

April 2012

Princeton News

P. O. Box 172 • Murrayville, GA • princetonsubdivision@gmail.com



www.princetonsubdivision.com

HOA DUES—

REMAINS LOW FEE OF \$100!

Invoices for the 2012 dues were mailed by March 1 for the same low fee of \$100. This has been the same amount for the past 9 years since the subdivision was first developed. The

due date to avoid all late fees and liens is no later than May 1st. Please make sure the check is mailed to PHOA, P.O. Box 172, Murrayville, GA 30564, in time to reach us by May 1. Late fees are applied after the May 1st date.

Also, after the May 1st payment date both regular posted letters and certified letters are mailed. The notices include the late fee and the additional cost of the notification. Liens are filed 30 days after the certified notices are mailed and will include any outstanding balances. Prompt payment will avoid any possibility of additional fees, cost or liens.



Wow! Spring sure came early this year. It is great! It is good to see the lovely flowers, greening trees, the butterflies and the bees. All is looking lovely. Well, almost all. Please remember the yards, beds and the home itself may need attention after the winter months

It is great to see many cleaning yards and trimming shubberies, but please do NOT dump any of your debris on any of the vacant properties in the subdivision.

SINK HOLE BEING REPAIRED

Zack Philyaw, our grounds care provider, recently discovered a large sink hole on the common ground on the left side as you enter the subdivision. This hole is due to dumping and decomposing of organic material during the development of the subdivision. It is currently being repaired.

HOA SERVICE PROVIDERS

Zack Philyaw, owner of Little River Lawns, is the grounds care provider for the Princeton HOA. Zack keeps the common areas grounds cut, edged and blown clear of debris. This year he will be tending the planting beds by taking care of the trimming, pruning, fertilizer, weed control and pine straw needs.

King Green is the provider who is treating the entrance/exit grass area with herbicides and fertilizer.

BUDGET AND OFFICER APPROVAL

With 60 homeowners voting, the 2012 budget and officers shown below were approved for the upcoming year.

If you ever have questions and/or comments, please contact one of the officers at PrincetonSubdivision@gmail.com.

2011-2012 OFFICERS

President.....	Cathy Hooper
Vice President.....	Marianne Leidy
Treasurer.....	Jim Carmichael
Secretary.....	Wanda Land

NOTICE
— NO —
**DUMPING
ALLOWED**

ANNUAL MEETING MINUTES—11/14/11

PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 14, 2011

Cathy Hooper, Presiding

CALL TO ORDER

The meeting of the Princeton Homeowners' Association was called to order on November 14, 2011, at Northlake Baptist Church by Cathy Hooper. Cathy thanked the church for the use of the building for this meeting. It was reported that proof of meeting notice was through the community bulletin board posted at the Princeton exit, e-mail, on the HOA website, and newsletter.

ATTENDANCE

- Of the 116 homes occupied in Princeton, 7 homes were represented. See attached sign in sheet for those in attendance.
- Those in attendance received a copy of the agenda, a ballot, a copy of the proposed 2012 budget, and the 2011 financial report from January – October.

MINUTES

The minutes from November 18, 2010, were approved. There were no corrections or questions.

OFFICERS' REPORTS

President Cathy Hooper thanked the officers for their year's work. Cathy noted the 2011 officers set forth to accomplish the request of the membership. These accomplishments were directed by the approved budget.

- Treasurer Jim Carmichael went over the items in the 2011 financial report. The beginning balance as of January 1, 2011, was \$20,985.86 and the ending balance as of November 14, 2011 was \$28,292.19 (copy attached). He also reported that liens had been filed for unpaid dues.
- Jim answered questions about the proposed 2012 budget. The 2012 proposed budget remains the same as the 2011 budget (copy attached).
 - This is a balanced budget. The request for funds is not greater than the income. The budget income is based on 85% of the \$11,600 which equates to \$9,860.
 - Any excess from the budget is allocated to the emergency reserve and is not being carried forward for the next year budget request.
 - There were no questions asked during this time about the budget.

ELECTION OF 2012 OFFICERS

- Each property owner was asked to volunteer to hold an office in 2012. The same four officers from 2011 are the only names listed on the ballot.
- In order to complete the vote for the 2012 budget and the 2012 officers to be valid there must be 55% of the property owners voting. Princeton has 127 parcels, 11 of those are vacant. 116 tracts are developed tracts. However, not all 116 property owners have voting privileges. As indicated by the covenants/by-laws a property owner must be current on their annual HOA fee as well as have no penalties for violations lien against them. Currently there are 8 properties that do not have voting privileges. This brings the number to 108. To reach the required 55%, 60 property owners must vote.

OLD BUSINESS

- We have no old business to address from the previous year. All projects have been completed.
- The PHOA has worked to maintain and improve the appearance of the green space. There has been both volunteer work done and paid work.
- The maintenance and improve of the appearance of all the green space is an ongoing project.
- Signage complete and many positive comments received.

NEW BUSINESS

- There was no specific new business. We were reminded that we must help our homes regain some of their lost value by not allowing the area standards to fall. Each of us must do our very best to keep this subdivision looking better than the others in the area. The HOA continues to have a need to address the same issues. The major issue is grounds not being maintained, this included yards and planting beds/islands.
- HOA has received calls and e-mails over the past two years about the observing of Halloween. The officers suggest a pumpkin on the mail box or door. This is an individual choice—it was suggested that whatever day of the week the 31st is on is the day observed unless Hall County states otherwise.
- Again, as the quorum of 55% of homeowners was not present, ballots will have to be mailed to those that are not in attendance.


With no further business, the meeting was adjourned at 7:25 PM.

Wanda Land
4374 Old Wyndoham Court
Gainesville, GA 30506
(770) 532-4307

PRINCETON COVENANTS

The covenants may be found at www.PrincetonSubdivision.com under the documents tab and are there for your easy review. These will help each of us to understand the obligation of being a property owner or a renter in Princeton.


Common Covenant Complaints received by the HOA. While the HOA officers do not go out looking for items to sight the property owners over, there are several offences that occur from year to year. These are the more common complaints the HOA officers receive from the property owners of Princeton.

- ◆ Over grown yards and sidewalk area, not cutting the grass
- ◆ Planting beds not being weeded and mulched
- ◆ Homes in need of pressure washing
- ◆ Street parking
- ◆ Commercial vehicles parked within Princeton
- ◆ Trailers on the properties
- ◆ Boats not being properly parked on the property
- ◆ Dogs and cats not being restricted to the owner's property
- ◆ Animal waste not being cleaned-up from the pet walks
- ◆ Dumping of debris
- ◆ ATV/motorcycles on the green space 

OUTDOOR WATER USE INFORMATION

The Georgia Water Stewardship Act went into effect statewide on June 2, 2010. It allows daily outdoor watering for purposes of planting, growing, managing, or maintaining ground cover, trees, shrubs, or other plants only between the hours of 4 p.m. and 10 a.m. by anyone whose water is supplied by a water system permitted by the Environmental Protection Division.

This is a portion of the list for outdoor water uses also are allowed daily at any time of the day by anyone:

- Irrigation of personal food gardens;
- Irrigation of new and replanted plant, seed, or turf in landscapes, golf courses, or sports turf fields during installation and for a period of 30 days immediately following the date of installation;
- Drip irrigation or irrigation using soaker hoses;
- Handwatering with a hose with automatic cutoff or handheld container;
- Use of water withdrawn from private water wells or surface water by an owner or operator of property if such well or surface water is on said property;
- Installation, maintenance, or calibration of irrigation systems; or hydroseeding.
- Outdoor water use for any purposes other than watering of plants, such as power washing or washing cars, is still restricted to the current odd/even watering schedule.
- Odd-numbered addresses can water on Tuesdays, Thursdays and Sundays.
- Even-numbered and unnumbered addresses are allowed to water on Mondays, Wednesdays and Saturdays. 

POINTS OF INTEREST

HALL COUNTY'S ANIMAL SERVICES

Purpose; Hall County's Animal Services enforces the County's Animal Services Ordinances and assists other county and state departments with ordinance enforcements and other animal related issues.

Report a Problem

To report possible rabies contact, an animal bite, dangerous animal or other issue related to domesticated animals, contact Animal Services: Monday - Friday between 8 a.m. and 5 p.m. 770-531-6830

During non-working hours for bites, abandoned injured domestic animals, or animals showing aggression please contact 770-536-8812.

POSITIVE RABIES ALERT IN NORTH HALL

From www.hallcounty.org:


3/26/2012 This is to advise that in the Homestead Drive area of North Hall there was contact between a skunk and a dog. The skunk was shipped to the Georgia Public Health Lab - Virology Section in Decatur. On March 23, Hall County Animal Control was advised that the skunk was positive for rabies. This is the eighth confirmed case of rabies for 2012.

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

Animal owners are encouraged to vaccinate their domesticated pets for rabies. Vaccines are available at the Hall County Animal Shelter for \$10 Tuesday through Friday, 9 a.m. to 5 p.m., at 1688 Barber Rd, Gainesville.

LINKS

Looking for area events? How about the Spring Chicken Festival or the Rain Barrel Decorating Contest, the Blue Sky Concerts, the Downtown Farmer's Market or information on master gardener events? These and other interesting area happenings can be found at

www.gainesville.org
www.ghcc.com <<http://www.ghcc.com>> /events
www.hallcounty.org/events <<http://www.hallcounty.org/events>>
www.hcmgs.com/page/page/4578434.htm <<http://www.hcmgs.com/page/page/4578434.htm>> 

2012 BUDGET AND EXPENSES AS OF MARCH 31, 2012

Budget Item	Budgeted Amount	Spent YTD (3-31-12)
Real Estate Taxes	\$275	—
Incorporation Fee	\$75	\$50
Landscaping	\$6,500	\$175
Legal/Attorney fees	\$500	—
CPA (tax return filing)	\$125	\$110
HOA Post Office Box	\$75	\$144
HOA Insurance	\$850	\$784
Meeting Room	\$200	—
Web Fee & Maintenance	\$200	\$153
Supplies	\$500	—
Miscellaneous	\$500	—
Budget total	\$9,800	\$1,416

**IMPORTANT PHONE NUMBERS**

While the Princeton Subdivision web site has a list of important phone numbers, here are a few to make the day just a little easier.



- Animal Control 770.531.6829
- Burn Permits 770.536.2442
- Call before you dig 1.800.282.7411
- City of Gainesville Water Department for gushing water 770.535.6881
- Code Enforcement 770.531.6762
- Hall County Sherriff's Office 770.531.6885
- Humane Society 770.532.6617
- Poison Control 1.800.282.5846
- Road Maintenance 770.531.6824
- Street Light/JEMCO 770.536.2415
to report an issue with a street light in Princeton—
be sure to 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
- Water (City of Gainesville): (770) 535-6878
- Emergency After Hrs: (770) 535-6877
- Power (Jackson EMC): (800) 325-8597
- Gainesville Office: (770) 536-2415

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

Deadline for Dues: May 1