

January 2010

Princeton News

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



www.princtonsubdivision.com

2010 OFFICERS

Thank you so much for those who came to the Annual Meeting on November 16, 2009. The 2010 budget and slate of officers were approved by a majority of the 65 homeowners who voted, thus meeting our 55% quorum. Princeton has 127 lots, 11 undeveloped and 116 with homes.

The 2010 elected officers are as follows:

President, Cathy Hooper

Vice President, Bob Byrd

Treasurer, Jim Carmichael

Secretary, Wanda Land

Please see a copy of the approved 2010 budget on Page 2. ♦

COMMON GROUND

Application has been made through the Hall County Tax Assessors to put all of the common areas in an agricultural trust. This should make the property tax on these areas less for 2010. ♦

Questions ? Call Cathy Hooper
at 770-532-8540

LANDSCAPING VOLUNTEERS NEEDED

Your help is needed! Last year we were fortunate enough to have volunteers cut the grass at the front entrance. This saved the PHOA much money.



This was very taxing on those who volunteered. If more homeowners would volunteer on a rotating basis, the job would be spread among those who volunteer.

If you would be willing to participate in this rotation, please contact Bob Byrd at 770-531-1476 or by e-mail at princetonhoa@bellsouth.net.

If we do not have enough volunteers, we will be forced to pay a landscaping company to do this. Please respond by February 28 if you can help. ♦



PARENTS! SAFETY FIRST

Princeton is noted for being a family-friendly neighborhood. Please be aware of where your children are riding their bicycles, etc. in the neighborhood. It has been reported by several homeowners that some of the children are riding in unsafe areas. It was reported that a few times vehicles had to swerve to avoid hitting children because the bicyclist were in the middle of the streets and/or pulling into the street that was at the bottom of a hill.

Remember: Wear a helmet! Bicycle helmet use should not be optional for anyone in your family, no matter where you are or how short the ride. In Georgia no person under the age of 16 years shall operate or be a passenger on a bicycle on a highway, bicycle path, or sidewalk under the jurisdiction or control of this state or any local political subdivision thereof without wearing a bicycle helmet. Here's why: Most bike accidents involve a head injury, so a crash could mean permanent brain damage or death for someone who doesn't wear one while riding. In fact, each year in the United States, about half a million kids are seriously injured in bicycle-related accidents, and most of those injuries could have been avoided if a helmet was worn. ♦



2010 APPROVED BUDGET

Below is the approved 2010 budget outline with an explanation for each area.

\$1,500.00	Taxes	Estimate for the taxes on the acreage owned by the HOA membership.
\$40.00	Incorporation Fee	Estimate of the fee charged by the State of Georgia to be a registered Corporation.
\$5,706.44	Landscaping, Grounds Maintenance, Improvements & Signage	Estimate for items such as but not limited to weed control both grass and planting beds, grass cutting, edging, replacing plants, sod, bedding covers in all common areas, adding or replacing signs.
\$2,000.00	Legal Fees	Estimate for such items as but not limited to attorney fees. The attorney fees run about \$200 an hour. This would cover about 10 hours of attorney work which includes consulting.
\$1,500.00	Title Search	Estimate for a onetime charge. The HOA owned green space/common grounds did not include a title search when the property was deeded from the developer to the HOA. Until a title search is done the HOA cannot be sure the property is clear of any liens or other issues.
\$30.00	Covenant Trust	Estimate of County fee to place the last remain tracts of HOA owned property into the Trust. If the county allows this could reduce the tax liability to the HOA membership. This property was not deeded to the HOA membership until January 2009. Because of this the property will not be eligible to be placed into a Trust until 2010.
\$500.00	Miscellaneous	Estimate of items such as but not limited to certified letters, lien filings and removals.
\$100.00	CPA	Estimate for CPA to prepare tax return as required.
\$500.00	Web	Estimate for the web fee and maintenance of the site.
\$45.00	Post Office Box	Estimate of the rental of the HOA Post Office box for one year.
\$1,500.00	Supplies	Estimate for items such as but not limited to office supplies, copies of newsletters, stamps, envelopes and other items used in routine business.
\$750.00	Insurance for HOA	Liability insurance to cover the HOA owned properties and officers.
\$300.00	Murrayville Community Center	Estimate of rental fees for HOA meetings as needed.
\$14,471.44	Total	
\$8,000.00	Reserve Balance	Balance to be kept on hand in HOA account for unexpected issues.



Princeton HOA Financial Report for 2009

Beginning Balance, 01/01/09	\$7,988.79
Income to date	\$11,456.48
Expenses	
Legal	950.25
Post Office Box	38.00
CPA	95.00
Supplies	593.14
Misc. (certified letter, lien filing/removal)	206.05
Landscaping	643.56
Rental Community Center	50.00
HOA Insurance	719.00
Web Maintenance	153.05
Incorporation Renewal	30.00
Taxes	2,264.89
Total Expenses	\$5,742.94
Ending Balance, 12/31/09	\$13,702.33

Princeton Homeowners' Association 2010 Dues--\$100

If you would like to pay your 2010 dues now, it could save the PHOA additional postage. Official invoices will be sent by March 1, 2010. Please complete this form and send with your check.

Name _____ Phone _____

Princeton Street Address _____

Mailing Address (if different) _____

E-mail address _____

If a lien was filed for nonpayment of 2007, 2008, or 2009 dues, please contact us at princetonhoa@bellsouth.net for the exact amount. Your March 1 invoice will include these amounts if we do not hear from you before then.

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.

Remember:

- Please remove any sign (yard sale, etc.) after the function.
- Please pick up old newspapers, etc. in **orange** bags. To stop these papers, 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.
- The appearance of the subdivision is vital in maintaining the value of the homes, so make sure islands and yards are "spruced" up for the spring.

Hall County Fire Services

Get a Permit
Call Before You Burn
October 1— April 30



Automated Residential Burn
Permit Line: 770-536-2442
7 days a week—8 AM—5 PM

Land Clearing Burn Permits
Call 770-531-6838
Monday-Friday 8 AM—5 PM

For more information about a burn permit or Rules for Residential Burning,

go to www.hallcountyfire.org or
under "Extras" at the Princeton HOA site.



Christmas Decorations:

As a safety precaution, please remove
your Christmas decorations!

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