

SUMMER 2023

The Princeton News

Princeton Homeowners' Association

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www.princetonsubdivision.com

OPEN BOARD POSITIONS IN 2024

This is notification and a request for members of the community to step up in 2024 to serve as officers for the Association. Officers are required and needed. To grow and improve officers must rotate on and off the board.

All positions are open for nominations. The office of the President and Vice President will need to be filled in 2024 as both currently serving are stepping back.

A change in leadership is good for all. Whoever decides to take the reins will have the support of the outgoing President as she is willing to move to the Secretary slot for one year to help with the transfer.

Serving on the Association board can be a rewarding experience. You are on the front line working to guide the community, keeping it a great place to live, and investing in the upkeep of properties.



Each board member fulfills certain fiduciary duties and should act in good faith, with reasonable care, and in a manner that is in the best

interest of the Association. Each officer strives to be professional, courteous, and helpful all the while being individuals with no management experience doing their best for the subdivision.

Being an officer should not be demanding or time-consuming. The needs of the community and making difficult decisions are necessary. The board is the enforcement group trying to keep the community standards as outlined in the legal documents.

With 125 lots and 119 occupied properties, there should be members willing to serve on the HOA Board in 2024. Now is your chance to make a difference in the community.

ANNUAL ASSESSMENT COLLECTION

Notices for the Annual Assessment were mailed at the end of February. This year the notices included the phone numbers and email addresses associated with the property and included a request for corrections, additions, or deletions.

Over the months of March and April the majority of the payments were received. On May 5, the process of courtesy reminders of emails, phone calls, and letters took place. As of the middle of May, the officers continued work to collect the nominal annual fee.

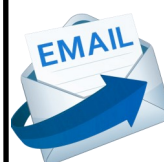
May 31, after numerous attempts to collect, the members remaining in an unpaid status received certified lien letters giving notice of lien filings as of June 30, 2023.

USE OF E-MAIL

The Association regularly encourages the membership to provide or update the e-mail address association with the property. Why is this important? It's for communication. There is no hidden agenda.

The newsletters are e-mailed, saving cost of printing, postage, and the time of the volunteers. Reminders and alerts are communicated quickly. All group mailings are bcc: to hide any addresses. E-mails addresses are not shared and there is no solicitation of goods.

Members with or without e-mails on file may retrieve the newsletter from the website.



Send any updated information to princetonsubdivision@gmail.com.

2023 Line Item Financial Report

June 30, 2023	Budget	Spent	Remaining
Landscaping/Fence	\$9,235.00	\$3,435.50	\$5,799.50
Supplies/Misc.	\$1,000.00	\$200.83	\$799.17
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	\$9,942.85	\$9,357.15

Budget comments: Income received as of 6-30, \$12,386.18.
There will not be a charge for the website service in 2023. The account was charged in 2022 for 2 years making the next due date in 2024.

Missing Stone at Entrance

Once again, some stones on the columns are loose and have fallen. The budget for 2023 included funds (about \$2,000) to cover minimal repairs of the fence/columns.

The 2022 work addressed only the areas with missing stone, or stones discovered to be failing. These fixes are reactive, rather than proactive.

This will be an ongoing issue. The synthetic stone is mortared into place. Over time, the weather has taken a toll on the structure. Regular attention is needed as the mortar continues to fail.

The Association is looking into a more permanent solution. Contact has been made with a mason to price the overhaul of the entire structure.

The Association is exploring options. The most recent failure of the façade has been patched with the use of outdoor commercial adhesive.

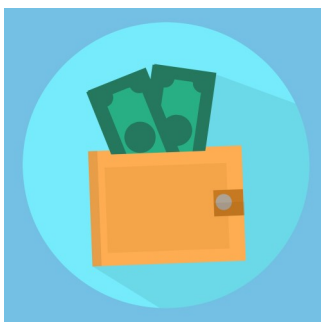


ON-LINE Payment Option

The topic of on-line payment options comes forward each year when the annual billing goes out for the Association. We do appreciate the involvement of the membership and new ideas and suggestions are always welcome.

It is a sign of the times that checks are less common, and as always, they involve a bit of handling by the writers and receivers. The suggestion of adding a digital payment method is intriguing and such a system could have certain benefits, with reduction of physical documents being one, and convenience for our members, another.

With the limited research into what might be involved in adding such a system, it was realized it would not to be a simple task for the Association officers. Many of the services are tied to a phone number. The Association does not have one. In contacting the Association's bank, it was found the costs associated with it are too much with a setup fee, monthly fees, and transactions fees. Then there are questions about what kind of transactions to accept (debit, credit, others), how are they tracked, how would disputes be resolved, would there be security issues, etc.?



Admittedly, there could well be very simple answers to all these questions. Businesses do it in some form every day. Being a group of volunteers, there is reluctance to take on this additional work.

There is no management company for the Association. Maybe it is time to look into this possibility in order for the membership to have access to additional services, regular monitoring of covenants the volunteer officers can not achieve. This type of service would come with a cost and an increase in the annual assessment. This is an area the membership would need to decide if the cost is worth the return.

When it Comes to Fireworks, What is Legal?

In Georgia you can legally use fireworks: Any day between 10 a.m. and 11:59 p.m.

Regardless of local legislation, the use of fireworks is legal until 11:59 p.m. statewide around certain holidays:

- Memorial Day (last Saturday and Sunday in May)
- Independence Day (July 3 and 4)
- Labor Day (first Monday in September)
- New Year's Eve (December 31, extended to 1 a.m. on January 1)

The Association does not host any type of fireworks displays or have any authority over such.

Because the actual 4th of July is on Tuesday, it is possible there will be fireworks in the area before, on, and after the holiday.

Be safe, celebrate, and enjoy.



IT'S REALLY SIMPLE . . . JUST READ THE COVENANTS

Some are not getting the message and are causing issues and lots of extra work for other members and the officers.

When a person chooses to purchase in a covenant protected community, they are agreeing to abide by the covenants. The enforcement by the volunteer officers is a job that should NOT be needed. It is tiring and ongoing! All property owners should follow these simple covenants. The appearance of our neighborhood is in the hands of the residents.



IT'S REALLY SIMPLE

- Pay the annual fee timely. It is only \$100 and is due the same time every year. The officers should not need to call, email, send letters, or file a lien.
- Take care of your landscape. Cut the grass, edge the sidewalks and drive, remove the weeds, trim the shrubbery. Keep the sidewalks clear of limbs, shrubs, plants/weeds for walkers. This is normal property care and maintenance.
- Clean the siding of your home. If there is brown, black, or green growth, then clean.
- Utility trailers, boats, boating equipment, RVs, travel trailers, any recreational vehicles, and the likes are NOT to be seen from the street.
- Do NOT park in the street or on the sidewalk. Make other arrangements. You could be liable for any accidents and county code does not allow.
- Reach out to the ACC before making changes to the exterior of the home, additions, or new builds. This will save time and money.
- Repair the mailbox. Order replacement parts. Purchase a can of black paint. Purchase replacement 2" gold numbers. It is a simple fix.

FACEBOOK

In the past few months there have been conversations on the *Princeton Subdivision Neighborhood* Facebook group with questions or comments concerning subdivision issues. The Association does not monitor this Facebook group, has no authority over this group and does not post to the group.

The only involvement from the HOA is verification the person asking to join actually resides within Princeton. This group is for the use of the residents of Princeton, to converse among themselves and not the place for any HOA action.

The Association does maintain a Facebook page under the name of *Princeton Subdivision HOA*. The account is used for reminders or notifications.

In the event a member has a question, an email should be sent to princetonsubdivision@gmail.com. Comments and questions to the Association are welcomed and will be addressed.



Drug Disposal: Drug Take Back Options

www.fda.gov/drugs/disposal-unused-medicines-what-you-should-know/drug-disposal-drug-take-back-locations

The best way to safely dispose of most types of unused or expired medicines

Medicine take back options are the best way to safely dispose of unused or expired prescription and nonprescription medicines.

Before disposing of prescription medicines, be sure to remove all personal information on bottle labels and medicine packaging. All medicines dropped off at the take back locations will be destroyed.

Prescription Drug Take Back Locations

There are Drop Boxes located at the Gainesville Police Department's office located at 701 Queen City Parkway; the Hall County Sheriff's office drop box is in the front lobby of their office at 610 Main Street. Both boxes are available from 8:00 AM to 5:00 PM, Monday through Friday.

Additionally, many pharmacy locations have a permanent collection site. Check there for easy drop-off.



Tips on Safeguarding Your Home

Reference: HomeAdvisor November 1, 2019

A great way to protect your home is to look at it through the criminal's eyes. An easy target is their desire.

- Look at the exterior of your home. What can you see? Are pricey items easily seen through the windows? What is in the garage a thief might like? Are items in view? Are doors open? What is there for the taking?
- Remove hiding places by keeping the shrubbery around walkways and entrances cut back.
- Keep expensive items behind closed doors. Bikes, cars, and even grills can be targets. They are safer behind a closed garage door.
- Keep fences, gates, and garage doors closed and locked.
- If parking outside of the garage is needed, secure the car and do not leave any valuable items in view.
- Window coverings such as a privacy film, blinds, or curtains on garage and basement windows are a good idea.
- Keeping a yard free of toys, tools, and ladders as these may signal a thief the home has fun and interesting tablets, consoles, and other electronics. The ladders and tools could be used to enter the property.
- Installing motion sensor lighting may encourage the invader to leave the area as they are in the spotlight (literally).



- Home security systems have a number of features and can be beneficial to security.
- Get to know the neighbors. Watch out for each other. Take note of unknown vehicles and unknown people. Most are just people out to enjoy the day and are not casing the area.
- Take advantage of the community FaceBook group to share information.

Many thefts are a crime of opportunity. Don't make it easy for the criminal. The Hall County Sheriff's Office has a non-emergency number. If there is uncomfortable, questionable, or suspicious activity you may call 770-536-8812, an officer will be sent as soon as available. BUT, if there is an emergency dial 911. Taking simple steps to remove temptations and most likely a crook will not even think about your property as a target.