

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

September 25, 2018

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

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

**Annual HOA Meeting – Tuesday, October 23rd, 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.

Batavia Township has negotiated trash & recycling services with Republic Services (CSI) for the township. The rate is fixed for the next 4 years at \$18.97 per month. This includes weekly trash and bi-weekly recycling.  
**... Continued on the backside ...**

Our entry landscaper has decided to really retire. Thanks for all of that effort. It looks great! Let us know if you are interested in taking a turn at maintaining the entrance. Email us or show up at the next meeting to discuss your thoughts. 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>
01/01/2018	Previous Balance	\$ «PreviousBal»
03/21/2018	2018 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»

**Trash Service (con't)**

Republic will deliver 2 different totes. The new rate starts on Oct 1<sup>st</sup>. We have the township flier out on the website. You should have been contacted by Republic already. If you are already using Republic Services, make sure your October bill reflects the new rate and services. According to the township representative, Rumpke will be automatically terminating all service in the township. Based on the latest Republic flyer, you don't need to call to setup for the new service. Our first trash day will be Wednesday October 3<sup>rd</sup>.

Currently Cristata is the only street with parking signs. If you park on the other streets in the subdivision, be sure to leave enough space to allow busses and firetrucks to pass.

One resident believes he might have seen a Wolf in the spring. Ohio does have a population of Coyotes, Wolves and an interesting hybrid called Coy-Wolves. They become more daring as they hunt to feed their pups in the spring. Google up coy-wolf or coyote wolf to learn more about this hybrid.

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		2017		2018	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 506.23	\$ 432.00	\$ 317.20
Dues	Phase II	\$2,160.00	\$2,170.00	\$2,500.00	\$2,265.00
Dues	Phase III	\$ 630.00	\$ 675.00	\$ 700.00	\$ 600.00
Total		\$3,150.00	\$3,251.23	\$3,632.00	\$3,182.20
Expense		2017		2018	
Entry Electric	Annual	\$ 168.00	\$ 156.00	\$ 156.00	\$ 156.00
Electric (Phase 2&3)	Annual	\$2,676.00	\$ 2,703.00	\$2,770.00	\$ 2,770.00
Entry Landscape	Annual	\$ 400.00	\$ 385.88	\$ 400.00	\$ 239.78
Entry Upgrade - Repair	One-time	\$ 80.00	* \$ 203.47	\$ 80.00	\$ 0.00
Mailbox	Annual	\$ 76.00	\$ 76.00	\$ 82.00	\$ 82.00
Copy, Postage, & Supplies	Annual	\$ 65.00	\$ 63.70	\$ 176.00	\$ 170.02
Reserves	Annual	\$ -315.00	\$ -336.82	\$ -32.00	\$ -235.60
Total		\$3,150.00	\$3,588.05	\$3,632.00	\$3,417.80
Balance			\$3,079.09		\$2,843.49

\* Includes new plants for South monument.