

June 2010

Princeton News

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



www.princtonsubdivision.com


FROM THE OFFICERS

Dear Neighbors

It came quietly while we did other things. First, there were just a few of them. A glance of green here, a little more over there. And, the next time we looked – green everywhere. The green explosion, followed by hints and splashes of pastels that seemed to appear overnight. The world around us became a kaleidoscope of color. The days became longer. The temperature began to warm. One could feel the energy as we emerged from the cold, dark months of winter. Spring, definitely a time to make things happen, a time for renewal. Even in the beauty, there is much to do.

There is that phrase “spring cleaning.” Many of the property owners have tended to the ritual of spring-cleaning duties. But, there are others who have let the spring cleaning turn into a summer session. The Homeowners’ Association does not wish to have the unpleasant task of sending costly letters, making phone calls or even filing property liens against those who choose not to weed and mulch the beds and islands, to cut and edge the grass, to rake the leaves, remove the debris of winter and tend to the exterior of their home.

The covenants/bylaws are on the web site www.PrincetonSubdivision.com under the documents tab. Please take time to review the covenants and bylaws. It is the hope that property owners will step up and look objectively at their property. Ask the question, how good does my property look? What can I do to make my yard/house look even better? Each home within the subdivision is a reflection on the entire community. **Covenant violation letters will be mailed in July.** Hopefully, there will be no need to do so as each home within our community will have corrected any substandard items.


Thank you all for being such wonderful, caring neighbors. Have a happy and safe summer. 

**Questions? Call Cathy Hooper
at 770-532-8540**

NEW HOMEOWNERS!

WELCOME

Princeton welcomes at least eight new homeowners into our community. We certainly hope that if anyone has questions, they will contact us by e-mail or call our president Cathy Hooper.

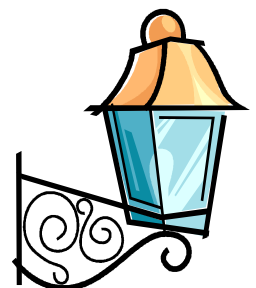
One of the things you may want to do is change your voting precinct. This neighborhood votes at Chestatee High School. You will want to contact the county to either register or change your address. 

COMMUNITY SERVICES

Free Mulch! Jackson Electric Membership Corporation (JEMCO) in Oakwood has free mulch. All anyone needs to do is drive down in their pickup with shovels and load up! Call their office and they can give you directions.

Need to Recycle? According to information received, Red Oak Sanitation has a recycling truck for their customer's recycles at no additional charge. Red Oak has a new program where they now recycle over 40 items. Visit <http://www.redoaksanitation.com> for a list of accepted materials or call (770) 536-7868.

Miscellaneous Items. For items such as who to call when a street light isn't working and traffic lights are out or a traffic sign is down, links to county government, HOA legal documents as well as a host of other information, go to www.PrincetonSubdivision.com.



See Page 3 for information from Humane Society.


FINANCIAL REPORT

The HOA balance is looking strong. Most homeowners paid their \$100 yearly HOA membership fee timely. Thank you so very much. However, there are a few stragglers out there. Shortly after May 1st, courtesy emails went out to home owners that had not paid. And, for those who have not provided the HOA with an email address, letters were sent. After the grace period expired certified letters were mailed. To date there are four (4) homeowners who have been re-billed due to an under payment and seven (7) who have not paid.

Beginning Balance, 01/01/10	\$13,702.33	Budgeted Amount	Budget Spent	Remaining Budget
Income to date	\$11,402.63			
2 Returned checks	(200.00)			
Expenses				
Incorporation Re- newal		40.00	30.00	10.00
Landscaping		3,000.00	534.57	2,465.43
Legal		2,000.00	0.00	2000.00
Title Search		1,500.00	750.00	750.00
CPA		100.00	95.00	5.00
Web Maintenance		500.00	113.36	386.64
Post Office Box		45.00	40.00	5.00
Supplies		1,500.00	183.44	1,316.56
Misc.—Certified Let- ters, Liens, etc.		500.00	129.36	370.64
Insurance for HOA		750.00	761.00	(11.00)
Murrayville Center Rental		300.00	0.00	300.00
Taxes		1,500.00	0.00	1,500.00
Total Expenses		11,765.00	2648.73	9,116.27
Reserve	(8000.00)			
Month End Balance, 5/31/10	\$14,256.23			



Currently, the HOA has 2 property liens filed for nonpayment of dues 2007, 4 property liens filed for nonpayment of dues 2008, 2 property liens filed for nonpayment of dues 2009. There is 1 property lien filed for uncorrected covenant violations. Six of the liens are assigned to two properties and the other 3 are separate properties. Several property liens have been paid in full this year. While the collection process has been difficult, slow progress is being made.

Much volunteer time is spent preparing billing notices, tracking the payments, dealing with return checks and the additional bank fees charged to the HOA for these items, sending additional billing notices, and sending certified notices to comply with the covenants. Hopefully all membership fees can be collected this year and there will be no need to file property liens. 

COMMUNITY SERVICE FROM HUMANE SOCIETY

Join the staff of the Humane Society of Northeast Georgia for one of their popular **Rabies & Wellness Clinics!**

**Saturday, June 26, from
8:30 AM to 12:00 PM**

Location:

North Hall High School

In addition to low-cost rabies shots, low-cost vaccinations and microchipping for cats and dogs also will be available as well as flea & tick control products. Costs are \$10 per shot, \$20 per microchip, and \$10 for a 1-month supply of flea & tick product.

No appointments are needed for this event, however, puppies and kittens must be at least 3 months old for rabies vaccinations. All pets must be in a carrier or securely leashed.

All proceeds from the Rabies and Wellness Clinics benefit the animals in the care of the Humane Society of Northeast Georgia. Call the Humane Society at 770-532-6617 or send e-mail to info@humanesocietyhallcounty.com.

Contact: Julie Edwards

Phone: 770-532-6617

E-mail:

julieedwards@humanesocietyhallcounty.com



Other Upcoming Clinics:

Saturday, July 10, 2010

Rabies & Wellness Clinic

Hayes Chrysler,

3115 Frontage Road, Oakwood

8:30 AM to 12:00 PM

Saturday, July 31, 2010

Rabies & Wellness Clinic

Humane Society of Northeast Georgia

845 West Ridge Road

Gainesville, GA 30501


8:30 AM to 12:00 PM

Saturday, August 28, 2010

Rabies & Wellness Clinic

Tailwaggers

8:30 AM to 12:00 PM

For more information, go to
www.humanesocietyofnortheastgeorgia.org. 



If you have not been getting e-mail messages from PHOA, please send us your email 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: The covenants/bylaws are on the web site www.PrincetonSubdivision.com under the documents tab. Please take time to review the covenants and bylaws. It is the hope that property owners will step up and look objectively at their property. Ask the question, how good does my property look? What can I do to make my yard/house look even better? Each home within the subdivision is a reflection on the entire community.

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