



www.princtonsubdivision.com

IT'S SPRINGTIME!

Everyone, welcome to spring! With spring comes many wonderful times. Lovely flowers, budding green leaves, grass just starting to green after the cold dark winter. Oh so very nice - except for those chores. Chores like mowing the grass, weeding the lawn, flower beds and islands, picking up debris and moving it out of sight, spreading the mulch that has been waiting in dormant piles or mislaid bags.

*Everyone,
please take a
look around to
make sure your
home and lot
are ready for
spring.*

Spring was looking pretty good and will look even better once the chores are finished.

The HOA has already received notification of possible covenants violations. As these violations are presented, the officers have little option but to address each. This is not a pleasant task for the officers or the homeowners. Everyone, please take a look around to make sure your home and lot are ready for spring.♦

2009 Princeton Officers:	
Cathy Hooper	President
April Kingsbury	Vice President
Jim Carmichael	Treasurer
Wanda Land	Secretary

Q&A

The Homeowners' Association officers have been asked a few questions over the past few months. What better way to address some of these questions but in the newsletter.

What is the Princeton Homeowners' Association doing about the vacant lots and their poor appearance?

Many of the lots in questions are either builder owned or bank owned due to foreclosure. The Princeton Homeowners' Association officers have been working very hard on contacting the owners of these properties and requiring them to bring their properties in compliance with the covenants. Some of the property owners have been extremely difficult to reach. We, as an association, cannot trespass onto someone else's property even if it is to clean up the unsightliness. There is a protocol that the PHOA must follow. The officers are working through these steps. Please remember that each of us is responsible for our own property. Curb appeal is not only a lovely pot of flowers on the front porch but also includes weeds being pulled or sprayed, the islands or flower beds being weed free, the grass mowed routinely, the side walk edged and even includes keeping the house façade clean.

Why is there discussion concerning the annual dues?

There is a long multi-part answer.

Let it be said, the PHOA officers do not intend to raise the dues. In fact the officers and non-officers alike are

doing everything possible they can do to keep from doing that. Dues pay for many mandatory items. Because Princeton HOA owns 25 plus acres of green space/common grounds, the PHOA must pay taxes on that property. Because of liabilities the PHOA must have insurance. The covenants state the PHOA must keep the appearance of the subdivision in order. In order to collect the HOA fees, bills must be sent and a checking account must be maintained. All of these items are expenses to the Association. The real issue comes when property owners do not pay the very reasonable fee. This causes a shortfall in the budget. If that shortfall is greater than the budget reserve then there will be no other options than to make up that difference. Please know this is not a statement that HOA fees are going to be raised but rather information explaining issues that could bring forth the possibility.

As a homeowner it is our responsibility to pay our dues each year when the notice is received. As of May 28, 2009, there are 10 homeowners who have not paid their dues. This is well past the payment due date. In accordance with the covenants a certified letter must be sent to these homeowners. The homeowner will now owe \$100 plus the expense of mailing the certified letter and mailing a second regular postage letter. These letters give an additional thirty days to pay (June 1). If payment is not made, a lien is placed on the property for non-payment. The lien does not guarantee payment to the PHOA and this creates a budget short fall.

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The PHOA budget was set with each voting homeowner's approval in the November election. Currently there are 8 properties with existing liens. At least 3 properties with liens were foreclosed on. Foreclosure wipes out the PHOA liens. Princeton suffers another budget short fall. The PHOA has liens on 2 properties for both 2007 and 2008. It could be that the PHOA will need to file additional liens in 2009. Unfortunately, when a home is foreclosed on by a mortgage holder, the mortgage holder is only required to pay dues from the time it takes possession of the property. All previous dues are not paid even if liens have been filed. Yet another loss to the Association. Due to the economic times, the association has also been faced with bankruptcies of homeowners in our subdivision. Either the Association will receive no money or pennies on the dollar. This creates another budget short fall. There are many budget issues that must be faced within the HOA.

Because the developer did not deed all of the common areas over to the association in 2008, the Association is faced with unexpected legal fees and additional property taxes in 2009. The 2008 property tax has been paid. The 2009 taxes will be due year end. All of this must come out of the current budget as HOA fees are not collected again until March 2010. Here is a little good news. Because the PHOA has a portion of the common area/green space in an agricultural trust the HOA should be able to add the remaining property to that trust in 2010. The property cannot be put in the trust until HOA has owned the property as of January 1. With the common area being placed in the agricultural trust in 2010, the taxes should be greatly reduced. This should help the 2010 budget.

Why have the officers posted for volunteer clean-up days of the entrance?

If we, as homeowners, put out pine straw or mulch, plant flowers and mow the front entrance area, we all

help to reduce the cost of lawn maintenance. Lawn maintenance is a costly portion of the annual budget. The PHOA is working to save funds in this area to help to alleviate the possibility of a budget short fall. There was a very good turnout for the last planned Saturday clean-up. A heartfelt thank you goes out to all that came out to help. The daylilies planted in the front were donated. This is another savings for the PHOA budget. The PHOA officers and members would also like to thank those that are mowing the entrance on a regular basis and to those that have been mowing other common areas. Again, this helps greatly on the budget. These areas represent our community and help to keep the values of the homes up. This is curb appeal. It is important, and it needs to be maintained in these common areas, too.

These are long and detailed answers to a few questions. It is the hope of the officers this information will help each member understand the importance of paying the small HOA fee each year. When one member does not pay, it directly affects each of us. Hopefully this also gives a very limited insight to the budget process. Currently, the plan is to start a budget committee in August to prepare the 2010 budget. It is the Associations' hope that each member can share a little time on a PHOA committee or even volunteer as a Princeton Homeowners Officer in 2010.

It is apparent that officers and non-officers care about our community. Everyone's help is needed, both physically and monetarily. With current cut backs in areas such as landscaping and late payments starting to be made, the budget is looking better. And, all involved are hopefully optimistic that there will even be reserve funds for future needs. For the members who have paid your dues, thank you, thank you very much. For members who have not paid, please pay before June 15, 2009, as this will avoid a lien being filed. Remember anytime one member doesn't pay it hurts everyone who owns property within Princeton.♦

If you have not been getting e-mail messages from PHOA, please send us your e-mail address!

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.

CURB APPEAL

First impressions matter when it comes to the value of one's home. The at-a-glance attractiveness that real estate people call curb appeal is more important than ever in today's world of falling values. Even if one isn't looking to sell, curb appeal is important. It is simply keeping one of the large investments a person makes in top condition.

Take a short walk across the street from one's home. Look at the yard, flower/shrub beds and the house too. Ask, Do I like what I see? This is looking for the curb appeal.

Every yard and home can't be on the cover of a landscaping magazine. These yards generally come with a high price tag. But, a little cash and one's own labor can go a long way to improve a home's curb appeal.

Experts' tips on curb appeal items:

- Driveways should look new. A good pressure washing and scrubbing can help.
- When a drive or side walk loses its edge, the first impression is neglect. The manicured look one



gets from edging a thick, green, weed free, freshly cut lawn is a nice transition between grass and pavement. Another tip from the experts, edge when the soil is moist as it is easier to cut.

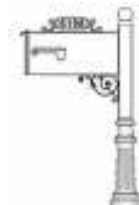
- Overgrown shrubs destroy the architectural lines of a home. Trimming and sprucing up the foundation plants with a border of long blooming perennials will add impact and a professional appearance.
- Planting beds can make a splash. Weeding and watering takes time. To make it easier to maintain, lay in a thick bed of mulch. It looks great and helps the plants. Organic mulch, like wood chips, will do the job. Light color mulch around dark plants and dark mulch around light plants will give a nice contrast.
- The face of the home needs attention too. Clean away the grime with a pressure washer. Start at the bottom and work-up. Once the top has been reached, rinse from the top down. Clean siding makes good curb appeal.
- Doors and windows and their trim also need attention. Make sure paint is clean and not peeling.

Clean windows and doors help to make a home look fresh and inviting.



Curb appeal not only brings value to one's home, it brings value to the entire community. With curb appeal a neighborhood beckons others to the area and increases home values and protects investments.♦

PRINCETON MAILBOX INFORMATION



If you need to purchase and/or replace your mailbox in Princeton, here is the information you will need: www.addressesofdistinction.com. Our design is the Charleston Estate. To contact a community replacement specialist, you may reach our Atlanta sales office at 770-436-6198. ♦

RABIES CLINICS

Upcoming Rabies Clinic - Flea Dip Clinics

- June 13—Humane Society of Hall County Shelter - Ridge Road
- July 11—Sam's Club - Oakwood
- August 15—Humane Society of Hall County Shelter - Ridge Road

Times are normally from 8:30 to noon. Fees are \$10.00 for rabies vaccination and \$5.00 for flea dip. Some event may have micro chipping, fee \$20.00.



Please verify these times, dates and amounts with the Humane Society of Hall County. www.humanesocietyofhallco.com.

Questions? Call the shelter at 770 532 6617 or email gwentrimmer@humanesocietyhallcounty.com.



See **POSITIVE RABIES ALERT NOTICE** on Page 4.♦

Princeton HOA Financial Report 5-12-09

Item	Budget Amount	Year-to-date
Beginning Balance		7988.79
Income		9503.98
Taxes	1,500.00	1079.94
Incorporation Renewal	30.00	30.00
Landscaping	3,000.00	155.56
Sign at Exit	350.00	
Attorney Fees	1,500.00	902.50
CPA-tax return	100.00	95.00
Web Maintenance	650.00	
Post Office Box	38.00	38.00
Supplies	2,000.00	291.51
Miscellaneous	500.00	64.00
Insurance for HOA	850.00	701.00
Murrayville Center Rental	600.00	
Total Expenses	11,118.00	3357.51
Ending Balance		\$14,135.36

WEB SITE & PHONE NUMBERS OF INTEREST

www.hallcounty.org/depts is the site of Hall County government. This section of the site contains many phone numbers that may be of assistance.

A few numbers that could provide help:

- Animal Control; 770.531.6829
- Burn Permits ; 770.536.2442
- Code Enforcement; 770.531.6762
- Humane Society; 770.532.6617
- Road Maintenance; 770.531.6824
- Street Light/JEMCO; 770.536.2415 to report an issue with a street light in Princeton; include the pole number
- Stormwater Hotline; 770.533.7420 to report problems with stormwater runoff
- Traffic Control signs; 770.531.4956 to report missing or damaged traffic/street signs
- Traffic Signals; 770.531.6797 to report signal problems

POSITIVE RABIES ALERT NOTICE - Payne Road

5/22/2009 information obtained from <http://www.hallcounty.org/news>

This is to advise that on May 19, 2009, in the Payne Road area in North Hall, there was contact between a fox and a dog. The fox was shipped to the Georgia Public Health Lab - Virology Section in Decatur on May 21, 2009. On May 22, the Gainesville-Hall Animal Control Department was advised that the fox was positive for rabies. This is the 11th case for 2009.

Positive alert signs will be posted in the area where the rabid fox was located. If you live in this area or you see an animal acting abnormally, in the Payne Road area, contact the Gainesville-Hall Animal Control Department at 770-531-6830 or during non-working hours call Hall County Dispatch at 770-536-8812.

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

Important Information Inside