

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

September 25, 2022

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 2023. If necessary we will conduct an annual meeting in person later this Fall.

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

We would like to continue a feature which we started last year. The purpose is to foster a community spirit and civic pride among our neighbors in the Mt. Holly Preserve Subdivision.

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.

... Continued on the back ...

For Community News, please visit our website at: <http://www.MtHollyPreserve.org> **Updated!**
Email us at board@MtHollyPreserve.org Financials are on the back.

Statement of Account Lot: «Lot» Phase: «Phase»

Transaction History:

<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2022	Previous Balance	\$ «PreviousBal»
03/21/2022	2022 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

Balance Due within 30 days of receipt: \$ «CurrentBal»

Please write your lot number on your remittance and send to the address on top.

Contact Information on file. Please correct and return if it has changed.

Lot: «Lot» Phone: «Phone»
Email: «email» Addl : «email2»

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". Our past recipient, Al Hannan, has represented our community very well this year. So, please give serious consideration for nominating our next annual citizen of the year.

AEP Energy & Batavia Township sent a letter out to everyone in the Township. If you do not respond, your Natural Gas supplier will become AEP as part of the Aggregation. You'll be locked in at the rate noted in the letter. If you want to Opt Out from being switched, you must respond before October 7, 2022. Their number is 1-888-659-3888. Duke's Natural Gas rates are variable. There has been some discussion on the NextDoor site.

Reminders:

Please do not place signs at the entrance, including realtor signs, unless permitted by the front homeowners. 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		2021		2022	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 346.46	\$ 432.00	\$ 294.00
Dues	Phase II	\$ 2,700.00	\$ 2,610.80	\$ 2,975.00	\$ 2,135.00
Dues	Phase III	\$ 630.00	\$ 360.00	\$ 765.00	\$ 692.80
Total		\$ 3,690.00	\$ 3,317.26	\$ 4,172.00	\$ 3,121.80
Expense		2021		2022	
Entry Electric	Annual	\$ 110.00	\$ 100.00	\$ 120.00	\$ 120.00
Electric (Phase 2&3)	Annual	\$ 2,892.00	\$ 2,892.00	\$ 2,940.00	\$ 3,020.00
Entry Landscape	Annual	\$ 350.00	\$ 415.50	\$ 400.00	\$ 362.00
Entry Upgrade - Repair	One-time	\$ 50.00	\$ 243.00	\$ 50.00	\$ 0.00
Mailbox	Annual	\$ 134.00	\$ 134.00	\$ 166.00	\$ 166.00
Copy, Postage, & Supplies	Annual	\$ 141.00	\$ 148.26	\$ 100.00	\$ 92.80
Change in Reserves	Annual	\$ 13.00	\$ -615.50	\$ 396.00	\$ -639.00
Total		\$ 3,690.00	\$ 3,932.76	\$ 4,172.00	\$ 3,760.80
Balance		As of 12/31	\$ 3,085.09	As of 9/25	\$ 2,446.09