

October 1, 2009

Fall has arrived and the time has come for our Annual meeting and Board election. The Board would like to put together a team to review the Bylaws and the Covenant and Deed Restrictions for possible updates in 2010. The current documents are on our website.

12% Late Fees will be assessed on any outstanding balances on 12/31.

Annual HOA Meeting – Tuesday, October 19th, 7pm at the Batavia Township Center at 1535 Clough Pike

Please be courteous to your neighbors when it comes to keeping pets on a leash, ATV usage, and landscaping. Please pickup after your pet when walking, even if it is in the street. Please consider the use of lawn Weed & Feed products to keep the dandelions under control. Thanks! We have had complaints of petty theft in the neighborhood. Consider installing motion sensor lights to deter thieves.

A big **Thank You** for all those that help keep the entry looking nice.

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

Statement of Account Lot: «Lot» Phase: «Phase»

Transaction History		
<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2009	Previous Balance	\$ «PreviousBal»
04/27/2009	2009 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

Balance Due:	\$ «CurrentBal»
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Please remit with 30 days of receipt. Please include your lot number on your remittance.

Contact Information on file. Please correct and return if it has changed.

Phone: «Phone»
Email: «email»
Lot: «Lot»

Mt Holly Preserve Community Association 2008 Budget			
Income			
		Planned	Actual
Dues	Phase I	\$ 360.00	\$ 484.44
Dues	Phase II	\$1,004.00	\$ 952.00
Dues	Phase III	\$ 336.00	\$ 336.00
Total		\$1,700.00	\$1,772.44
Expense			
Front Entry Electric	Annual	\$ 200.00	\$ 275.00
Gaslight Electric (Phase 2&3)	Annual	\$2,000.00	\$2,016.61
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 115.13
Front Entry Lighting Upgrade	One-time	\$ 0.00	\$ 0.00
Mailbox	Annual	\$ 40.00	\$ 40.00
Copy, Postage, & Supplies	Annual	\$ 100.00	\$ 60.10
Reserves (Carry Forward)	Annual	\$ -790.00	\$ -734.40
Total		\$1,700.00	\$2,506.84
Current Balance			\$2,497.24

Unused funds (reserves) from 2008 will be carried over into 2009.

Mt Holly Preserve Community Association 2009 Budget			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 720.00	\$ 400.00
Dues	Phase II	\$2,300.00	\$1,600.00
Dues	Phase III	\$ 600.00	\$ 300.00
Total		\$3,620.00	\$2,300.00
Expense			
Front Entry Electric	Annual	\$ 200.00	\$ 220.00
Gaslight Electric (Phase 2&3)	Annual	\$2,240.00	\$2,028.02
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 82.86
Front Entry Lighting Upgrade	One-time	\$ 130.00	\$ 127.43
Mailbox	Annual	\$ 42.00	\$ 42.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 42.00
Reserves	Annual	\$ 768.00	\$ -242.31
Total		\$3,620.00	\$2,542.31
Current Balance			\$2,254.93