

WINTER 2023

## The Princeton News

Princeton Homeowners' Association

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**www.princetonsubdivision.com**

### Reviewing 2022

The 2022 year ended on a good note.

The total budget for the year came in under the approved amount. Even with the two big ticket items, less was spent than taken in.

Houses in our community sold quickly for top dollar. We welcomed nine new property owners, 3 on Enfield, 3 on Old Princeton, 2 on Warwick, and 1 on Hoskins.

Covenant violations were addressed quickly with no liens being filed. Several certified letters were mailed along with a number of reminder letters. Reviewing and following the covenants would remove the need for this action. One nonpayment of the annual assessment resulted in the need for a lien to be filed.

The maintenance of the greenspace and entrance areas saw improvements with the removal of dying and overgrown plants and the reattachment of the synthetic stone to the columns.

Efforts continue to keep the infrastructure of Princeton sound as Hall County worked on sidewalk issues and made a road repair on Warwick. The water department replaced a crumbling water marker, and JEMC made a number of repairs on the street lights. All of these agencies are willing to assist. It only takes a phone call or an email to let them know.

### 2022 END OF YEAR Line Item Financial Report

December 10, 2022	Budget	Spent	Remaining
landscaping	\$7,600.00	\$7,335.38	\$264.62
supplies/misc.	\$1,500.00	\$612.63	\$887.37
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) <sup>1</sup>
p o box rent*	\$140.00	\$156.00	(\$16.00) <sup>1</sup>
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	\$875.24
tree removal	\$1,710.00	\$1,200.00	\$510.00
	<b>2022 budget</b>	<b>Funds spent</b>	<b>Remaining</b>
<b>BUDGET TOTALS</b>	\$16,350.00	\$11,708.77	\$4,641.23

#### 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.

The Annual minutes on the next page show the 2023 election of the board with the approval of the budget and special projects.

**The Annual assessment will remain \$100.** While this assessment covers the fiscal year January—December, it is not billed until March 1 and is past due on May 1. An automatic late fee of \$10 is applied.

All in all, yes it was a good year. Let's make this one even better. Best new year wishes to all.

## 2023 Annual Budget

Landscaping/fence	\$9,235
Supplies/miscellaneous	\$1,000
Corporation renewal	\$30
CPA	\$200
Web Site fees	\$250
Post Office box rental	\$200
HOA insurance	\$1,300
Real Estate taxes	\$35
Rental space meeting	\$50
Legal	\$1,000
Contingency (short fall or emergency)	\$1,000
<b>Total</b>	<b>\$14,300</b>
Special Project - sign work	\$5,000
<b>Total with projects</b>	<b>\$19,300</b>

## Sign Refurbish (6 parts)

### Signs on right as one enters

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

### Signs on left as one enters

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

\*Pricing from April 25, 2022.

**There will not be an increase to the annual assessment in 2023. It will remain at \$100.** 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 extra expenses.

## PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 3, 2022, 7:00PM

Northlake Baptist Church – 4823 Thompson Bridge Road

Cathy Hooper, Presiding

### CALL TO ORDER

The meeting of the Princeton Homeowners' Association was called to order at 7:00PM on November 3, 2022, by Cathy Hooper.

### PROOF OF MEETING

Proof of meeting notices were communicated in the Fall newsletter issued October 2, 2022, posted on the HOA web site of princeton subdivision.com under news, on the Princeton Subdivision Facebook page, with a meeting sign on the exit side of the of the subdivision, and with reminder emails with meeting documents attachment.

### ATTENDANCE

Of the 122 eligible voting properties, 10 homes were represented. The 55% quorum was not present as required within the By-laws of the Association. All voting matters are to be offered by email/mail.

### MINUTES

The minutes from November 30, 2021, were available to each member. First and second motions were made for the minutes to be accepted as presented. Due to the lack of the required 55% quorum the vote was tabled and to be voted by email/mail.

### OFFICERS' REPORTS

Officers in attendance were President, Cathy Hooper; Vice President, Carol Blackburn; and Secretary, Kevin Hooper. The treasurer, Jim Carmichael was not able to attendance.

## Annual meeting minutes (continued)

### **OFFICERS' REPORTS (continued)**

President, Cathy Hooper updated the membership of the completions of the two 2022 projects. The tree removal project was completed in April under budget. The stonework on the column/sign areas was completed in September under budget. It was noted, this will be an ongoing issue as the synthetic stones continue to fall off.

President, Cathy Hooper presented the financial report and proposed budget which had been provided to the membership prior to the meeting. With no questions, first and second motions were made to vote on the proposed budget. Due to the lack of the required 55% quorum the vote was tabled and to be voted by email/mail.

It was shared with the membership the continued need to address covenant issues such as lawn care, proper storage of boats, campers, travel trailers, utility trailers, on-street parking, mailbox conformity, and keeping sidewalks clear. It was relayed to those present this is taxing, time consuming, a drain on the officers, the Association budget, and should not be necessary as the covenants are available for all to follow.

### **ELECTION OF 2022 OFFICERS**

Prior to this meeting, Jim Carmichael, Treasurer, stated he would not be able to serve in 2023.

Cathy Hooper opened the floor for the nomination for 2023 HOA officers. The following volunteered to serve as officers for 2023: Cathy Hooper, agreed to serve as needed. Carol Blackburn agreed to serve again as Vice-President, and Kevin Hooper, Secretary stated he would serve to complete the board, but strongly encouraged others to volunteer as two members on the board from one household, while not against the by-laws, could be cause for concern. Joe Ottilo volunteered to serve in any capacity as needed. One other member offered to think about servicing and will let the Association know. Due to the lack of the required 55% quorum of homeowners present and the officer slate not being set, the vote was tabled and to be presented by email/mail.

### **OLD BUSINESS**

An update was given on the delayed building of properties at 4602 and 4606 Old Princeton Ridge.

### **NEW BUSINESS**

Details of the proposed sign repair project were shared.

The Association will continue to maintain and improve the appearance of the greenspace, fence, and signage as well as support the covenants and bylaws.

Again, as the quorum of 55% of homeowners was not present, ballots will be emailed/mailed to the membership as soon as the officer slate is finalized.

The floor was open to questions and comments.

Concerns as to the speed of vehicles on Old Princeton were voiced.

The desire for an electronic pay system for the annual dues was expressed.

With no further business, the meeting was adjourned at 7:29PM.

Kevin Hooper, Secretary

**After the November 3, 2022,** Annual Princeton Homeowners' Association meeting and on November 16, 2022, in accordance with the by-laws of the Princeton Homeowners' Association, the 55% vote was obtained for the approval of the 2023 annual budget, minutes, and election of the officers. Simply said, all items on the ballot were approved.

### **The incoming 2023 Princeton Homeowners' Association Officer Board:**

President – Cathy Hooper; Vice-President – Carol Blackburn; Secretary – Kevin Hooper; Treasurer – Joe Ottilo

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### **Visit the Princeton subdivision website at [princetonsubdivision.com](http://princetonsubdivision.com)**

- where items such as the covenants, by-laws, and annual meeting minutes can be located on the documents tab. The newsletter tab houses the current and past newsletters while the extras page shares information on the mail boxes, door to door solicitation regulations, neighborhood watch, and burn permits. The news page has the most recent subdivision information. And, the links tab has lots of helpful links and phone numbers.

Please remember to update your email address and phone number with the association as this is the best and fastest method of communication.

## Lake Sidney Lanier

It is a popular place to visit. A great vacation spot or just a fun day visit. And we are lucky. It is literally minutes from our home.

The lake wasn't always a lake. Its previous life was towns, farms, forests, and home to many people.

The dam was built for several reasons: flood control, navigation, water source, power production, and recreation.

The Buford Dam's construction was authorized in

1947. After land acquisitions of some 56,000 acres and with much planning and work the groundbreaking occurred in 1950. The lake began filling in 1956. On August 1, 1958, Lanier reached "full-pool" at that time of 1067.77 feet.

The lake's primary sources are the Chattahoochee and Chestatee Rivers. Our lake is about 38,000 acres of water, nearly 700 miles of shoreline and has a summer full pool at 1,071

feet and winter full pool at 1,070.

Originally Lake Sidney Lanier was referred to as the Buford Lake from the name of the Buford Dam. There was much discussion as to the name. With a number of suggestions.

The 44 million dollar project was dedicated on October 9, 1957 and the story continues today.

Source: Lake Sidney Lanier "A Storybook Site", by Robert David Coughlin, published by RDC Productions

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## Door to Door Solicitation

The issue of door-to-door salespeople in the neighborhood is an ongoing problem. Our community is posted **NO SOLICITATION** at the entrance. Except for those allowed to go door-to-door, most are in violation of Hall County ordinance. After speaking with a county representative, the advice is to call Hall County dispatch and report the solicitor. Share as much information as you have. If available, a patrol car will be sent to address the situation with the person in the neighborhood. Dispatch may be reached at 770-536-8812. More information as to who is allowed to solicit is available on the Princeton Subdivision website under the "extra" tab.

## Welcome to Princeton Continues

The Princeton continues to thrive as we welcome new families into the community. This year 9 properties sold, with 3 on Enfield, 1 on Hoskins, 3 on Old Princeton, and 2 on Warwick. Eleven properties sold in both 2022 and 2021.

Currently, there are few undeveloped lots remaining. The developer owns two lots, one on Hoskins and the one on Warwick. One privately owned lot is available on Enfield. The other vacant lots are privately owned by homeowners within the community.

With responsible and involved members in the community our area continues to be a neighborhood of choice.

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## Homestead Tax Exemption deadline

The filing deadline for the Hall County Board of Tax Assessors Homestead Exemptions is April 1. One can apply anytime during the year preceding the April 1 deadline to be eligible.

The County has a number of exemption types other than the Regular Homestead which are available to property owners at their primary residence. Others are Disabled Veterans Exemption, Partial School Tax Exemption, Senior Citizens Exemption, Total School Tax Exemption (must be 70 on or before January 1), Disabled Persons Exemption, and Un-remarried Surviving Spouse of peace officer or firefighter killed in the line of duty.

For detailed information or to file for an exemption visit the web site of Hall County at [hallcounty.org](http://hallcounty.org).

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Remember to keep your information updated with the Association to receive updates via email.

**The annual assessment will be mailed no later than March 1 and is due before May 1.**