

March 2014

# 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 2014 dues are enclosed for the same low fee of \$100. This has been the same amount 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!



**Remember to call  
911 for anything  
suspicious!**

### BUDGET AND OFFICER APPROVAL

With at least 55% of homeowners voting, the 2014 budget and officers shown below were approved for the upcoming year.

We appreciate those who voted. If you ever have questions and/or comments, please check the website or contact one of the officers at the e-mail address shown above.

### 2013-2014 OFFICERS

President ..... Samuel Latimer  
Vice President ..... position open  
Treasurer ..... Jim Carmichael  
Secretary ..... Wanda Land

### HOW TO GET RESPECT FROM YOUR NEIGHBORS

- Take time to get to know your neighbors. This also helps with our Neighborhood Watch effort. Make small talk when you run into them outside. Find ways you can be a good neighbor. For example, if your neighbor is elderly, you can mow his/her front lawn when you mow your own.
- Maintain your property nicely. Neighbors will have difficulty respecting a neighbor who creates an eyesore near their own property. Keep your lawn mowed, trees trimmed and trash picked up from your yard.
- Show the neighbors respect, regardless of their behavior towards you. Honor their boundaries and respect any unusual tendencies they may have. If you respect their peculiarities, they will be more likely to respect yours. Please teach your children not to go through your neighbor's yard for any reason unless you have their permission.
- Maintain your composure when your neighbors make a mistake. If the neighbor's visitors block your driveway, or a party gets a little out of hand, be forgiving and understanding. This will earn you the same consideration when you make a mistake.
- Own up to your own mistakes and offer to make it right. If your son throws a baseball through their window, admit your responsibility and offer to pay for the new window. Being honest with your neighbors and handling your responsibilities will earn their respect.
- Drive safely through the neighborhood. Your neighbors will appreciate the fact that you are looking out for their pets and children as you drive down the street.
- Watch your own pets closely and do not allow them to roam the neighborhood. This can lead to people or animals getting hurt or your animals relieving themselves on someone else's property. If your pet does get out, corral it as quickly as possible and clean up any messes you can find.

# ANNUAL MEETING MINUTES—11/12/13

## PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 12, 2013

Jim Carmichael, Presiding

Each property address attending the 2013 annual meeting of the Princeton Homeowners' Association was greeted by the 2013 secretary and treasurer and given the 2013 current budget numbers as well as the proposed 2014 budget, along with a ballot. The ballot included the officer nominations of Samuel Latimer- President, a vacancy for Vice President, Wanda Land - Secretary, Jim Carmichael – Treasurer and the 2014 budget.

The meeting was called to order as all in attendance were welcomed. The reading of the 2012 annual meeting minutes was read by Secretary, Wanda Land. The minutes were approved as read.

Proof of meeting notices are as follows: a postcard was mailed to each homeowner, an e-mail and/or letter sent, and meeting time and place was placed on a sign at the exit of Princeton.

Jim Carmichael, Treasurer was available to answer any questions concerning the 2013 current budget and actual expenses (see attached) and any questions concerning the proposed 2014 budget numbers (see attached). 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 11 homes represented at the meeting. The homeowners attending were reminded the need for 55% of the eligible homeowners to vote or 65 votes to be casted. Those present voted. With the ballots cast at the meeting and those voting through e-mail prior to the meeting, 28 homeowners have voted. However, the voting could not be completed as there was not 55% of the membership voting. Another e-mail will be sent to homeowners asking them to vote.

There was no unfinished business from 2013.

In new business, the floor was opened for questions. Several homeowners brought up the following for discussion: (1) Who is responsible for cutting the grass under the power lines in the cul-de-sac of Hoskins Drive, (2) Who is responsible for maintaining the sidewalks and streets, and (3) Can we put up a gate to keep ATV drivers from coming through the land under the power lines at the end of Hoskins?

Jim Carmichael said that he would ask LMC Landscaping how much of Hoskins they should cut. It was determined that the sidewalks are the responsible of the homeowner, and the streets are the responsibility of the county. Georgia Power will be contacted about a way to help keep ATV drivers from the common areas.

With no further questions, voting ballots (see attached) were collected and the meeting was adjourned.

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