

April 2008

Princeton News

P. O. Box 172 • Murrayville, GA 30564 • princetonhoa@bellsouth.net



www.princtonsubdivision.com

As 2008 began, your officers discussed the following items:

- 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

Since January they have been busy addressing these issues and concerns. Read ahead for updates.

Please feel free to contact us at anytime if you have questions or concerns.



COMMON GROUND

The common ground of Princeton Homeowners' Association is now in an Agricultural Trust. It has been accepted by the State of Georgia.

We are the first subdivision in Hall County to put our common ground in an Agricultural Trust. Our taxes will be drastically reduced due to this change. Because of this trust, no improvements will be made to the common grounds. It will be left in its natural state other than maintenance. No building or development will be on this ground. Please remember, no vehicles of any kind can be on the common ground or areas under power lines.

2007 DUES

Those homeowners who have not paid dues for 2007 have been sent reminders and certified letters according to the Princeton bylaws. Further legal action will be taken. Please contact us with questions.

INSURANCE POLICY

A liability insurance policy is now in place to protect the Princeton Homeowners' Association and the common grounds from legal actions. This policy does not include individual homeowners on their own property.

WEBSITE

Princeton now has a website (see web address at top). Many areas are under construction, but any suggestions or comments are welcomed. Please e-mail us at princetonhoa@bellsouth.net for anything that you feel would be of importance to the homeowners.

This is YOUR website! We want it to be useful.

FRONT ENTRANCE

We have been talking to businesses for prices on landscaping, maintenance, and repairs to the front entrance.

Our sign and fencing at the entrance will also be replaced in the near future.

SIDEWALKS

Thank you to those homeowners who removed the mud on March 16 from the street on Old Princeton Ridge. Your efforts are very much appreciated.

Bill Lathem, original developer, had his crew pour the remainder of sidewalks in the subdivision. We realize there is a problem of erosion around the sidewalks. We have contacted Hall County Streets & Road division, and according to them, Mr. Lathem will correct the situation—even though there is no specific time frame. If you have a problem near your home with this erosion, it would not hurt for you to call the county as a homeowner. This may generate some faster results.♦



COVENANTS

All 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 amended cove-

nants or bylaws, please contact one of the officers or go to the website.

If you know you are in violation of any covenant, please correct any problem areas. We have



seen trailers and boats in violation, seasonal decorations out of date, and yards not maintained.

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.♦

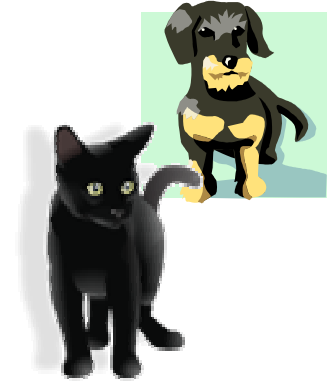
LEASH LAW FOR HALL COUNTY RESIDENTS

Hall County has a Full Confinement Law, meaning that both dogs and cats are to be within a physical barrier to the owner's property. If there is not a barrier, animals should remain on a leash at all times. Failure to abide by this law will result

in a fine of \$155.25 every time your animal is found without a leash or behind a physical barrier to your property.

Please be sure to follow the county Leash Law. A copy of the Gainesville-Hall Animal Control brochure can be found on the Princeton website.

We want all of our neighbors to be responsible with their animals. If you notice that a neighbor is not abiding by this law or if you have any questions, please contact Hall County Animal Control at 770-531-6830, Supervisor M. R. Phillips.♦



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



2008 HOMEOWNERS' DUES

According to the by-laws, you have been officially notified on March 1 for payment of 2008 dues of \$100. The 60-day due date for 2008 dues is May 1.

Thanks to those of you who have already paid their 2008 HOA dues. We are hopeful that by May 1 we will have the remainder of homeowners paying.♦



Princeton Homeowners' Association
P.O. Box 172
Murrayville, GA 30564

