

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

September 25, 2017

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

Fall has arrived and the time has come for our Annual meeting and Board election.

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

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

**Join the HOA Board!**

We are seeking more participation from the neighborhood to keep the board strong and functioning as a representative voice of our neighborhood. We are looking for three more board members to join Bob & Alan and hope that a few ladies in the neighborhood could step up so that we have a plurality of viewpoints.

As one example of what the board is doing, we have been discussing whether we should limit the number of homes that can be rental properties in our neighborhood. Currently there are 4 rental properties out of 80 lots in the subdivision. ... Continued on the backside ...

Our entry landscaper has added new plants around the south side entrance monument. It looks great! Thanks!

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

Email us at [board@MtHollyPreserve.org](mailto: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>
01/01/2017	Previous Balance	\$ «PreviousBal»
03/21/2017	2017 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»

### Join the HOA Board! (con't)

For the most part, the time requirement to be on the board is attending two meetings per year, usually held on a weekday evening. The meetings typically last about 45-60 minutes. The term is one year. Ideally, everyone in the neighborhood should take a term on the board. Maybe we can have a representative from each street within the subdivision?

So think about it! If you are interested please send a short bio of yourself to [board@MtHollyPreserve.org](mailto:board@MtHollyPreserve.org), or just show up to the meeting. If you would like to contact Bob directly, his email is [bobheeg@att.net](mailto:bobheeg@att.net). Thank you!

Chili cook-off? Will there be a second annual? (We'd like to know too!) Stay tuned ...

Just a reminder, all of the woods around us are private property and should be respected as such. Most of our lots have a protected Green Belt Easement associated with the lot as noted on the Platte 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. Tree removal outside of the Green Belt Easement is at the home owner's discretion. A full definition is in our "Covenants and Deed Restrictions" in section 14, and is available for download from our website, as well as the Platte Surveys.

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		2016		2017	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 305.00	\$ 360.00	\$ 341.14
Dues	Phase II	\$2,250.00	\$ 2,654.50	\$2,160.00	\$1,890.00
Dues	Phase III	\$ 630.00	\$ 765.00	\$ 630.00	\$ 585.00
Total		\$3,240.00	\$3,724.50	\$3,150.00	\$2,816.14
Expense		2016		2017	
Entry Electric	Annual	\$ 144.00	\$ 140.00	\$ 168.00	\$ 156.00
Electric (Phase 2&3)	Annual	\$2,660.00	\$ 2,660.00	\$2,676.00	\$ 2,703.00
Entry Landscape	Annual	\$ 400.00	\$ 324.88	\$ 400.00	\$ 203.43
Entry Upgrade - Repair	One-time	\$ 80.00	* \$ 302.41	\$ 80.00	** \$ 124.27
Mailbox	Annual	\$ 70.00	\$ 70.00	\$ 76.00	\$ 76.00
Copy, Postage, & Supplies	Annual	\$ 65.00	\$ 112.90	\$ 65.00	\$ 63.70
Reserves	Annual	\$ -179.00	\$ -143.22	\$ -315.00	\$ -510.26
Total		\$3,240.00	\$3,539.95	\$3,150.00	\$3,326.40
Balance			\$3,415.91		\$2,905.65

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

\*\* Includes new plants for South monument.