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

March 21, 2026

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

As we transition into spring, the Board has begun our annual planning, which includes the distribution of this year's dues invoices. For 2026, the General Dues are set at $15 per lot, based on an anticipated community expense of $1,162, distributed across our 80 assessable lots.

Residents in Phase 2 & 3 will see a total assessment of $110 ($15 General + $95 Lighting). This reflects an expected lighting expense of $3,936 for the year, adjusted for a $106 overage from the 2025 assessment period.

Resident of the Year - Through community input, we are pleased to announce that the board has selected Don Fogt the RotY award for 2026. Whether it be snow removal, landscaping, general maintenance, or even just a chat, Don has helped many people in our neighborhood. Too many good deeds and acts of kindness to list. Thank you for all your thoughtful gestures. Congratulations. Mike Garcia, Vice President. **RotY Cont'd …**

Community Yard Sale – The community wide yard sale will be held on Friday and Saturday, June 5th & 6th from 8am to 3pm. Carolyn will promote the event with advertising and signage.

Please welcome, in alphabetical order, Carolyn Gallivan (Director), Mike Garcia (Vice President), Al Hannan (Treasurer), Dave Hubert (Secretary) and Kristina Ray (President) as this year's Board. 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
01/01/2026	Previous Balance	$ «PreviousBal»
03/21/2026	2026 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 – Betty and Don Fogt.



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 Rob Hall, Mark Koller, 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'll plan on Saturday May 9th, 9am with a rain date of May 16th, 9am. We'll post additional entry upgrade events through the spring and summer on Facebook and in emails.

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.

Helpful Hint – When throwing away empty plastic bags, please tie a knot in them so they don't fly away when the garbage trucks dump the container. Thanks!

Governing Documents – The Covenants and Bylaws can be downloaded from our website. They are now at the top of the webpage for quick reference.

Mt Holly Preserve Community Association Financials					
Income		**2025**		**2026**	
		Planned	**Actual**	**Planned**	**Actual to Date**
Dues	Phase I	$ 468.00	$ 440.44	$ 540.00	$ 39.00
Dues	Phase II & III	$4,400.00	$ 4,125.25	$4,840.00	$ 100.00
Total		$4,868.00	$ 4,565.69	$5,380.00	$ 139.00
Expense		**2025**		**2026**	
Entry Electric	Annual	$ 150.00	$ 150.00	$ 156.00	$ 78.00
Electric - Phase II & III	Annual	$3,640.00	$ 3,746.00	$3,936.00	$ 1,966.00
Entry Landscape	Annual	$ 450.00	$ 408.06	$ 290.00	$ 15.00
Entry Upgrade - Repair	One-time	$ 50.00	$ 0.00	$ 50.00	$ 0.00
Mailbox	Annual	$ 192.00	$ 192.00	$ 196.00	$ 196.00
Postage, Recording, & RotY	Annual	$ 220.00	$ 256.91	$ 310.00	$ 206.80
Change in Reserves	Annual	$ 166.00	$ -187.28	$ 442.00	$-2,322.80
Total		$4,868.00	$4,752.97	$5,380.00	$2,461.80
Balance		As of 12/31	$3,303.79	As of 3/21	$ 980.99