

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

September 29, 2016

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

Fall has arrived and the time has come for our Annual meeting and Board election. Please send in your Bios to the PO Box ahead of the meeting.

Annual HOA Meeting – Wednesday, October 26th, 7pm – Batavia Township Center – 1535 Clough Pike

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

We have a great neighborhood and the curb appeal of our homes is very important to maintaining our properties values. It doesn't take much time or money to make a big difference. Look to replace damaged window dressings, clean the paint around a door handle, trim landscaping, and wash the moss / mildew off of the house are just a few examples. Storm damage should be repaired quickly to prevent further damage to your property.

We installed a 2nd rain barrel and added a platform to elevate both barrels behind the entry. This makes it easy to keep water at the entry to maintain the plants through the summer. The first barrel worked well, but a second barrel was needed. ... Continued on the backside ...

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

Email us at board@MtHollyPreserve.org

Financials are on the backside.

Statement of Account Lot: «Lot»

Phase: «Phase»

Transaction History:

<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2016	Previous Balance	\$ «PreviousBal»
03/21/2016	2016 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.

Phone: «Phone»

Email: «email»

Lot: «Lot»

Elevation allowed access to the lower spigots to improve water flow. This was a one-time expense in lieu of turning back on the water supply at the entry.

Just a reminder, all of the woods around us are private property and should be respected as such. If you are shooting targets, you must be able to contain your rounds within your property.

One our neighbors had a positive experience with Ken Back. You may have seen the signs posted around. Aaron Back Stump Removal, 513-448-5758. Stump Removal & Tree Care, Firewood, Bush Hogging, & Land Clearing should you need such services.

Did you know there is a boat & trailer storage facility close by? It is off St. Rt. 222 directly opposite of the Slade Rd. entrance to East Fork. Viv's Boat Storage and she lives in the house at the entry. Her property butts up to some of the properties at the end of Cristata Ct. It is an extremely convenient location for our subdivision.

Duke Energy has free CFLs (15 bulbs per household) and highly discounted LED & CFL light bulbs. Visit the website <http://www.duke-energy.com/deals/> for more details.

Please cancel the Door Store / Red Plum advertisements by calling 513-731-1200 if you do not want them. Please don't leave them laying in your driveway where they will eventually end up clogging the storm drains. It is important that these storm drains stay clear of debris. Thanks!

Mt Holly Preserve Community Association Financials					
Income		2015		2016	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 367.79	\$ 360.00	\$ 240.00
Dues	Phase II	\$2,250.00	\$ 2,488.94	\$2,250.00	\$2,113.70
Dues	Phase III	\$ 630.00	\$ 540.00	\$ 630.00	\$ 600.00
Total		\$3,240.00	\$3,396.33	\$3,240.00	\$2,953.70
Expense		2015		2016	
Entry Electric	Annual	\$ 144.00	\$ 137.00	\$ 144.00	\$ 140.00
Electric (Phase 2&3)	Annual	\$2,568.00	\$ 2,566.00	\$2,660.00	\$ 2,660.00
Entry Landscape	Annual	\$ 400.00	\$ 319.70	\$ 400.00	\$ 197.52
Entry Upgrade - Repair	One-time	\$ 80.00	* \$ 391.55	\$ 80.00	** \$ 302.41
Mailbox	Annual	\$ 62.00	\$ 62.00	\$ 70.00	\$ 70.00
Copy, Postage, & Supplies	Annual	\$ 65.00	\$ 63.70	\$ 65.00	\$ 112.90
Reserves	Annual	\$ -79.00	\$ -143.22	\$ -179.00	\$ -529.13
Total		\$3,240.00	\$3,539.95	\$3,240.00	\$3,482.83
Balance			\$3,301.60		\$2,772.47

* Includes One-time cleanup, new plants, and rain barrel.

** Includes 2nd rain barrel, platform, water jugs, and spare LED lights.