

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

September 25, 2020

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

Fall has arrived and the time has come for our Annual meeting and Board election. Due to Covid-19, we will not have a physical meeting at this time. Please send in any question, concerns, and desires to join the HOA board by email or US Mail. We are looking for three more board members. If we receive input requiring a meeting, we'll schedule a meeting later in the Fall.

We have received complaints over commercial vehicles parked on the street overnight and for extended periods. Please be aware that both the township and our covenants prohibit commercial businesses operating out of residential neighborhoods. While the line on commercial businesses operating out of a residence is fuzzy, especially with Covid-19, maintaining commercial vehicles on the street to support a business is much more blatant. If the vehicles cannot be maintained off the street, then perhaps they do not belong in the subdivision. Remember the larger vehicles add to the street congestion and may impede the use of emergency equipment in the neighborhood. Courtesy to our neighbors should also be a consideration.

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

... 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>
01/01/2020	Previous Balance	\$ «PreviousBal»
03/21/2020	2020 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»

For the past 2 years we used an outside landscaper. How did they do? We are looking for input and possible recommendations on other landscapers. Email your thoughts. **Thanks!**

Wet & Forget! Last Fall we ran across a product worth mentioning called Wet & Forget. It is a moss, mold, mildew & algae stain remover. It is applied with a garden sprayer (not a power washer). In days the offending material dies, and the weather will wash it away over months. We found this also works on the algae that blackens concrete driveways and roofs. As a preventative, it can be re-applied in the following year if needed. There are YouTube videos on the product. Home Depot and Lowes are a couple of stores that carry it.
<https://www.lowes.com/pd/Wet-and-Forget-128-fl-oz-Multi-surface-Outdoor-Cleaner/999972902> .

Reminders:

Please do not place signs at the entrance. The land is private property and is not for common use.

Please note, 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		2019		2020	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 432.00	\$ 491.38	\$ 360.00	\$ 358.30
Dues	Phase II	\$2,600.00	\$2,742.00	\$2,430.00	\$2,340.00
Dues	Phase III	\$ 700.00	\$ 700.00	\$ 630.00	\$ 450.00
Total		\$3,732.00	\$3,933.38	\$3,420.00	\$3,148.30
Expense		2019		2020	
Entry Electric	Annual	\$ 156.00	\$ 108.00	\$ 100.00	\$ 100.00
Electric (Phase 2&3)	Annual	\$2,770.00	\$ 2,734.00	\$2,810.00	\$ 2,810.00
Entry Landscape	Annual	\$ 320.00	\$ 237.49	\$ 320.00	\$ 260.00
Entry Upgrade - Fees	One-time	\$ 80.00	\$ 93.47	\$ 80.00	\$ 15.00
Mailbox	Annual	\$ 92.00	\$ 92.00	\$ 106.00	\$ 106.00
Copy, Postage, & Supplies	Annual	\$ 70.00	\$ 86.41	\$ 72.00	\$ 66.00
Capital Contributions		\$ 0.00	\$ -100.00	\$ 0.00	
Change in Reserves	Annual	\$ 244.00	\$ 438.01	\$ -68.00	\$ -208.70
Total		\$3,732.00	\$3,251.37	\$3,420.00	\$3,357.00
Balance			\$3,687.91		\$3,479.21