

August 2013

Princeton News

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www.princetonsubdivision.com

VERY IMPORTANT INFORMATION INCLUDED

Welcome to our 3 new homeowners to Princeton!

THINGS TO BRAG ABOUT:

- The front entrance is looking great due to the replacement sod and ample rain.
- The HOA has been fortunate to be under budget each year (See Page 2.). The reserve is growing to take care of future needs such as fence and sign repairs, sidewalk replacements at green space, insurance deductible if there is a claim, etc.
- There have recent sales in Princeton. Welcome to our new neighbors.
- For the first time in 10 years, every property owner paid their low \$100 annual fee which has never increased!
- Currently there is only one lien outstanding. The HOA is willing to work with those who have liens. A payment plan can be set up to clear these old items. (Contact us at the e-mail address shown above.)
- Of the 116 homes within the 127 lot subdivision, the majority are in compliance on covenants.
- Thank you to the homeowners who are cutting grass, etc. for unoccupied lots and/or nearby cul-de-sacs.

THINGS THAT NEED ATTENTION:

- There are two officer vacancies:
 - As of August 12, 2013 @ 5:00, our President, Don Landrum, resigned.
 - There has been a Vice President vacancy since January 1, 2013.
- The current Treasurer and Secretary cannot carry out all of the duties and responsibilities pertaining to the HOA. A full slate of officers is needed.
- In order to keep the value of our homes as high as possible, each homeowner needs to comply with the covenants (See article on Page 2.).
- Four officers who can work as a team and carry out the duties as outlined in the bylaws are needed in 2014. These are nonpaying positions. There is no option of disbanding the HOA due to the green space and taxes involved.
- The lack of four functioning officers opens the possibility that the HOA would need to hire someone or a company to help with these responsibilities.
- Please vote when asked as the bylaws require 55% of the homeowners to participate. Please do not have to be begged to vote.

FINAL THOUGHTS:

- Invoices for the annual dues are sent on March 1 and due by May 1. If you have a situation where paying dues timely is not possible, please know that the HOA is willing to work with you BEFORE the due date. Feel free to contact us.
- Comments and suggestions are welcome. Again the current officers are fellow homeowners and volunteers who have other responsibilities. Each pays dues and want home values to stay as high as possible as does everyone else who lives in Princeton.
- The HOA received a letter from Georgia Power stating that the "reconstruction of the transmission line" is scheduled to start in the last quarter of 2013. It will consist of clearing the right of way, removing the existing transmission line and replacing it with new structures on the existing right-of-way. Please be reminded that there are dangers lurking under the power line HOA owned property. This area should NEVER be used for any type of motorized activity or storage of boats, etc.

2013 Monthly Report for PHOA		July-Revised copy									
	January	February	March	April	May	June	July	Income	Budget	Budget Spent	Remaining Budget
Beginning Balance	\$35,193.45	\$35,502.72	\$34,585.71	\$35,093.46	\$38,408.64	\$43,211.65	\$43,139.40		\$9,800.00		
Income	\$ 359.27	\$ 400.00	\$ 2,000.00	\$ 3,621.18	\$ 5,521.17	\$ 350.50	\$ 116.75	\$ 12,252.12			
Returned checks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$116.75)	\$0.00	(\$116.75)			
Landscaping	\$0.00	\$306.00	\$1,256.00	\$306.00	\$612.00	\$306.00	\$306.00		\$6,800.00	\$3,092.00	\$3,708.00
Supplies	\$0.00	\$3.68	\$111.25	\$0.00	\$61.61	\$0.00	\$8.00		\$6,800.00	\$184.54	\$6,615.46
Misc.-Cert. ltrs	\$0.00	\$0.00	\$0.00	\$0.00	\$44.55	\$0.00	\$0.00		\$400.00	\$44.55	\$355.45
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Incorp. Renewal	\$0.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$75.00	\$30.00	\$45.00
CPA-Tax return	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00		\$125.00	\$125.00	\$0.00
Web maint.	\$0.00	\$146.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$200.00	\$146.33	\$53.67
P.O. Box	\$0.00	\$44.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$75.00	\$44.00	\$31.00
HOA Ins.	\$0.00	\$787.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$850.00	\$787.00	\$63.00
Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$275.00	\$0.00	\$275.00
Meeting rental	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$100.00	\$50.00	\$50.00
Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$500.00	\$0.00	\$500.00
Month End Balance	\$35,502.72	\$34,585.71	\$35,093.46	\$38,408.64	\$43,211.65	\$43,139.40	\$42,942.15		\$9,800.00	\$4,503.42	\$5,296.58

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 run-off
- Traffic Control signs 770.531.4956 to report missing or damaged traffic/street signs

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.

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 all 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. Below 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