

October 2008

Princeton News

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



www.princtonsubdivision.com

COMMITTEE MEETINGS PRODUCTIVE



Look for your packet of revisions & budget proposal by November 1

A special thanks to all of those who have been working on committee work:

Bob Byrd

- Jim & Janice Carmichael
- Shane Crider
- Carey & Candice Hollman
- Kevin & Cathy Hooper
- Joe Inman
- Bruce & April Kingsbury
- Dennis & Wanda Land
- Richard & Marianne Leidy
- Francis Lyons
- Nick Moore
- Leah Provinson
- Frank & Judy Ray

Meetings were held on September 29, October 6, and October 13.

Because of the number of people involved, all committee members gave input to all committees.

Social: The main duties of this committee will be to welcome new homeowners to the Princeton community.

The Association hopes to have a welcome bag which could include the most recent HOA newsletter, a homeowner's listing, a subdivision lot layout, a Hall County map and maybe even area coupons. If any of you know of an item that would help to welcome a new member to our area, please e-mail princetonhoa@bellsouth.net or call one of the Association officers.

Bylaw Revisions: The reason for bylaw revision was clarification not change. However, there are areas that needed a little change. As the Association worked through the first year without the developer being involved, items were noted that did not work well for the membership. These proposed suggestions include items that could not have been foreseen until the Association worked to implement them this year. See your copy of the proposed bylaw revisions coming soon to your front door.

Covenant Revisions: The covenants were reviewed by the committee for the same reasons as the bylaws. These proposed revisions will be delivered to your door step too.

Budget: As of today, Princeton HOA will be carrying forward approximately \$7,000 toward next year's expenses. This along with the 2009 yearly homeowner dues of only \$100 will leave the Association in great financial standing. This will allow money for future needs of our Princeton community. Again, see your copy of the 2009 Budget Proposal.

It is important that 55% of the homeowners or their signed proxies attend the annual meeting in November. The membership will vote on the proposed bylaw and covenant revisions along with the annual budget

**ANNUAL MEETING
NOVEMBER 17
7-9 PM
MURRAYVILLE PARK
COMMUNITY CENTER
5666 BARK CAMP
ROAD
IN MURRAYVILLE**

After only one year of self-governing, it is difficult to find willing volunteers to serve the Association's needs. It is hopeful the suggested revisions in the covenants and bylaws will help ease the day to day business of the Association. Volunteers are needed and suggestions are welcome. But, most importantly, the vote of every home in our community is essential. Unfortunately, without the membership support, it may become necessary for the association to be turned over to a management company. This is certainly not the best solution for the Princeton community, and it would be costly to each homeowner. Your votes and participation are needed.

Princeton Homeowners' Association Financial Report 9-30-08

Beginning balance January 2008	\$6,601.67	Certified letters (Non-payment 2007 & 2008 dues)	\$133.26
Income to date	\$14,561.91	Certified letters (Covenant violations)	\$29.40
Expenses -		Overpayment of dues @2 home owners	\$12.85
Attorney -	\$551.25	Entrance signs	\$3,114.00
Post office box	\$36.00	Stonework	\$825.00
Postage-	\$596.80	New stone column & caps	\$825.00
CPA-	\$95.00	Fence	\$3,536.00
Supplies-	\$157.64	Landscaping	\$1,228.55
HOA Insurance	\$700.00	Rental of Murrayville Community Center	\$87.50
Filing fees (CUV & Liens)	\$127.00	Property taxes on one section	\$155.42
Set-up website	\$142.01	Total expenditures	<u>\$12,352.68</u>
		Balance as of 09/30/08	<u>\$8,810.90</u>

LAWN MAINTENANCE

A large portion of the annual budget goes toward the maintenance of the front entrance landscape. The common ground on the left side as one enters the subdivision also needs work. And, there are other common

ground areas that need the attention of the HOA. It is the goal of the Association officers to save money and not to spend all the money in the treasury. It is important to have a financial reserve. It is the hope of the current officers that the homeowners of the Princeton community will

volunteer to help with some of the extra maintenance work. To assist in areas like, planting flowers, clearing the overgrown area at the front entrance, transporting free mulch or even cutting grass in areas that are not currently being cut due to the cost. Please help the HOA officers,

think how all homeowners can help with beautifying the subdivision and saving Association money. It could be as simple as sharing plants like day lilies and donating them for use in common ground planting. Be thinking.♦



In an effort to keep the cost of running the HOA as low as possible, volunteers will be delivering packets containing the proposed bylaws and covenant changes along with the 2009 budget to your home. Please look for this at your front door. If you do not wish to receive this at your door, let the Association know now by e-mailing princetonhoa@bellsouth.net or by leaving a message at 770-532-4307. Be sure to leave your name and home address too.

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

Annual Meeting
November 17 @ 7 PM