

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

September 25, 2023

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 24nd, 7pm – Batavia Township Center – 1535 Clough Pike

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 the October meeting for the office running one year in 2023.

Additionally, community safety concerns will also be discussed. We are hopeful that Karen Swartz, Township Administrator, will attend. She is the conduit with all the township safety departments, including the Sheriff's Department. So, bring all your safety questions and concerns.

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

Covenants - We would like to try and update the Covenants again in regards to Section 10 – Parking of Trucks and other Vehicles. Please review the attached document.

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

Email us at board@MtHollyPreserve.org

More News and Financials are on the backside.

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

Transaction History:

<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2023	Previous Balance	\$ «PreviousBal»
03/21/2023	2023 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»

Citizen of the Year - We would like to continue a feature which we started two years ago. 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.

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 anonymous. 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, Patricia Nicodemus, has represented our community very well this year. So, please give serious consideration for nominating our next annual citizen of the year.

Facebook Group page - Kyle Gray created a private Facebook page for our subdivision so members can interact with each other. The URL is <https://www.facebook.com/groups/200989739173205> .

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.

Mt Holly Preserve Community Association Financials					
Income		2022		2023	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 432.00	\$ 472.28	\$ 432.00	\$ 302.00
Dues	Phase II	\$2,975.00	\$ 2,985.00	\$2,975.00	\$ 2,652.14
Dues	Phase III	\$ 765.00	\$ 878.60	\$ 765.00	\$ 428.00
Total		\$4,172.00	\$ 4,335.88	\$4,172.00	\$ 3,382.14
Expense		2022		2023	
Entry Electric	Annual	\$ 120.00	\$ 120.00	\$ 120.00	\$ 130.00
Electric (Phase 2&3) *	Annual	\$2,940.00	\$ 3,020.00	\$3,180.00	\$ 2,965.80
Entry Landscape	Annual	\$ 400.00	\$ 442.00	\$ 450.00	\$ 387.00
Entry Upgrade - Repair	One-time	\$ 50.00	\$ 0.00	\$ 50.00	\$ 0.00
Mailbox	Annual	\$ 166.00	\$ 166.00	\$ 176.00	\$ 176.00
Copy, Postage, & Supplies	Annual	\$ 100.00	\$ 92.80	\$ 110.00	\$ 123.20
Change in Reserves	Annual	\$ 396.00	\$ 495.08	\$ 86.00	\$ -468.86
Total		\$4,172.00	\$3,840.80	\$4,172.00	\$3,782.00
Balance		As of 12/31	\$3,580.17	As of 9/25	\$ 3,180.31

* Duke sent a \$314.20 refund. Credited to Ph2 & 3 lighting.