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

September 25, 2026

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 27th, 6:30pm – Batavia Township Center – 1535 Clough Pike

We invite all residents to share any questions, concerns, or interest in joining the HOA Board via email or U.S. Mail. If you know someone who would be a strong advocate for our neighborhood, or if you'd like to nominate yourself, please include a brief explanation of why the nominee is well-suited for the role. Nominations are due by October 15th for consideration at the October meeting, with three Board positions up for election, for a two-year term, beginning in 2027. Mail-in ballots may be requested by email or U.S. Mail and must be received at the P.O. Box no later than October 24th.

Outdoor Movie Night! Saturday October 10th at 7pm at 3481 Winter Holly Dr. More details via Facebook and email for any future events.

Vote! There are two levies on the November 3rd ballot that apply to our community. One of these is the Batavia Township Fire Levy again, which has generated questions due to its structure and cost.

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

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:

Date	Transaction	Amount
01/01/2026	Previous Balance	$ «PreviousBal»
03/21/2026	2026 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»

Thanks to your continued support and volunteer spirit, your elected board has been able to maintain minimal dues while upholding strong fiscal responsibility. Thank you.

Resident of the Year - We would like to continue a feature which we started four 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 Resident of the Year". Our past recipients, Don & Betty Fogt, has represented our community very well this year. So, please give serious consideration for nominating our next annual resident of the year.

Reminders:

- Please do not place signs at the subdivision entrance without permission from the adjacent homeowners. This area is private property.
- All surrounding woods are privately owned and must be respected.
- Many lots include a Green Belt Easement, as noted in the Platte surveys. Live tree removal within this easement is prohibited; dead trees may be cleared. Tree removal outside the easement is at the homeowner's discretion.
- Avoid storing unsightly items in the Green Belt area visible to neighbors or passersby.
- Please avoid mowing grass into the roadways.

For full details, refer to Section 14 of our Covenants and Deed Restrictions, available on our website along with the Platte surveys.

Facebook Group page - The URL is https://www.facebook.com/groups/200989739173205

Mt Holly Preserve Community Association Financials

Income		**2025**		**2026**	
		Planned	**Actual**	**Planned**	**Actual to Date**
Dues	Phase I	$ 468.00	$ 440.44	$ 540.00	$ 413.68
Dues	Phase II & III	$4,400.00	$ 4,125.25	$4,840.00	$ 4,070.31
Total		$4,868.00	$ 4,565.69	$5,380.00	$ 4,483.99
Expense		**2025**		**2026**	
Entry Electric	Annual	$ 150.00	$ 150.00	$ 156.00	$ 156.00
Electric - Phase II & III	Annual	$3,640.00	$ 3,746.00	$3,936.00	$ 3,932.00
Entry Landscape	Annual	$ 450.00	$ 408.06	$ 290.00	$ 132.53
Entry Upgrade - Repair	One-time	$ 50.00	$ 0.00	$ 50.00	$ 0.00
Mailbox	Annual	$ 192.00	$ 192.00	$ 196.00	$ 192.00
Postage, Recording, & RotY	Annual	$ 220.00	$ 256.91	$ 310.00	$ 306.80
Change in Reserves	Annual	$ 166.00	$ -187.28	$ 442.00	$ -239.34
Total		$4,868.00	$4,752.97	$5,380.00	$4,723.33
Balance		As of 12/31	$3,303.79	As of 9/21	$3,064.45