

SPRING 2023

The Princeton News

Princeton Homeowners' Association

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THE ASSOCIATION

The words “HOMEOWNER ASSOCIATION” bring a host of feelings, some good, others maybe not. There are people who wish to run when the words are spoken. When an HOA is formed around a community of caring members, good neighbors, helpful volunteers, and transparency, the words “Homeowner Association” are not to be feared. The perks of a great HOA are contributing factors to a successful association and help to create a great place to call home.

Hopefully our Association goes beyond the image of the stereotypical organization that controls the community. The desire is for openness, and the sharing of information. There is no need for a secretive board. The officers are homeowners, too, and everyone is in this together wanting the best for the community.

The purpose of our newsletter is to communicate, to be helpful, and to encourage interaction. While technically there is no requirement for its publication, the newsletter gives an avenue to be neighborly as face-to-face conversation is not always possible with 125 parcel owners.

Everyone is encouraged to engage, become involved in the community, and self-govern. Just review the covenants and bylaws to make sure, individually, we all are doing our part and keeping

2023 Line Item Financial Report

March 31, 2023	Budget	Spent	Remaining
Landscaping/Fence	\$9,235.00	\$1,579.39	\$7,655.61
Supplies/Misc.	\$1,000.00	\$131.75	\$868.25
Incorporation Fee	\$30.00	\$30.00	\$0.00
Tax Return (CPA)	\$200.00	\$195.00	\$5.00
Website	\$250.00	\$0.00	\$250.00
P O Box Rent	\$200.00	\$166.02	\$33.98
Insurance (HOA)	\$1,300.00	\$1,273.00	\$27.00
Taxes (Hall Co)	\$35.00	\$0.00	\$35.00
Meeting Space	\$50.00	\$0.00	\$50.00
Legal Fee	\$1,000.00	\$0.00	\$1,000.00
Sign Project	\$5,000.00	\$4642.50	\$357.50*
Contingency	\$1,000.00	\$0.00	\$1,000.00
(shortfall or emergency)			
	2023 budget	Funds spent	Remaining
BUDGET TOTAL	\$19,300.00	\$8,017.66	\$11,282.34

Budget comments: Income received as of 3-31: \$4,980.46 with 49.5 of 123 annual assessments paid.

*The sign project is complete with a surplus of \$357.50.

our properties presenting beautifully. These rules are important to keep our community standing in high regard in the county and to remain a sought-after neighborhood.

Please be thoughtful, remember the officers live here, too. Each has a difficult job and your cooperation can make it easier. They are volunteers who give of their time and resources in order to keep our community desirable and the annual assessment extremely low.

HOW TO REACH THE ASSOCIATION

There are times when a conversation is the best way to ask a question.

But, how can that be done when there is no central office or even a phone number for the association? After all, we only have a post office box as an address.

Each member understands the officers are unpaid volunteers who have other obligations. In an effort to be available, the Post Office box is checked a minimum of once a week. The email is checked at least once a day but most days both morning and evening.

Should a member need to speak with an officer, send an email to princeton subdivision@gmail.com to ask your question or request a callback. Just be sure to leave the phone number for the return call. When an officer returns the call, it is from the officer's personal number.

The Association officers are always willing to make contact, but, there could be a slight delay.



25 MPH SPEED LIMIT

Please be conscious of your vehicle speed through out our subdivision. With the number of drives entering the streets, we have a real safety concern. Our streets have driveways that are located in curves, on hills, or in dips in the road. Vehicles pulling or backing into the road cannot easily see a speeding vehicle, nor can the speeding vehicle see the person entering the road.

Another area of concern: children playing. Children do not always realize the danger of a vehicle and may not see it as they dart into the street to retrieve a ball or other item. Stopping quickly is much easier at 25mph than at a faster rate.

Please slow down.


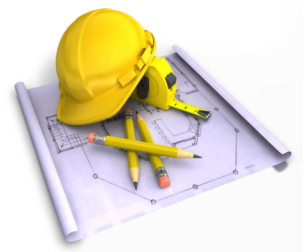


GENERAL REMINDERS CONCERNING ARCHITECTURAL REQUEST

The season of home improvement projects nears. Before beginning any exterior projects, our restrictive covenants require the submission of a written Architectural Control Committee (ACC) request. The exterior projects that require approval include but are not limited to fence installation or replacement, accessory building installation, structural changes to the main structure, and any other major change to the style and/or color of windows, siding, garage doors, driveway, or roof. Basically, anything that changes the look of the property from its original approved appearance.

The Board does not require homeowners to submit a request for replacing/updating with the same style windows, roof, garage doors, driveway, or siding/paint color. The Board also does not require the submission of a request for tree removal, landscaping, mailbox replacement (must be the approved mailbox system), or other standard maintenance projects.

If there are questions on whether or not to submit a request, please do not hesitate to contact the Architectural Control Committee at princeton subdivision@gmail.com and ask. The ACC will review each request objectively and provide a written response as quickly as possible. While the Board strongly encourages homeowners to inform all surrounding neighbors of the ACC request, approval from the neighbors is not required. The neighbors may voice their concerns regarding an ACC request, but all are asked to be respectful of the process. It is important to remember all members may not agree with the request, but a neighbor's objection will not automatically result in a denial of an ACC request. If you are wondering where to locate a copy of our restrictive covenants, they are on our website at princeton subdivision.com under the documents tab in the Covenants section.



BLOCKED SIDEWALKS—The Association is receiving reports that sidewalks are being blocked by parked vehicles. The HOA understands you may not be aware of or just forgot about the covenant restrictions that states sidewalks must remain passable. Additionally, Hall County code prohibits parking on sidewalks. It would be a tragedy if a person is hurt in stepping off the sidewalk to avoid the obstruction. Please be reminded blocking the sidewalk is a violation of the Princeton Homeowners' Association Protective Covenants and needs to be corrected. This will avoid the Association from being required to take a more individual approach.

The reminder section. (Because, sometimes we all can use a gentle nudge.)

SPRING CLEANING ~ It is understandable many are ready to get out and do that much needed yardwork. The Association would like to remind everyone not to put lawn clippings, leaves, or other items down the road drainage culverts or blow them into the road. Kindly request the same of your landscapers. This can clog the pipes or their exits, creating issues for the properties where the water flows into the streams. Thank you for properly disposing of all yard waste.



TREE/PLANT TRIMMING ~ Thank you to all the properties that make sure their plants and trees do not impede foot travel on our sidewalks. If you planted trees, shrubbery, or flowers, (or they just came up voluntarily along the sidewalk areas), there is an obligation to make sure they do not overhang or block the sidewalks or driver visibility. From time to time, it is necessary for those to be trimmed back to improve accessibility or visibility. If you have been keeping up with this job, your efforts are appreciated. If not, it may be necessary for you or your landscaping crew to prune these overgrown plants. Please take a look at the sidewalks around your home and correct as needed. And, make sure all fire hydrants are easily accessible.

MAIL BOX SYSTEMS ~ It's time to take inventory of the condition of your mail box system. They are an important part of the landscape and reflect upon each property. A can of black exterior spray paint for metal objects is an easy start. Be sure to cover the numbers and red flag before spraying. Reattach any loose or missing pieces. If replacement parts are needed, review the Winter newsletter or visit the Princeton website under "extras" for ordering information. Be sure to replace the tired and worn 2" gold numbers too. These numbers are important in an emergency or for deliveries.



Remember to keep your information current with the Association in order to receive updates via email. Send to princetonsubdivision@gmail.com

COVENANT CORNER

Trailers, boats, RV's, and inoperable vehicles of any kind are not permitted to be parked in driveways, in yards, or on the street at any time. If they are stored on property, they are not to be visible by neighboring properties or from the street. The covenants instruct proper storage of trailers, boats, RVs, and more. Please be respectful of these covenants.

Maintenance of the exterior of the dwelling by the owner includes, but is not limited to, periodic cleaning of the siding, staining fences, and the landscaping maintenance of yards, including weed control, mowing, and edging as needed. These actions help to keep the community looking nice.

Road parking and sidewalk parking remain an issue. Simply said, it impacts safety. The County does not allow it, nor does the covenants. While there is a short-term, temporary need from time to time, it should never be the norm, and it must be done safely. Cars should park with the tail lights exposed to car headlights. Curves and hills should be avoided. And, never block a fire hydrant, a drive, or the sidewalk.

Yard signs seem to be increasing and becoming an issue. Sometimes we just forget to think about the agreement that governs our community. Covenant number 14 reads, "No signs except temporary Real Estate, For Sale, Garage/Yard Sale or election signs are allowed. All signage must be removed no later than the day after the event." Simply said, signs advertising companies are not allowed. If a company places a sign on your property, please remove it. One ongoing exception is posted security signs as this is a protection (alarm) issue.

Subdivision Entrance Signs ~ Great news! The entrance sign refurbishing is now complete. Better news, it came in under budget. Five of the six signs were able to be sanded and repainted.

The "NO SOLICITATION" sign was replaced. The new sign is larger and more visible. It is the hope that this will help to eliminate the excuse by solicitors claiming the sign was not seen.

This care will extend the life of our signs. No additional major attention will be needed for several years. General cleaning will continue.

DID YOU KNOW?

Informed Mail Delivery

Informed Delivery is a free service offered by the USPS. It shows a preview image of incoming mail and gives status updates about incoming packages. The daily notification lets you know that important piece of mail is about to be delivered to your street mailbox, and you should start watching for its arrival. This helps with mailbox security.

Your residential address must be in an eligible ZIP Code (our area is eligible). The preview notifications are sent to the email address given when signing up for the service. There will be no notices on Sunday or federal holidays.

This works because all mail goes through the USPS network, the high-speed sorting machines that take a picture of the front side (address side) of the item. The Informed Delivery will show a grayscale image of those mailpieces to be soon arriving to your address. **Only the first 10 pieces of mail appear in the email** at this time. The remaining mail images can be viewed on the dashboard in the program. This measure helps limit the size of emails being sent to users. Some mailpieces (e.g., catalogs or magazines) are not imaged by the automated equipment and will not appear in the Informed Delivery notification.

USPS will need to verify your identity online or at a USPS location for you to register for Informed Delivery. To learn more about this free service and to sign up, visit ***informedelivery.usps.com***. The site has more great information concerning this and other services. The directions for enrolling are easy.

Information resource credit informedelivery.usps.com.



Retiring and Disposal of a Worn-Out American Flag

Just as there is etiquette for displaying Old Glory, there is etiquette for disposing of flags in a dignified manner. The rules on how to properly fly the flag were established in June 1923, when the National Flag Conference met in Washington. The members created the Flag Code, which states “the flag represents a living country and is itself considered a living thing.” In 1937, the American Legion passed a resolution addressing flag retirement ceremonies.



Many state and county government offices and Veterans of Foreign Wars posts have flag disposal boxes outside of their buildings. Police stations also collect them. Once the disposal boxes are full, various organizations hold flag retirement ceremonies. Sometimes the Boy Scouts and Girl Scouts collect the flags and hold retirement ceremonies.

If, you have an old, tattered flag and do not wish to do handle the dignified disposal, you can take it to Hall County Sheriff's Office Headquarters on Browns Bridge Road, and drop it in the box in the lobby. The flags are properly disposed of and don't end up in the trash.

As spring approaches (June 14 is Flag Day), it would be a great time to make sure your American Flag is presenting well.

Information resource credit defense.gov, June 11, 2020, Katie Lange

The annual assessments were mailed on March 1 and are due before May 1.

If you have not mailed your payment, now is the time.

Payments received after May 1 automatically have a \$10 late fee added.

Thank you for your consideration and help.