

WINTER 2022

The Princeton News

Princeton Homeowners' Association

P.O. Box 172—Murrayville, GA 30564

princetonsubdivision@gmail.com

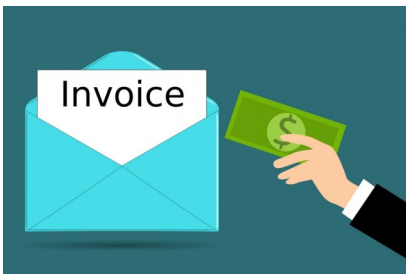


www.princetonsubdivision.com

2022 Association Assessment

The annual assessment, which is **due on May 1st**, will remain at \$100 for the 2022 assessment year. The new membership or one-time buy-in fee will also remain at \$100.

Invoices will be mailed in March for the 2022 assessment year. But, early payment is welcomed and encouraged. Importantly, we



have built a healthy reserve over the past 14 years to support our community.

This is due, in part, to frugal management, a balanced budget, and timely payment of the annual assessment. Each year, since 2008, the year the HOA was transferred to the membership from the developer, there has been a surplus in the budget. Sometimes the surplus was small, less than \$1,500, and other years larger. Please review the year-end financial statement for detailed information. The success of our HOA is due to support from the membership. Thank you to all!

Where to Find HOA Information

The Princeton Homeowner's Association is governed by a voluntary officer board elected by the property owners. The governing documents are the covenants and by-laws. The architectural guidelines are within these documents with the oversight of the Architectural Control Committee (ACC). It is important property owners familiarize themselves with these documents. It should be noted this is a covenant-controlled community. Covenants are the rules that provide a mechanism to ensure architectural conformity, aesthetic integrity, and fair uniform enforcement.

The Princeton Homeowner's Association strives to provide each homeowner/property owner with the most accurate information by giving full access to the covenants, by-laws, and additional documents located on the official website of princetonsubdivision.com. These documents along with the other items are available to provide the answers to many questions. We try to make this site easy to navigate and to serve the needs of the Princeton Community. However, should you have questions or need clarification, please do not hesitate to reach out to the officer board at princetonsubdivision@gmail.com.

Check the news tab at princetonsubdivision.com for the most recent information.

Selling Your Home

When a home is listed for sale within the Princeton Subdivision, remember to disclose that the community is a mandatory covenant protected community with an active HOA and operating ACC, and is overseen by elected volunteer officers. Copies of the covenants and by-laws should be made available to any prospective buyer. These are accessible to every member at no charge. Visit the website, princetonsubdivision.com, and click the document tab for the printable file.



Mailbox Makeover

Many think of the mailbox as the place the bills, the junk mail, and the occasional greeting cards are received. But, our mailboxes are much more. Not only do they reflect upon our home's image, but they can also save our lives. Should emergency services need to locate our home, they look to the mailbox for the house number. Maybe it's time to show the mailbox some attention by giving it a makeover. Not only will it extend the life of the mailbox, but it will also improve the appearance of the property.

A single can of black spray paint from the hardware store will make an immediate impact. To make painting easier, simply remove the red flag and cover the gold numbers with protective tape before spraying. If the numbers have passed their prime, replace them (on both sides) with a set of **gold 2-inch numbers**. These numbers, and all mailbox parts or replacement systems are available through the approved provider of Addresses of Distinction. They may be reached at 770-436-6198 or www.addressesofdistinction.com. Make sure the mailbox, post, and numbers are in good repair. Repaint or replace as needed. For more information on the approved mailbox, visit princetonsubdivision.com and click on the extra information tab.



Covenant Violations

Please be aware of any covenant violations that may be lurking on your property. Soon these will need to be addressed. This is not an easy task for the board, so, do not put the officer group in the awkward position of requesting violation corrections. Self-evaluate and make needed corrections.

If you feel there is a violation in the community that you would like the HOA to address, you may report it for review. All reports are taken seriously. However, there are items the HOA can not address as they are not covenant-driven.

Currently, a dangerous situation is developing with parking on the streets and the sidewalks. Not only is this a covenant violation (#27) but it is a Hall County code violation. The County Marshall's office will enforce this violation.

There are times when temporary street parking is needed or an auto must pull up on the sidewalk. On those rare occasions, vehicles can not block a fire hydrant or block views on hills or curves. Parking should always be with the flow of traffic. Remember, emergency vehicles must be able to easily move through the streets.

Be a good neighbor, help to improve the appearance of the community, and make it confrontable and safe for all. Thank you all.

Street Light, Road, and Sidewalk Repair

The Princeton Community does not maintain the street lights, streets, or sidewalks within our subdivision.

If a streetlight is not functioning properly (out, cycling off/on, etc.) please obtain the pole number and call Jackson Electric Membership at 770-536-2415 or visit their website. They are very receptive and quickly repair.



Hall County maintains the integrity of the streets and sidewalks. It is the property owner's responsibility to maintain cleanliness and make sure the walk is clear of plants, soil, and debris. If there is a repair issue within the Princeton Subdivision a call should be made to Hall County at 770-531-6824 to report the issue.

Additionally, these and other numbers are available on the Princeton website under the "useful links and phone numbers" tab. Scroll through the page to locate the information needed.

Homestead Exemption

What are the benefits of homestead exemption? Basically, the exemption removes part of your home's value from being taxed, ultimately lowering your property taxes.

The benefit of the homestead exemption can be a **significant amount of savings**. The homestead exemptions offered by Hall County are often overlooked. The filing deadline for the Exemptions is **APRIL 1st**. However, it can be applied for any time during the year preceding the April 1 deadline to be eligible.

To obtain an exemption, one must be eligible and apply. One only needs to apply once unless there is a change in ownership or a change in the primary residence. Exemptions do not transfer. If the primary residence has changed, one must reapply.

There are several exemptions on the primary residence that may be available to Hall County homeowners. Each exemption has its regulations and should be reviewed for qualification standards.

There is the **Regular Homestead** which is available to all property owners at their primary residence.

To qualify for the **Disabled Veterans Exemption**, the **homeowner needs** a letter from the Veterans' Administration certifying you have a 100% service-related disability.

The **Partial School Tax Exemption** is based on the age of 62 before January 1 and must meet income requirements.

The **Senior Citizens Exemption** is based on the age of 65 before January 1 and must meet income requirements.

The **School Tax Exemption** is age-based. The applicant must be 70 on or before January 1 and proof of age is required. This exemption has **no** income qualifier.



Additionally, Hall County offers a **Disabled Person Exemption** and an **Un-remarried Surviving Spouse Exemption**. The latter applies to the un-remarried spouse of a peace officer or firefighter killed in the line of duty.

The information shared in this document is only a small portion of the information provided by the

Hall County Board of Tax Assessors. For detailed information and qualifying information visit hallcounty.org, assessor@hallcounty.org call 770-531-6720, or email; jasmith4@hallcounty.org.

All information obtained from; [Exemption-Information-PDF \(hallcounty.org\)](#) document.

Social Media

The private Facebook group, **Princeton Neighbors**, serves the Princeton Neighborhood members. The administrator is a homeowner within our community who maintains the group. While this social media account is not the official channel of communication from the HOA Officer Board to the membership, it has proven helpful to the users. It allows communication within our community. It helps with finding lost pets, letting others know of situations in the area, postings of items for sale, or just asking a question. The postings are the views, thoughts, and opinions belonging solely to their authors and have remained a good tool for the community. As a member of the Princeton Community, it could prove worthwhile to join the group.



For official Princeton HOA information, the board will utilize the Princeton Subdivision HOA website as the "one-stop-shop" for all the information concerning the neighborhood. The site is **princetonsubdivision.com**. Check it often for information and updates. **The news tab will list the most recent information.**

Welcome, to our new neighbors! We hope you enjoy the Princeton Community.

Princeton Community Members,

We truly live in a wonderful place. Hall County has great schools, beautiful recreational areas, nice places to shop and dine, and Lake Lanier is just minutes from our doorstep. At the end of a long day, we drive into our community and are welcomed home by our beautiful neighborhood...The Princeton Subdivision.



As we enter 2022, we all hope for the best possibilities for our neighbors and our neighborhood. The past couple of years has been challenging for all. We thank our prior officers for their contributions and service to our beautiful community. Being a member of the officer board is a voluntary position and it often comes with criticism, thankless hours, undue stress, and little gratitude. Being able to serve the community one lives in can be a satisfying endeavor, and the previous board approached their service with passion and a sense of doing what they felt was right. We thank them.

Every HOA has a board of directors or officers that helps ensure the community looks its best and functions smoothly. Our 2022 officer board is no different. The officers, who live within Princeton, work for the good of the community. The incoming volunteers plan to work diligently to improve our already great area. If our association does not have volunteer officers, a management company would be retained. That gets expensive quickly and would drastically increase the annual association fee. Participation is needed from each member. In the past, only a small number of members attend the association meeting, and the board regularly begs for votes to meet the 55% requirement, to approve the budget, and elect the officers. We all must do better. Each member is encouraged to attend the annual meeting in November to stay informed and to vote. But if meeting attendance isn't possible, please be sure to vote on the items presented by email, or U.S. Mail.

The board intends to not only be a transparent organization but also set the best practices on how to conduct the members' business. All members of the association are encouraged to contact any member of the officer board with questions or suggestions. The official email is princetonsubdivision@gmail.com. The board will continue to utilize the Princeton Subdivision HOA website for information concerning the neighborhood. Our site is princetonsubdivision.com. Check it often for information and updates.

There are serious obligations and responsibilities the association has that need to be understood. These are goals that any board must try to accomplish: (1) preserve, protect, and enhance the value of the community and its assets, (2) enhance the lifestyle of the residents, and 3) provide for a harmonious atmosphere within the community.

The elected officer group is committed to improving the community and keeping Princeton a great place to live and rear our families, but we can't do it alone. In a community of 125 parcels with 120 homes, there will always be an occasional issue. The community belongs to all of us, so we ask everyone to be a good neighbor by making sure your property is well maintained, by doing the simple things that help to protect property values and make for a safe neighborhood. Take a look around and put away or store items, park vehicles in the driveway keeping the streets clear for traffic, and make sure mailboxes are in good working order and painted. Sidewalk safety is important and can be achieved by making sure it is edged, clean and passable, with no protruding or low hanging plants, and clear for foot travel. Additionally, motor homes/travel trailers, boats, and trailers are not allowed to be seen and are only allowed under certain conditions. [Check the covenants for the details](#). These items and more are addressed in greater detail in our covenants, the guidelines of our community. By choosing to live here, every resident (whether homeowner or renter) has agreed to abide by these covenants. Routine maintenance not only makes the community safer, but it also looks nice and improves everyone's quality of life and home value.

We, the officer board, are honored to serve our community this year. We are volunteers who will devote much of our time and effort to our wonderful community. We will do our best. Our service is "a labor of love", and we thank every one of you for your support and the opportunity given to us.

2022 Princeton HOA Officers

President: Cathy Hooper, 770-532-4642 (please leave a message for a return call); Vice President: Carol Blackburn; Secretary: Kevin Hooper; Treasurer: Jim Carmichael

PRINCETON HOMEOWNER'S ASSOCIATION

Minutes of November 30, 2021, 7:30PM

Christina Rayneri, Presiding

CALL TO ORDER

The meeting of the Princeton Homeowners' Association was called to order on November 30, 2021, virtually via Zoom by Christina Rayneri. The decision to hold the meeting virtually was out of precaution concerning Covid-19 and the safety for the homeowners. Proof of meeting notice was through a postcard mailed to each homeowner address, the sign posted at the Princeton exit, e-mail, HOA website and Facebook. An additional email was sent the week of the meeting containing the link to access the private Zoom meeting.

ATTENDANCE

Of the 121 eligible voting properties, 20 homes were represented. Those in attendance viewed the agenda, financials, and 2022 proposed budget.

MINUTES

The minutes from November 30, 2020, were read by Secretary, Gabrielle Crider.

OFFICERS' REPORTS

Vice President, David Gee, and Treasurer, Jim Carmichael were not in attendance. President Christina Rayneri went over the financial report and proposed budget which were provided by the Treasurer prior to the meeting.

ELECTION OF 2022 OFFICERS

Prior to this meeting, Christina Rayneri (President), David Gee (Vice President), and Gabrielle Crider (Secretary) stated they would not be serving in 2022. Jim Carmichael, Treasurer, had agreed to serve again.

Christina Rayneri opened the floor for the nomination for 2022 HOA officers. The following volunteered to be officers for 2022: Cathy Hooper (President), Carol Blackburn (Vice President), and Kevin Hooper (Secretary).

OLD BUSINESS

Christina Rayneri stated that she and Cathy Hooper communicated with Hall County to have two sections of sidewalk on Old Princeton Ridge replaced. Christina noted some stones at the entrance/exit had been reattached. However, additional work remains as replacement stones are needed for some areas.

NEW BUSINESS

Questions regarding the status of the two unfinished homes on Old Princeton Ridge were presented. It was reported both the engineering and code departments of Hall County have been in touch with the property owner. Additionally, it was communicated that the property owner is taking bids to address the erosion issues. With no further business, the meeting was adjourned at 8:06PM.

Gabrielle Crider, Secretary

4736 Warwick Drive

After the November 30, 2021, Annual Princeton Homeowners' Association meeting on January 3, 2022, and under the by-laws of the Princeton Homeowners' Association, the 55% vote was obtained for the approval of the 2022 annual budget, minutes, and election of the officers. Simply said, all items on the ballot were approved.

The incoming 2022 Princeton Homeowners' Association Officer Board:

President – Cathy Hooper; Vice-President – Carol Blackburn; Secretary – Kevin Hooper; Treasurer – Jim Carmichael

Additionally, both the 2022 budget and the 2020 minutes were approved.