

FALL 2022

The Princeton News

Princeton Homeowners' Association

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www.princetonsubdivision.com

ANNUAL MEETING SAVE THE DATE

Preparations are underway for the Princeton Homeowners' **annual meeting** planned for **Thursday, November 3, 2022 at 7:00pm**. This will take place at **Northlake Baptist Church, 4823 Thompson Bridge Road, Gainesville**. There is room for social distancing. Masks are optional but welcomed.

The purpose of this meeting is to present and approve the 2023 budget, elect the 2023 officer board, discuss old and new business of the Association, and approve the 2021 minutes. Both the proposed budget and the minutes along with the agenda are found within this newsletter.

Now is the **time to volunteer** to hold an office in the Association.

Anyone who owns property in the community, lives within the community, and has no Association liens filed against them is eligible to serve. A generic description of job duties is located on the website. However, more detailed information will be shared with anyone who would like to serve. It is simple to participate. Just send an e-mail as to which office you would like to fill.

Voting participation of 55% is mandated by the Association bylaws. Basically, that requires about 68 property



2022 Line Item Financial Report

September 30, 2022	Budget	Spent	Remaining
landscaping	\$7,600.00	\$5,053.15	\$2,546.85
supplies/misc.	\$1,500.00	\$472.07	\$1,027.93
incorporation fee	\$50.00	\$30.00	\$20.00
tax return (cpa)	\$175.00	\$175.00	\$0.00
web site*	\$275.00	\$383.76	(\$108.76) ¹
p o box rent*	\$140.00	\$156.00	(\$16.00) ¹
insurance (hoa)	\$1,300.00	\$1,231.00	\$69.00
taxes, (hall co)	\$50.00	\$35.00	\$15.00
meeting space	\$50.00	\$50.00	\$0.00
legal fee	\$1,000.00	\$0.00	\$1,000.00
stonework	\$1,500.00	\$500.00	\$1,000.00
contingency	\$1,000.00	\$124.76 ¹	\$875.24
tree removal	\$1,710.00	\$1,200.00	\$510.00
	2022 budget	Funds spent	Remaining
BUDGET TOTALS	\$16,350.00	\$9,285.98	\$7,064.02

Budget comments:

(1) Contingency includes the shortfall under web site & box rental.

*The web site account is paid through March 2024, two-year agreement. The P.O. Box rental exceeded the budgeted amount. Both are included in the contingency as they are shortfalls on the budget line.

holders to vote either yes or no. In the history of the Association there has never been 55% present for a meeting. This requires an e-mail ballot to those whose e-mail address is on file and a paper ballot to the others. A simple e-mail reply; yes to all or some, or no to all or some will count. However, many times several requests are needed before the process is completed. When the time comes, be ready to vote quickly. Remember to update your email with the Association.

Agenda

Princeton Homeowners' Annual Meeting November 3, 2022

- A. Call to Order
- B. Proof of meeting notice
- C. Reading of 2021 Minutes
- D. Reports from Officers
 - a. President, Cathy Hooper
 - b. Vice President, Carol Blackburn
 - c. Secretary, Kevin Hooper
 - d. Treasurer, Jim Carmichael
 - i. 2022 finances
 - ii. 2023 budget
- E. Nominations of and election of 2023 officers
- Approval of 2023 Budget
- F. Old or unfinished business
- G. New business
- H. Adjournment with voting process by e-mail/U.S. Mail

2023 Proposed Annual Budget

	2022	2023
	actual	proposed
Landscaping/fence	\$7,600	\$9,235
Supplies/miscellaneous	\$1,500	\$1,000
Corporation renewal	\$50	\$30
CPA	\$175	\$200
Web Site fees	\$275	\$250
Post Office box rental	\$140	\$200
HOA insurance	\$1,300	\$1,300
Real Estate taxes	\$50	\$35
Rental space meeting	\$50	\$50
Legal	\$1,000	\$1,000
Contingency (short fall or emergency)	\$1,000	\$1,000
Total	\$13,140	\$14,300
Special Project - stonework	\$1,500	
Special Project—tree cutting	\$1,710	
Special Project - sign work		\$5,000
Total with projects	\$16,350	\$19,300

Please email budget questions to
princetonsubdivision@gmail.com

Budget Information

After reviewing the information on this page many could be thinking about funding for this budget. Asking, "Where are the funds coming from for this?" That is a valid question.

First, there will not be an increase to the annual assessment. It will remain at \$100 for 2023. The Association has saved and been extremely frugal over the years to prepare for the day the big ticket items are addressed. Funds will be pulled from the reserve to cover these expenses.

As far as the general budget, the community has 123 parcels that are assessed each year. With each property owner contributing their annual fee of \$100, the Association has \$12,300 available for use during the fiscal year. As you may note, that is \$2,000 less than the budget total before the special project is added. This shortfall would be covered if there is no legal fee usage, contingency usage, and a surplus in other lines. And sometimes, with careful spending the budgeted item lines are less than what is proposed.

While the officers would like to have an annual budget with no shortfalls or at least balanced, with the rising prices and many of the line items on the budget set, this is getting harder to achieve. There is just no way to know what the bottom line will be each year. With each member paying timely and following the covenants, the Association is able to keep the costs in line. Just following the covenants helps as the Association does not need to spend funds on stamps, envelopes, paper or the expensive certified mail to ask for compliance. Everyone can help by doing their part and the Association thanks you. It makes life better for all.

Proposed Sign Refurbish (6 parts)

Signs on right as one enters

- 1- Princeton sign paint refresh \$2,095
- 2- Protected sign paint refresh \$560
- 3- No solicitation sign replacement \$177

Signs on left as one enters

- 4- "P" on top of column paint refresh \$110
- 5- Vertical Princeton (1) replace \$391
- 6- Vertical Princeton (2) replace \$391

Installation of all six \$875

Sales tax on all six \$83.72

Total for all six (6) signs, installation and tax \$4,682.72

This is presented in the 2023 proposed annual budget. The officers are requesting approval on using the original sign maker and not obtaining 3 bids as outlined in the by-laws. Pricing from April 25, 2022.

PRINCETON HOMEOWNERS' 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 and on January 3, 2022, in accordance with 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:

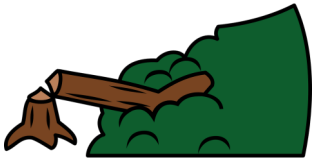
President – Cathy Hooper; Vice-President – Carol Blackburn; Secretary – Kevin Hooper; Treasurer – Jim Carmichael

THIS AND THAT

Entrance/Exit Items

As the Association budget is tight this year, there are a few landscaping items that need attention but are on hold until the fourth quarter. If the budget allows, they will be addressed this year.

The weeping cherry on the exit side of the subdivision is dying. This is not unusual for this type of tree. The professionals have recommended it be removed as it cannot be saved.



On the same side of the street, the two overgrown Hollywood Junipers are not able to be pruned into shape. In the current state they are damaging the signs. The professionals have recommended these be removed.

The price of \$448.46 for this scope of work will include the removal, chipping, and cleanup of the area. This does not include any stump removal.

Currently, there are no plans to replace any of these plants as this section has lovely mature crape myrtles to grace the area.

Additionally, the stone repair is complete on the columns and signs. This occurred in September with the price being under budget. However, this is an item will need constant attention as stones will become loose and fall.

Other Items of Importance

The topic of covenant issues is a regular category. It is both tiresome to read and tiresome to communicate. Yet for some reason it must be repeated.

These are the items that are regularly addressed within the community. They are in no particular order.

- Landscape issues— regular mowing & edging, shrub clipping, debris removal, sidewalk accessibility, and weedy planting beds
- Property maintenance — cleaning structure (pressure washing siding), repairing broken or damaged fencing, painting mailbox & replacing numbers with 2" gold numbers
- On-street & side walk parking—this is also a county code violation. Neither the street nor the side walk should be blocked with parked vehicles.
- Parking/storage of campers, rvs, boats, jet skies, and the like—these are not to be visible. Commercial or industrial vehicles not allowed.



As always, thank you all for doing your part. If there is an issue please reach out to the Association so this can be handled in a manner that works best of all.

Attention Pet Owners

The majority of pet owners are responsible. But, on occasion a reminder is needed. Hall County has codes that address pet/owner behaviors and are enforceable by Animal Control.

The County Code does not allow for animals to run at large, roam, or not be under the control of the owner. It isn't safe for the pet and can be a nuisance for others. As of 2018 an ordinance was passed that banned unsupervised tethering. The Code addresses noise, too. A domesticated animal that unreasonably disturbs the comfort of any person by emitting frequent and long continued sound or noise that is audible to a normal hearing person more than 100 feet away is a violation. This would cover items like barking and howling. The requirement of current rabies vaccination and the wearing of the tag is also included in the Code.



There are common courtesies pet owners are asked to remember. Many people love animals even if they do not have a pet. Just walk a well mannered puppy or dog down the street and watch the smiles and conversations start up. But their uncontrolled behaviors can cause issues. Pets should be walked on a leash and kept out of and off the lawns of others. They should not be allowed to relieve themselves in the yard of others or in the greenspace as this is both messy and can kill the plants. This is occurring as the evidence is visible. The pet should be curbed with the owner quickly cleaning up and properly disposing the waste. Being responsible brings joy to all.

Mailbox Information

The design of the mailbox system was approved by the Developers and is now governed by the Association. Uniformity and care of the system brings value to the property and the subdivision. The responsibility lies with the builder or current property owner to install the approved system and replacement parts.

The original mailbox system, Charleston Estate is now discontinued. Replacement parts are still available. But when it is time to replace the entire mailbox system, the Charleston system is the only available approved choice.

These two systems bring uniformity throughout the subdivision as they are similar. Review the information below to keep your mailbox system current. By doing so, penalties are avoided and the mailbox system looks nice.

Need a replacement mailbox system, replacement parts or a first system?

All prices as of 8-31-2022 and subject to change. Does not include tax or shipping.

Thomas Cyphers of Addresses of Distinction is the contact for this service. There, you are able to order the complete mailbox set, which is the “**Charleston**” mailbox system, its replacement parts or replacements parts for the original system “Charleston Estate”. The names are similar but the systems are somewhat different as the original system is no longer available. The representatives are great to help with what is needed for each system. Work with them before placing an order to insure correctness. A photo of the needed part or system helps to insure correctness with the replacement item.

The complete Charleston mailbox system is \$329.99 - \$349.99. The system features a classic decorative bracket, pineapple finial, and Corinthian base, Charleston. It is mounted on a sturdy 2.5-inch post. This mailbox system is crafted of 100% rust-free aluminum. The decorative address number plate with the 2” Williamsburg brass numbers is included. All applicable sales tax and shipping cost to be added.

To reach Addresses of Distinction by phone dial – 770.436.6198. The website is **www.addressesofdistinction.com**. All major credit cards are welcome.



Charleston Mailbox system

<https://addressesofdistinction.com/charleston-mailbox-system/>

\$329.99 for standard system with 2” gold vinyl reflective numbers or 2” Williamsburg brass numbers

\$349.99 for large system with 2” gold vinyl reflective numbers or 2” Williamsburg brass numbers

Replacement Mailbox



This is the standard size black mailbox listed at \$32.99

Overall Product Dimensions: 20.1” long, 8.9” high and 6.9” wide.

SKU: Mailbox: 31-20-T1

<https://addressesofdistinction.com/standard-size-black-mailbox/>



This is the large size black mailbox listed at \$39.99

Overall Product Dimensions: 22.6” long, 10.9” high and 8.7” wide.

SKU: Mailbox: 31-23-T2

<https://addressesofdistinction.com/large-size-black-mailbox/>

Check with a company representative before ordering. This will help to insure correctness of part or system. Skews and prices can change.

Replacement Mailbox Plate



This is the Williamsburg number plate #1 **no numbers**

SKU: Number Plates: 32-0208-1-0 with no numbers it is \$39.99

<https://addressesofdistinction.com/williamsburg-number-plate-1-no-numbers/>



This is the Williamsburg number plate #1 **with gold numbers**

SKU: Number Plates: 32-0208-1-2 with gold numbers it is \$49.99

<https://addressesofdistinction.com/copy-of-williamsburg-number-plate-1-numbers-included/>



This is the Williamsburg number plate #1 **with brass numbers**

SKU: Number Plates: 32-0208-1-1 with brass numbers it is \$59.99

<https://addressesofdistinction.com/williamsburg-number-plate-1-numbers-included/>

Replacement Mailbox Number

Mailbox numbers are 2" reflective gold vinyl – Arial Black

SKU: 31-2-92-AB

\$3.95 per number. Each mailbox plate will need 2 sets of numbers. One for each side.

<https://addressesofdistinction.com/2-reflective-gold-vinyl-numbers-arial-black/>

Replacement Mailbox Bracket



The Charleston Mailbox replacement bracket for the newer systems.

SKU: Brackets:31-1307-10 \$79.99

<https://addressesofdistinction.com/charleston-mailbox-bracket/>

This is not the bracket for the original systems.

The Williamsburg "S" Scroll replacement bracket used in the original mailbox systems.

SKU: Brackets: 32-14-42 \$44.99

<https://addressesofdistinction.com/williamsburg-s-scroll-bracket/>



Check with a company representative before ordering. This will help to insure correctness of part or system. Skews and prices can change.