

January 15, 2008

Happy  
New Year!**Princeton News**P. O. Box 172 • Murrayville, GA 30564 • [princetonhoa@bellsouth.net](mailto:princetonhoa@bellsouth.net)**OFFICERS' MEETING**

**Y**our newly elected officers wish you a very happy New Year for 2008. The Princeton Homeowners' Association officers that were elected by you are as follows:

President..... Bob Byrd  
Vice President...Shane Crider  
Treasurer.....Jim Carmichael  
Secretary..... Wanda Land

As stated in the association minutes that were distributed in December, we are now incorporated as Princeton Homeowners' Association. A Quit Claim Deed was given to the association in October for approximately 25 acres of common ground.

Your officers met on January 4 and discussed many items of importance to the homeowners. Anytime you have questions or concerns about any topic related to our subdivision, please do not hesitate to contact these officers.

As 2008 begins, many items were discussed at the officers' meeting:

- Regular Newsletter
- Improving/landscaping common grounds
- "Dressing up" front entrance to subdivision
- Princeton website
- 2007 past due dues
- 2008 dues
- Putting the common grounds into an agricultural trust
- Liability insurance on subdivision and officers
- Covenants

As of January 1, 2008, the Architectural Committee of the subdivision and its duties were given to the officers. If you would like to be on this committee,



please contact any officer. This is your subdivision, and your help is needed!♦

**2007 HOMEOWNERS' DUES**

**T**he homeowners' dues for Princeton Subdivision remain at \$100. That is quite an unusually low amount for a subdivision as nice as ours. As part of the legal paperwork when purchasing a home in Princeton, we all paid \$100 initiation fee and agreed to pay \$100 annually.

The By-Laws of Princeton Homeowners' Association, Inc. states in Article VI:

*Section 3. Time for payment and delinquency. The association members shall be notified each year in March of their assessed payment. The payment should be sent to the Association's PO Box within 60 days after receipt of assessment. If assessed funds have not been received by the 60-day time limit, the Association member shall be delinquent.*

*Section 4. Enforcement of delinquent members. The Association member will re-*

*ceive a written notice of being delinquent. If funds are not received within 30 days, this will constitute a lien against the affected property.*

All homeowners were notified in June, November, and December to pay their 2007 dues. The 60-day time limit has long passed, and we need your dues. Those members owing 2007 dues have an enclosed bill with this newsletter.

**2007 Dues  
Must Be Paid by  
February 15,  
2008**

If you purchased your home during 2007, please contact Jim Carmichael so he can prorate your 2007 dues [princetonhoa@bellsouth.net](mailto:princetonhoa@bellsouth.net) ♦

**Keep our dues to  
\$100 by voting for  
the Agricultural Trust.**

**See Article on  
Page 2.**

**Vote by February 15.  
Ballot and SASE  
enclosed.**

**COVENANTS**

**A**ll of us want our homes and property to maintain a high value. One of the things we can do to assure this is to follow the covenants.

If you have not read the covenants lately, it might be a good idea to refresh yourself with them. If you do not have a copy of the covenants,

please contact one of the officers.

If you are thinking about any improvements and/or additions to your property, it also would be a good idea to read the covenants first. If you need to make a change to your property

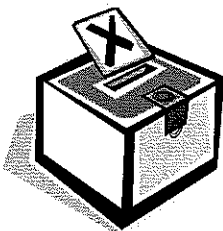


and your lot will not allow this in order to comply with the covenants, apply for a variance by contacting an officer.

Please remember that your officers are not the covenant policemen; they are only trying to uphold the covenants that we all need to provide consistency in our subdivision.♦

*Your vote for the  
Agricultural  
Trust is very  
important.*

*Please vote  
before  
February 15!*



## COMMON GROUND IN AGRICULTURAL TRUST

**A**t present Princeton Homeowners' Association (PHOA) is taxed on 3 parcels of land. Only parcel 3 qualifies for an Agricultural Trust which would reduce the taxes considerably (from \$3071.78 paid this year to about \$300). By placing it in an Agricultural Trust the land would have to remain in its natural state for 10 years.

Many of the Princeton Homeowners' have suggested to the officers that the land should be placed in the trust. We could not place this common ground in agricultural trust until official officers were elected. They are now recommending this to the membership.

As we are a Homeowners' Association, we all are involved in current ownership of the com-

mon grounds and must all agree to put the land in a trust. Since many members do not send in their ballots, those ballots not received will be considered as a "YES." This must be filed by February 29 with the county to receive a tax reduction for this year.

Remember, you must have paid your 2007 dues to be eligible to vote.♦

*Your 2008  
Homeowner's dues  
must be  
paid by  
May 1.*

*Important  
DATE!*

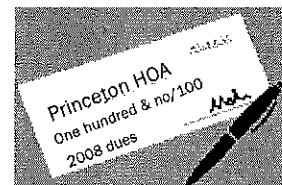
*Dues may be paid  
now to save  
postage on  
reminders!*



## 2008 HOMEOWNERS' DUES

**A**ccording to the by-laws, you will be officially notified March 1 for payment of 2008 dues of \$100. The 60-day due date for 2008 dues will be May 1.

If you would like to pay your dues at the same time you mail your common ground vote, use the same SASE with the form given below. Paying now will save postage for reminders.♦



## 2008 Princeton HOA Dues

I am enclosing my 2008 Homeowners' Dues of \$100.

Printed Name

Signature

Street Address