

SPRING2022

The Princeton News

Princeton Homeowners' Association

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princetonsubdivision@gmail.com



www.princetonsubdivision.com

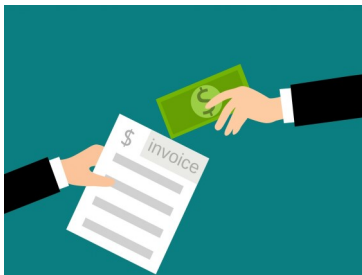
SPECIAL VOTE INFORMATION

In March an unforeseen event required a call for a special vote. In a short time, over 65% vote participation occurred with over 75 email replies. This quick action allowed the Association to contract with a tree service to have the process safely begin.

2022 Association Assessment Reminder

The annual assessment is due no later than May 1st. Payments received after the May 1st date are considered past due and will incur fees or penalties. By notifying property owners in March every owner should have adequate time to make the annual payment of \$100. Early payment is welcomed and encouraged.

Importantly, we have built a reserve to support our community. This is accomplished with careful management and dutiful and timely payments. Thank you all.



Membership Reporting Lawn Concerns

In the past few weeks, members of the community have brought several concerns to the attention of the Association. These items require an investigation into the situations.

The one issue that has been consistent is the condition of lawns. As our area is having earlier than normal spring-like temperatures, it seems the weed and grass growing season is arriving sooner than the weed control and mowing season. The weeds are quickly taking over. Rather than single out individuals, the Association felt it best to remind each resident to check that their lawns are being treated with the appropriate weed control followed by cutting and edging as needed. Members are requesting enforcement; it is the hope the situation will improve on the properties with concerns in order to avoid the need for additional action of calls or letters. Please look over your property and address any deficiency.

Thank you to each member. Our lovely community continues to welcome new families, and this is a testament to the value and pride each person places in their home and the care given to their properties.

Future newsletters will be sent by email only to the address on file with the Association.

If you did not also receive this newsletter by e-mail, then the Association does not have your e-mail on file. Send an email to add email address of anyone who resides within Princeton.

E-mail Address - PLEASE keep your email address current with the Association. It's a fast way to communicate.

Newsletters—A copy of this newsletter and previous newsletters are available at www.princetonsubdivision.com under the newsletter tab.

Attention All Pet Owners

A friendly reminder is sometimes needed. Please pick up after your pet. It doesn't take much to remember that we have pets in our community. If one isn't careful to watch your step, one may step in a reminder!

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children as they play in the community and it can be harmful to other pets. Remember Hall County has leash ordinances that require pets to be leashed or under the control of the owner at all times. No animal is to be off property and roaming.

It is important to remember to clean up after your pet. Take along a bag with you to pick up waste and dispose of it properly. By taking a few simple steps you can contribute toward the beautification of our community and the prevention of this nuisance. Don't forget that dogs, cats, and other domesticated animals must be vaccinated annually for rabies and wear proof of vaccination at all times.

BURN PERMIT INFORMATION

In the past a Hall County resident who needed a burn permit called the burn permit line to obtain their permit number. This process has changed to an on-line request system. The link can be found at hallcounty.org/burn-permits. For questions a Fire Service employee can assist by calling 770-531-6838.

Residential burning of leaves and small limbs that have fallen on your property may take place from October 1st—April 30th. The burning of building materials, furniture, plastic, clothing, any rubber or tires, newspapers, household garage, or boxes is prohibited. Fires must not be started with petroleum based products. A full list of all burn rules can be reviewed at the Hall County site listed above.



2022 Current Financial Report

March 31, 2022	Budget	Spent	Remaining
INCOME TO DATE			\$4,750.00
landscaping	\$7,600.00	\$2,965.13	\$4,634.87
supplies/misc.	\$1,500.00	\$38.65	\$1,461.35
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)
p o box rent	\$140.00	\$140.00	\$0.00
insurance (hoa)	\$1,300.00	\$1,231.00	\$69.00
taxes, (hall co)	\$50.00	\$0.00	\$50.00
meeting space	\$50.00	\$0.00	\$50.00
legal fee	\$1,000.00	\$0.00	\$1,000.00
stonework	\$1,500.00	\$0.00	\$1,500.00
contingency	\$1,000.00	\$0.00	\$1,000.00
tree removal	\$1,710.00	\$0.00	\$1,710.00
BUDGET TOTALS	\$16,350.00	\$4,963.54	\$11,386.46

Budget comments:

*The web site fee exceeded the budgeted amount. However, the account is paid through March 2024, two years.

**The tree removal approval of \$1,710 has been added to the 2022 budget numbers.

Hall County's Door to Door Sales/Solicitation Regulations

Hall County has a detailed door to door sales/solicitation ordinance. This can be found at <https://hallcounty.org/191/Door-to-Door-Sales-Solicitation>. Be sure to click on the door-to-door sales and solicitation code link in the first paragraph to read the details.

A Summary of the ordinance;

Solicitors must respect all "No Solicitation" signs. If there is a sign prohibiting solicitation at the entrance to a community, subdivision, business or residence the solicitor is not allowed.

Solicitors may not approach a homeowner, resident or occupant when the homeowner, resident or occupant is in the yard where a "No Solicitation" sign prohibiting solicitation in a community or subdivision, business or residence is posted.

Solicitors may not touch or in any way attach any information to the residents, mailbox, paper box, mailbox post, or to the entrance door or porch, porch columns, railings, or wall of the residence.

Solicitors may not throw, lay, or in any way toss items into a private business, homeowner, or resident's yard or in any other way "litter".

There are exceptions to these regulations. These are a few;

Bona fide charitable organizations tax exempt under Section 501(C)(3) of the Internal Revenue Code are exempt from the requirements of this chapter unless so noted elsewhere;

Bona fide charitable or nonprofit organizations whose field sales representatives are under the age of 18 years are not required to obtain a solicitor's permit.

Solicitors for nonprofit organizations who are regularly enrolled in a public or private school in Hall County shall not be required to obtain identification badges or a solicitor's permit.

Persons engaging in political canvassing.

Because our community voted in the past to post our community as a "No Solicitation" community and placed signage at the entrance, there should be none taking place other than what the exceptions to the regulations allows: charities, schools, and political canvassing.



The Official Code of Hall County Speed Zones

According to Hall County, GA code 10.30.350—Speed zones for our subdivision roads are **25 MPH**. Motorists who violate this resolution will be subject to the same penalties as exist for violations of other resolutions.

Please help keep our streets safe, slow down to the posted speed limit of **25**. This is the legal limit set by Hall County in order to protect the residents within our community. Compliance is needed and appreciated.



Street Lights

There are 36 street lights on the streets of Princeton. These are a wonderful asset to our community. Not only do these offer safety, they add to the aesthetics. Unfortunately, from time to time these lights have an issue with operation. This is especially true of the older sodium lights.

When cycling occurs, it can be difficult for it to be noticed as sometimes the light is on and sometimes it is not. Please notice the street lights in your area and watch for this occurrence.

What to do when this happens? A call to JEMCO or a visit to their on-line system will solve the issue. The pole number is helpful. But, the street address will work too. If the pole number is incomplete, let JEMCO know and their associate will correct the situation.

If you notice a color change in the light emitted from the new street lights there is a reason. As street lights need to be replaced, they are being changed over to the more efficient LED lighting.

For outdoor light maintenance submit a request at MyJacksonEMC.com or call 770-536-2415.



Architectural Control Committee

What is the ACC? The ACC is the architectural control committee for the Princeton Homeowners' Association.

Why does Princeton need an ACC? This committee was formed by the developer to oversee and maintain community standards and is written into the covenants.

What does the ACC do? The ACC addresses many topics. It works to ensure the design and location of structures conform to and is in harmony with the character of the subdivision. It oversees modifications to existing and approval for new structures.

How do I make a request? To obtain approval for a new build or any modification to the outside of an existing property, the property owner(s) shall first submit plans and specifications to the ACC. Written approval must obtain from the Architectural Control Committee prior to the beginning of construction.

Lot owners wishing to make modification to outside of the residential shall contact the ACC giving plans and specifications as to the alterations and changes. Written approval is needed from ACC.

Are roofs included? Yes, there are standards for shingles. All roof shingles are to be black blend.

What about fences? Fences are to be approved. Plans and specifications must be submitted to ACC prior to the beginning of construction or before alterations are made.

May I build an accessory or storage building? Yes, with approval and following the guidelines.

Please let the PHOA/ACC work with you so a costly mistake isn't made. The covenants are located under the document tab at princeton subdivision.com. To make an inquiry or ask a question of the PHOA/ACC e-mail princeton subdivision@gmail.com.



Covenant Reminders

The following three (3) are the most reported covenant violations. Please review as notices are forthcoming to any who are in violation. Compliance is very much appreciated as it makes the tasks of the volunteer board much more enjoyable. Thank you to vast majority of the membership who are in compliance and have a beautiful, well-maintained property.

#6 addresses – campers, motor homes, boats, and trailers

Storage for boating equipment or travel trailers shall be so that they are not visible from the street and shall be parked on an additional concrete driveway with landscaping to hide the recreational vehicle from the street.

#16 addresses – lawns & landscaping

Lawns and landscaped islands are to remain presentable and well-maintained year-round.

#27 addresses- street parking

It should be noted the covenants directly address street parking. However, Hall County Code prohibits street parking and blocking the sidewalks. This is an offense enforceable by the County Marshalls.

This is a portion of the actual covenants. The full reading of the covenants are available of the website princeton subdivision.com.



To reach the Association, send an email to princeton subdivision@gmail.com. An officer will reply as soon as possible.

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