

June 2017

# Princeton News

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



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

### RULES AND REGULATIONS

- State of Georgia law has changed recently to limit the time in which fireworks can be discharged. **No fireworks are to be fired after 9 PM.** The **only** exceptions to this law are for the **4th of July** and **New Year's Eve** when the cutoff time is 12 AM (midnight) and 1 AM, respectively.
- Please be mindful and respectful of your neighbors with regard to the volume and timing of activities that produce noise (i.e. fireworks, loud music). Many families in our community have small children who go to bed early and loud noises may disturb sleeping schedules that are difficult to maintain. If you are going to have a party outside, please also be mindful of Georgia law that restricts loud noises after 11 PM and in general at all times when the noise is audible more than 100 feet from the origin of the sound.
- Please also be respectful of your neighbors when doing your yardwork. Blowing leaves, clippings, or trash into the street ultimately leads to those things ending up in your neighbors' yards.
- **The covenants address the following issues:**
  - \* Signs in your yard that are not for the sale of your house or for a yard sale are not allowed (i.e. political signs, advertising signs)
  - \* Parking vehicles in the street. This is especially dangerous on hills where visibility is limited for other vehicles attempting to go around the parked vehicle
  - \* In general, trailers, boats, and inoperable vehicles are not to be parked in or on any lot such that they are visible from the street.



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

#### Warm weather is upon us!

Take a look at your home and your yard.  
Let's keep our community looking great!  
Pressure washing and weeding your is-

### 2017 OFFICERS

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

### 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.

### 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. For unresolved animal issues within the neighborhood, please contact animal control.



## HOA ANNUAL DUES ~ JUNE 2017

As all of you know, or should know, Princeton Subdivision is a Homeowners' Association, or HOA. All homeowner's pay an annual assessment, or dues, of \$100. This was established by the developer when this subdivision was created and is recorded with the Secretary of State's Office with the State of Georgia. This is a mandatory fee, payable by May 1 of each year. This assessment goes towards paying our required bills---landscaping, taxes, insurance and building up a reserve in case of an emergency so your HOA Officers don't have to request an increase in our dues. Each homeowner is sent a written invoice in March reminding them of their obligation. The treasurer's name and home phone number is included in case anyone has a problem or needs to contact them. Email reminders, along with a portable sign placed at the entrance to our subdivision, serve to reinforce this invoice. Generally most homeowners pay their dues without further prompting. We thank you greatly for doing this. However, there are always a few who don't pay by May 1 and are assessed fines and fees until they do (hopefully) pay their dues. Just as a matter of record, in 2016 there were 19 homeowners who didn't pay their dues by May 1. That was a record. Until this year. This year 27 homeowners didn't pay their dues on time. That is 1 in 4 homeowners. Only a couple of homeowners contacted the HOA Officers about their dues being delayed. If homeowners have a problem with paying their dues the HOA Officers can do nothing to help if we aren't contacted. No, that doesn't mean the HOA Officers will assist in making your payments but it could result in the fines and fees being adjusted. If the dues/fees aren't paid by May 30 of each year a lien, with greater penalties and fees, is placed against the non-payer's property. This is required per our by-laws and covenants. We do not want to have to file a lien but we have no other choice if the dues/fees aren't paid on time. Trying to collect these mandatory fees, which are very low and have been kept at this low level since the inception of this subdivision, takes quite a bit of time and effort. All of your HOA Officers have volunteered to serve as an officer and are not compensated in any way. They are fellow homeowners and care about our subdivision. They do not want to turn our HOA over to a management company but that becomes more of a possibility with each passing year. Especially after a year like this one. This is a popular and well thought of subdivision. When a home goes up for sale it usually sells quickly. Having an HOA contributes to this because a subdivision with an HOA is generally better maintained and has higher standards than a subdivision without an HOA.

We know that is easy to set aside your annual dues invoice when you receive it and forget to mail your dues in. However there are other reminders to help you remember to pay. In the future, please consider writing that check, or notifying your bank, when you get your invoice. It helps things run much smoother.

**Questions? Contact your HOA officers at [princetonsubdivision@gmail.com](mailto:princetonsubdivision@gmail.com)**