | | | |
| Total | | $4,344.00 | $4,652.35 | $4,868.00 | $2,322.75 |
| | | | | | |
| Balance | | As of 12/31 | $3,491.07 | As of 3/21 | $1,318.32 |