

March 2009

Princeton News

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



www.princtonsubdivision.com

AN INTRODUCTION . . .

Hello to all. I'm Cathy Hooper, and it has been about two years since my move into the Princeton Community. Somehow, I've allow myself to be persuaded into serving as an officer for the Princeton Home Owner's Association. I wasn't looking to become an officer of the PHOA, but sometimes life just has other plans. I'm not real sure what to expect or even what comes next. Hopefully we all can get through this together with ease.

As an officer of the PHOA, it is my hope this will be a non-eventful year. I know that sounds terrible, but non-eventful in a good way. Good as in all the budgeted items get completed and goes smoothly; everyone pays their small association dues and is happy to live in such a wonderful and well-kept community.

As a fellow homeowner, I ask each person within our community to be a steward. Look for ways to keep Princeton clean and safe. Take notice of the beauty. As we are out in the neighborhood take note of our suspicious activity in the area, report it. And, please look for other ways to help make our community better and keep our property values in place. Think of donating time for any

forthcoming PHOA work days. Any labor given will save dollars in the PHOA budget. Think of donating plants, mulch or pine straw. Again, any items donated will save the budget. And, most of all – Princeton is home. This is the area in which each of us has chosen to make an investment. Please assist within our Princeton Community. We are all neighbors and in this together. Thank you and best wishes this year and the years to follow

How to reach me;

Email -

princetonhoa@bellsouth.net

Cathy Hooper, President -

770-532-8540

Please remember, I am a volunteer. I, like many of you have a very full life. If you need to call, please do so. Most likely you will need to leave a message. I will return the call as soon as possible.

2009 HALL COUNTY HOUSEHOLD APPLI- ANCE PICK-UP WEEK

Here's a chance to dispose of large household appliance items from your home, limited to: Stoves/Ranges, Refrigerators/Freezers, Washers, Dryers, Water Heaters, and Dish Washers. There is a limit of 3 items per household.

Call Mon-Fri from 8 a.m. to 3 p.m. February 23-March 6 to register for pick up. You **MUST** register by March 6.

Hall County residents, call 678-450-1755.

Check out our website for more details.

A NOTE FROM OUR VICE PRESIDENT

I am April Kingsbury, newly elected VP of Princeton Homeowners' Association. I live at 4430 Enfield Drive along with my husband Bruce, and mother Betty. We moved to Princeton in June, 2006 after looking at many subdivisions in Forsyth and Hall counties. We felt Princeton is a great family community to live in and enjoy having our adult children and our two granddaughters over to visit.

As Vice President, I am looking forward to the finalization of the Landscape Committee. It is my hope,

that soon, we all can get to the task of improving the appearance of the front entrance, common areas, and empty lots. This can only be achieved with volunteer help from the homeowners, as our budget is limited in the landscaping area. It may take some time to accomplish the landscaping and cleaning task, but as a community, we can achieve this. We have a few volunteers and are looking for more. If you would like to help with this committee, have any ideas, suggestions or have a priority area, please contact me at

april_d_k@yahoo.com or my cell 678-936-8524. Looking forward to your input.

2009 Princeton Officers:

Cathy Hooper	President
April Kingsbury	Vice President
Jim Carmichael	Treasurer
Wanda Land	Secretary

VOTING RESULTS

The first amendment to the bylaws and the **s e c o n d** amendment to the covenants passed by more than the 55% required vote. As soon as the recorded documents are returned to the association the deed book and page numbers will be available. Rather than putting all the amendments on the PHOA

web site, a compilation will be placed there for the members. The compilation will much easier to read than jumping between the recorded documents. The original recordings will be available in the Hall County Clerk of Court Deed Room or the PHOA Secretary will provide a copy upon request.

The revision committee worked on these clarifications to make the documents easier to understand. It was never the intent to make drastic changes in these amendments. Hopefully these amendments will work well for all.

Check the website for updated covenant and bylaw.

PET OWNERS

Please be a responsible pet owner. When walking your dog, please take your cleanup supplies. Many homeowners have complained about the dog's waste on the sidewalks in Princeton.

As spring is coming, more people will be walking for exercise and the waste could be a possible health issue.

As a safety issue, please remove all Christmas lights from your home and yard. Thank you.

COMMON AREA

After much effort by both the previous officers, current officers and the PHOA attorney, the final piece of green space, the front entrance common ground from Sardis to Enfield, has been transferred to

the Princeton Homeowners' Association. This transfer did not place in 2008 as the officers had hoped but rather in 2009. According to the Hall County Tax Office, the PHOA cannot try to place this parcel into the Trust with the other

green space until 2010. By placing this into the Trust the taxes can be greatly reduced. Previously the Phase III green space of about 25 acres had been turned over by the developer. The PHOA placed this large parcel into an agricul-

the tract that runs both sides of the lower part of Old Princeton Ridge following the stream and meeting up with the recently transferred property on Enfield.

Princeton HOA Workday March 28



Many thanks to Tim Stevenson who has agreed to cut the grass at the front entrance. He has been working hard in cleaning the area that has grown so much last year.

We are asking that as many homeowners as possible to come to the front entrance at 9:00 a.m. on March 28 to help with landscaping on the front entrance. Bring your tools, wheelbarrows, etc. If you have a pickup and would be willing to help haul FREE mulch from the Oakwood area, please contact April Kingsbury at april_d_k@yahoo.com or 678-936-8524. An alternate date (in case of rain or to finish work) is April 18.

PRINCETON FACTS

Did you know there are a total of 127 building lots in the Princeton Subdivision? This does not include the green space. And, currently there are only 11 lots that have not been developed. Most vacant lots are owned by a couple of builders, the developer and a bank.

Do you know what you can get for less than 28 cents a day? One paid year of membership in the Princeton Homeowners Association. The yearly membership dues are less than \$2.00 a week. Princeton HOA is a mandatory association as set up by the developer. Each homeowner is required to meet their obligation of yearly dues. Dues are late 60

days after notification in March.

What is the purpose of these dues? The dues pay the property taxes on the common grounds. It also pays for any legal expenses the PHOA incurs. In addition to that it pays for the grounds and entrance upkeep. There are other expenses for maintaining the association. Please refer to the annual budget for a more detail breakdown. The low PHOA fee of \$100 a year is extremely reasonable. The Princeton Community is a lovely area and this fee helps to maintain the appearance.

Why does the PHOA need my email address? The PHOA would like to have all homeowners'

email for several reasons. It is a great money saver for the Association. Meeting notices, volunteer work day information, and project ideas can be emailed for quick notification. But even more important – alerts can be sent. These alerts could be information of water shut off by the City/County, a case of rabies in our area, or even to inform homeowners of a home break-in. It is a great way to communicate information quickly.



Please provide your email address by emailing the PHOA at princetonhoa@bellsouth.net.

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Front Entrance Sign: Thanks to all who responded to our e-mail about the proposed sign to put at the front entrance for messages, etc. After investigation, we found that Hall County will not allow a second permanent sign at the subdivision entrance. If this is something we really wish to do later, we could petition the county.

For the time being we will continue to use our temporary sign for messages to the homeowners.

Princeton Homeowners' Association Financial Report 1-30-09

Item	Budget Amount	Year-to-date Spent	January
Beginning Balance			\$7,988.79
Income			+216.67
Taxes	1,500.00		
Incorporation Renewal	30.00	30.00	30.00
Landscaping	3,000.00		
Sign at Exit	350.00		
Attorney Fees	1,500.00	427.50	427.50
CPA-tax return	100.00		
Web Maintenance	650.00		
Post Office Box	38.00		
Supplies	2,000.00		
Miscellaneous	500.00		
Insurance for HOA	850.00		
Murrayville Center Rental	600.00		
Total Expenses	11,118.00	457.50	-457.50
Ending Balance			7,747.96



See attached invoice for 2009 Homeowner's Dues of \$100.00

Thanks to those who have already paid!

Payment due by May 1 to avoid late charges, penalties, liens, and interest.

A TIP FOR PRINCETON HOA MEMBERS: HOW TO STOP THE "FREEBIE" PAPER



Randomly the Lanier Life (the paper in the orange plastic wrap) is spotted on drives, sidewalks and in ditches of the Princeton Community. While some people enjoy this free circular, others may not. It is simple to stop the paper from being delivered to your address. Call the Times circulation department at 770-532-2222. Ask for the service of the Lanier Life to stop. They will need your street address.

Attention: Princeton Homeowners' Association now has an official corporate seal on an embosser. Any letter from one of the officers will be on Princeton letterhead and will have an imprint of the seal.