

JANUARY 2019

PRINCETON NEWS

The Princeton Homeowners Association Newsletter



"The greatness of a community is most accurately measured by the compassionate actions of its members." -C.S. King

Thank you **Don Landrum** for requesting the front entrance be decorated for Christmas and BIG thank you to **Ken Chabot, Jim & Jan Carmichael** for making that happen!

The wreaths looked great!



2019 Dues News!

We are **happy** to announce that yearly dues remain at only **\$100** a year once again!

Due date: MAY 1st

Send dues now to avoid late fees and liens!

Mail to:

PHOA

P.O. Box 172

Murrayville, GA 30564



@princetonHOA



2019 HOA Officers

Thank you all who voted!

President.....Christina Rayneri

Vice President.....Ken Chabot

Secretary.....Gabrielle Crider

Treasurer.....Jim Carmichael

Our **mission** is to enhance and preserve the quality of life and sense of community through effective and efficient management of the Association, enforcement of rules and covenants to preserve property values, and support initiatives and capital improvements that benefit the greater good of the community.

Please take a moment and review the bylaws and covenants on our website:

www.princetonsubdivision.com

ATTENTION

There are many homeowners in breach of the community's covenants, from yards and homes being unkept to broken down vehicles that need to be removed.

PLEASE take care of these issues! We are required to attend to any violations and would like to avoid sending letters, etc.

PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 29, 2018 Annual Meeting

Christina Rayneri, Presiding

Each property address attending the 2018 annual meeting of the Princeton Homeowners' Association was greeted by the 2018 officers and given the 2018 current budget numbers as well as the proposed 2019 budget. Each homeowner was also given an agenda.

The meeting was called to order by President, Christina Rayneri, as all in attendance were welcomed.

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

President Christina Rayneri reported that she was looking to step down but willing to be the president if no one else would volunteer. Jim Carmichael agreed to remain as treasurer. The 2018 officers had been operating on a limited volunteer staff due to the Vice President moving out of Princeton subdivision and the current secretary battling serious health issues. Gabrielle Crider offered to fill the secretary position. Ken Chabot volunteered to serve as the Vice President. Several offered to help the officers when and if needed.

Due to the consistent absence of homeowners to account for a quorum per the bylaws, it was discussed to potentially change the bylaws again. It was suggested that a majority at annual meetings would be sufficient for voting on budgets and officers. Cathy Hooper discussed the complications and implications of changing the bylaws. It was agreed to table the discussion until a future meeting.

Maintenance of yards and homes were discussed regarding covenant issues and violations. The deterioration of USPS mailboxes has been a concern for several years. New construction and available lots were discussed with updates from Jim Carmichael.

Don Landrum suggested we install Christmas décor at the entrance. After discussions it was agreed that Christmas wreaths could be installed and would enhance the entrance for the Christmas season.

Jim Carmichael, Treasurer answered questions about the 2019 financial report.

There were 16 homes represented at the meeting. The homeowners attending were reminded of the need for 55% of the eligible homeowners to vote in order to reach a quorum. A ballot was to be created with the 2019 officers and the 2019 budget and was mailed/e-mailed to all homeowners.

With no further questions, the meeting was adjourned.