

February 2013

# Princeton News

P. O. Box 172 • Murrayville, GA • [princetonsubdivision@gmail.com](mailto:princetonsubdivision@gmail.com)



## [www.princetonsubdivision.com](http://www.princetonsubdivision.com)

### HOA DUES— REMAINS LOW FEE OF \$100!

Invoices for the 2013 dues will be mailed by March 1 for the same low fee of \$100. This has been the same amount for the past 10 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.

If you would like to go ahead and pay your dues, please make sure your name, mailing address, and Princeton home address (if different) are included. We also need a phone number and e-mail. Thank you!



### Neighborhood Watch Meeting

February 18

6:30-8:30 PM

Northlake Baptist Church  
4823 Thompson Bridge Road  
Gainesville, GA 30506  
(Across street from Lanier School)

Please make sure at  
least one person from  
your household attends!  
**Very Important!**

**Sgt. Stephen Wilbanks**  
**Hall Co. Sheriff's Dept.**

### BUDGET AND OFFICER APPROVAL

With at least 55% of homeowners voting, the 2013 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](mailto:PrincetonSubdivision@gmail.com).

### 2012-2013 OFFICERS

President.....Don Landrum  
Vice President.....position open  
Treasurer.....Jim Carmichael  
Secretary.....Wanda Land

### NO SOLICITATION



Princeton has adopted a **No Solicitation** policy for our protection. A sign has been posted at the front entrance of the subdivision.

The Hall County Board of Commissioners regulates door-to-door sales to protect the safety of residents while providing a proper avenue for businesses to sell goods at residences and commercial establishments. Soliciting with a permit is allowed from 9 a.m. to 5 p.m. Monday through Saturday, not on Sundays or holidays.

#### Who needs a permit?

Anyone who plans to go door-to-door selling a product or service must get a permit. Exemptions include political candidates, religious ministry, fund-raising by school-age children, bonafide 501c3 charitable organizations. Each employee soliciting for a licensed business must obtain a permit.

For more information, go to [www.princetonsubdivision.com](http://www.princetonsubdivision.com) and click on the "News" link.

# ANNUAL MEETING MINUTES—11/12/12

## PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 12, 2012

Cathy Hooper, Presiding

Each property address attending the 2012 annual meeting of the Princeton Homeowners' Association was greeted by the 2012 officers and given the 2012 current budget numbers as well as the proposed 2013 budget, along with a ballot. The ballot included the officer nominations of Don Landrum - President, a vacancy for Vice President, Wanda Land - Secretary, Jim Carmichael - Treasurer and the 2013 budget.

The annual meeting began with a presentation presented by Sgt. Stephen Wilbanks from the Hall County Sheriff's Crime Prevention Neighborhood Watch Program which was followed by a question and answer session. It was strongly suggested by Sgt. Wilbanks that Princeton place a no solicitation sign at the entrance. This program was informative and allowed residents to receive answers to questions. This session ended at 8:00 pm.

Due to the time given to the Neighborhood Watch presentation a much abbreviated meeting agenda was observed.

The meeting was called to order as all in attendance were welcomed. The reading of the 2011 annual meeting minutes was read by Secretary, Wanda Land. The minutes were approved as read.

President, Cathy Hooper noted the need for a short annual meeting and stated the items read as the 2011 minutes applied to the 2012 meeting. These items included proof of meeting notice as this notice was listed in the HOA newsletter, on the HOA web site in the October newsletter, sent by e-mail and placed on a sign at the exit of Princeton. The 2012 officers set forth to accomplish the request of the membership as directed by the approved 2012 budget. The officer reports were handed to each person as they entered.

Jim Carmichael, Treasurer was available to answer any questions concerning the 2012 current budget and actual expenses and any questions concerning the proposed 2013 budget numbers. The floor had no questions.

Additionally, the need for someone to run as Vice President was offered to the floor. No one volunteered to fill the vacant slot. Those present were reminded that the HOA is required to have officers. It is in our covenants/by-laws. There were 26 homes represented at the meeting; 7 of those by proxy. The homeowners attending were reminded the need for 55% of the eligible homeowners to vote or 61 votes to be casted. Those present voted. However, the voting could not be completed as there was not 55% of the membership voting. A ballot will be mailed/mailed to each eligible house. Those in attendance were encouraged to ask their neighbors to vote.

There was no unfinished business from 2012.

The new business includes the establishment of a Neighborhood Watch Program and placing a no solicitation sign with the current signage. A follow-up program for more specifics of how to carry out the Neighborhood Watch Program to be implemented in Princeton will be held after January 1, 2013. The property owners in attendance support both.

The floor was opened for questions. With no further questions, voting ballots were collected and the meeting was adjourned.

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

## PRINCETON COVENANTS

The covenants may be found at [www.PrincetonSubdivision.com](http://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



## 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.

## 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



### 2012 Monthly Report for Princeton HOA

	January	February	March	April	May	June	July
<b>Beginning Balance</b>	\$ 27,923.41	\$28,116.86	\$ 27,323.86	\$29,203.86	\$35,288.86	\$37,439.11	\$37,825.46
<b>Income</b>	\$396.09	\$200.00	\$2,000.00	\$6,600.00	\$2,222.50	\$765.35	\$0.00
<b>Landscaping</b>	\$0.00	\$55.00	\$120.00	\$515.00	\$0.00	\$315.00	\$240.00
<b>Supplies</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Misc.-Cert. letters, lien filing/removal</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$72.25	\$64.00	\$0.00
<b>Incorp. Renewal</b>	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>CPA-Tax return</b>	\$0.00	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Web maintenance</b>	\$152.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Post Office box</b>	\$0.00	\$44.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Ins. For HOA</b>	\$0.00	\$784.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Taxes</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Meeting rental</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Legal</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Month End Balance</b>	\$28,116.86	\$27,323.86	\$29,203.86	\$35,288.86	\$37,439.11	\$37,825.46	\$37,585.46

	August	September	October	November	December	Income	Budget	Budget	Remaining
								Spent	Budget
<b>Beginning Balance</b>	\$37,585.46	\$37,272.46	\$37,257.46	\$36,417.35	\$36,092.95				
<b>Income</b>	\$0.00	\$300.00	\$0.00	\$110.00	\$0.00	\$12,593.94	\$9,800.00		
<b>Landscaping</b>	\$313.00	\$306.00	\$306.00	\$434.40	\$899.50		\$6,500.00	\$3,503.90	\$2,996.10
<b>Supplies</b>	\$0.00	\$0.00	\$225.00	\$0.00	\$0.00		\$500.00	\$225.00	\$275.00
<b>Misc.-Cert. letters, lien filing/removal</b>	\$0.00	\$9.00	\$0.00	\$0.00	\$0.00		\$500.00	\$145.25	\$354.75
<b>Incorp. Renewal</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$75.00	\$50.00	\$25.00
<b>CPA-Tax return</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$125.00	\$110.00	\$15.00
<b>Web maintenance</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$200.00	\$152.64	\$47.36
<b>Post Office box</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$75.00	\$44.00	\$31.00
<b>Ins. For HOA</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$850.00	\$784.00	\$66.00
<b>Taxes</b>	\$0.00	\$0.00	\$259.11	\$0.00	\$0.00		\$275.00	\$259.11	\$15.89
<b>Meeting rental</b>	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00		\$200.00	\$50.00	\$150.00
<b>Legal</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$500.00	\$0.00	\$500.00
<b>Month End Balance</b>	\$37,272.46	\$37,257.46	\$36,417.35	\$36,092.95	\$35,193.45		\$9,800.00	\$5,323.90	\$4,476.10

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

# Neighborhood Watch Mtg.: Feb. 18