

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

September 25, 2021

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 to fill three board vacancies. Please consider nominating yourself or someone you believe would do an excellent job representing our neighborhood. Provide reason(s) why the nominee would qualify. Nominations should be submitted prior to November for the office running one year in 2022. If necessary we will conduct an annual meeting in person later this Fall.

Please note that permanent above ground pools are prohibited per our covenants.

A reminder, yard signs are prohibited per our DCR section 5. We've allowed political signs for a short period of time and expect that they are taken down in a timely manner after the election. Thanks!

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

With this publication we would like to introduce a new feature which hopefully will develop into an annual event. The purpose is to foster a community spirit and civic pride among our neighbors in the Mt. Holly Preserve Subdivision. ... **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:

Date	Transaction	Amount
01/01/2021	Previous Balance	\$ «PreviousBal»
03/21/2021	2021 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»

Nominations are now being solicited for a person/family in Mt Holly that in the past year demonstrated a particularly high level of goodwill within the neighborhood or shown a strong pride in one's property or the community at large which would reflect positively on the entire neighborhood.

No self-nominees. Independent/objective multiple nominees present stronger cases. Nominations must be submitted prior to year's end. The nomination should identify the person/persons, the particular act/acts and reason why nominated (50 words or less). The nominating party living in the subdivision should be identified along with whether you wish to remain unknown. The winning nominee will be named and featured in our Spring Newsletter. Aside from bragging rights, the winner will be permitted to proudly display for the year an attractive small sign announcing the status of this household being the "Mt Holly Preserve Citizen of the Year".

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 UNSUBSCRIBE to the flyers left in your DRIVEWAY if you do not want them.

<https://www.save.com/mailing/delivery-options>. 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		2020		2021	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 399.68	\$ 360.00	\$ 306.46
Dues	Phase II	\$2,430.00	\$2,340.00	\$2,700.00	\$ 2,150.00
Dues	Phase III	\$ 630.00	\$ 720.00	\$ 630.00	\$ 270.00
Total		\$3,420.00	\$3,459.68	\$3,690.00	\$ 2,726.46
Expense		2020		2021	
Entry Electric	Annual	\$ 100.00	\$ 100.00	\$ 110.00	\$ 100.00
Electric (Phase 2&3)	Annual	\$2,810.00	\$ 2,810.00	\$2,892.00	\$ 2,892.00
Entry Landscape	Annual	\$ 320.00	\$ 350.00	\$ 350.00	\$ 320.00
Entry Upgrade - Fees	One-time	\$ 80.00	\$ 0.00	\$ 50.00	\$ 0.00
Mailbox	Annual	\$ 106.00	\$ 106.00	\$ 134.00	\$ 134.00
Copy, Postage, & Supplies	Annual	\$ 72.00	\$ 66.00	\$ 141.00	\$ 140.51
Legal / Recording	One-time	\$ 0.00	\$ 15.00	\$ 0.00	\$ 0.00
Change in Reserves	Annual	\$ -68.00	\$ 12.68	\$ 13.00	\$ -860.05
Total		\$3,420.00	\$3,447.00	\$3,690.00	\$3,586.51
Cash Balance		As of 12/31	\$3,700.59	As of 9/25	\$2,840.54