

January 2017

# 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 2017 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!

### E-MAIL ADDRESSES

In order to get information out to you in a timely manner, we need an e-mail address. Important information from the Sheriff's Department is being passed along regularly. If you are not receiving these, send us your name and e-mail as soon as possible.



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

#### Spring Is Coming!

As spring approaches, take a look at your home and your yard. Let's keep our community looking great! Pressure washing and weeding your island areas can help!

### BUDGET AND OFFICER APPROVAL

With at least 55% of homeowners voting, the 2017 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.

### 2017 OFFICERS

President ..... Christina Rayneri  
Vice President ..... Ken Harmon  
Treasurer ..... Jim Carmichael  
Secretary ..... Kimberly Gee

### 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. Please **STOP** at every stop sign and look both ways!
- 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—11/03/16

## PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 3, 2016

Christina Rayneri, Presiding

Each property address attending the 2016 annual meeting of the Princeton Homeowners' Association was greeted by the 2016 officers and given the 2016 current budget numbers as well as the proposed 2017 budget. Each homeowner was also given an agenda and a 2017 ballot.

The meeting was called to order by President, Christina Rayneri, as all in attendance were welcomed. The reading of the 2015 annual meeting minutes was read by Secretary, Wanda Land. The minutes were approved as read.

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

President Christina Rayneri reported that she was willing to be the president, and Jim Carmichael to be the treasurer. As Wanda Land will not seek the secretary position, Kimberly Gee had previously agreed. Ken Harmon volunteered to serve as the Vice President. Christina also asked if anyone else would like to run as an officer. It was reported that several people served as officer assistants last year and were needed again next year.

Vice President Bob Byrd reported that he drives through the neighborhood from approximately April to October looking at yards and homes regarding covenant issues. Last year he sent 15 letters to remind homeowners of the condition of their yard. Most people complied on the first letter.

Secretary Wanda Land reminded people of how important it is to have an e-mail for association communication. It also serves to send homeowners important information.

Jim Carmichael, Treasurer answered questions about the 2016 financial report. He also explained that the 2017 budget would go up from \$11,400 to \$12,000 next year. Jim's report also included that the landscaping only includes the front entrance and some of the green space.

There were 20 homes represented at the meeting. The homeowners attending were reminded of the need for 55% of the eligible homeowners to vote or 64 votes to be casted. A ballot will be created with the 2017 officers and the 2017 budget to be mailed/e-mailed to all homeowners.

In old business Christina reminded homeowners to NOT blow their grass clippings into the street as it is stopping up the drains. Christina also invited anyone involved in the Hoskins Drive power line easement to remain after the meeting for this discussion.

In new business Christina reported on the following based on homeowner questions and/or covenant issues:

1. There is no such thing as "spring cleaning" in the subdivision as our maintenance should be year round. We have to find a balance between being practical and carrying out the covenants.
2. Parking on the street—especially when people cannot see around the vehicles—is a safety issue. One suggestion is to request a speed sign from the county. Another possibility for the speeding of the vehicles is speed bumps.
3. Door-to-door sales and solicitation is also an issue (exemptions include charitable organizations, fundraising by school children, political candidates, and religious ministries). Keep your yard free of signs that are not designated in the covenants.
4. Homeowners were reminded that all roof shingles are to be a black blend with any plumbing stocks or roof vents visible from the streets to match.
5. Entire mailboxes need to be painted black. They also need to be the same one throughout the subdivision. Information for this is included on the website.

Ken Harmon and Kimberly Gee introduced themselves as upcoming officers. Bob Byrd thanked Jim Carmichael and Wanda Land for their service since 2007. With no further questions, the meeting was adjourned.