

SUMMER 2026

The Princeton News

Princeton Homeowners' Association

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www.princetonsubdivision.com

Election and Budget Results

The Annual meeting of the Princeton Homeowners' Association was held in November 2025. Six months after the meeting, approval is pending on the budget, the special project, the election of the Vice-President, and the 2024 minutes.

How can the Board make this process easier?

Voting at the annual meeting has been tried.

Voting by email with a simple yes or no ballot has been tried.

Mailing every household a paper ballot has been tried.

An electronic ballot has been tried.

Short of changes to the bylaws to lower the 55% participation requirement, which requires approval of the membership and an attorney's assistance, what is the answer?

The Board must be able to conduct the business of the Association and the membership.

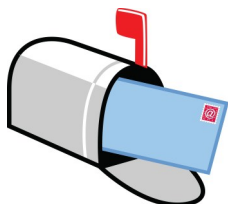
Suggestions are welcome.

Assessments Now Past Due

In the 19 years the Princeton community has been self-governing, there has not been an increase in the \$100 annual membership fee. Yet, there are a number of members who have not submitted their 2026 annual fee. Please do so now.

Mailboxes

Mailboxes and their numbers continue to be an issue throughout the subdivision. After the Spring



communication, some issues have been addressed. Failure to make corrections and updates could result in additional Association actions.

All mailboxes are to be uniform and match throughout the subdivision.

Celebrating 250 Years The Semiquincentennial

Soon, our nation will celebrate 250 years of independence. The second Continental Congress voted for independence on July 2 and proclaimed it on July 4th. This 250 year milestone will be marked nationwide with celebrations.



While the Association does not host any community events or have any authority to approve or deny any, there will be individual property owners celebrating as in years past. These events are privately funded, many will benefit from their efforts to remember and celebrate the patriots who forged the United States of America.

For information on these events, how to participate and make donations, check the private Facebook group, **Princeton Subdivision Neighbors**.

"We are the land of the free because of the brave." – Unknown

Princeton Subdivision Neighbors

This Facebook group is easy to join and has few requirements. Residency in the Princeton Community is confirmed against the property records and by answering two simple questions.

Non-property owners, such as renters or adult children living with parents, must have the property owner request/invite them for entry. The owner becomes the sponsor and is responsible for the members' activity on the site.

Addresses of Distinction is the official mailbox system supplier for the Princeton Subdivision.

All the details needed for any mailbox project may be found at the subdivision website **princetonsubdivision.com** under the extra tab.

PRINCETON FINANCIAL ITEMS

2026 Proposed Annual Budget

Budget

Spent

Remaining

Landscaping/Fence Maintenance	line item numbers	\$9,700.00	\$2,272.00	\$7,428.00
Office Supplies/Banking Fees	line item numbers	\$750.00	\$244.50	\$505.50
Corporation Renewal	line item numbers	\$35.00	\$40.00	(\$5.00)
CPA	line item numbers	\$225.00	\$210.00	\$15.00
Website Fee	line item numbers	\$500.00	\$596.14	(\$96.14)
PO Box rental	line item numbers	\$225.00	\$188.00	\$37.00
HOA Insurance	line item numbers	\$1,500.00	\$1,826.00	(\$326.00)
Taxes: Federal/State/ Co Real Estate	line item numbers	\$1,000.00	\$679.00	\$321.00
Meeting Rental Space	line item numbers	\$100.00	\$0.00	\$100.00
Legal: Lien Filing and Removal	line item numbers	\$1,500.00	\$0.00	\$1,500.00
Holiday Decorations	line item numbers	\$500.00	\$194.71	\$305.29
Contingency	line item numbers	\$1,000.00	\$437.14	\$562.86

As of May 31, 2026

unapproved

\$17,035.00

\$6,250.35

\$10,784.65

Special Project

unapproved

\$8,000.00

Budget with Special Project

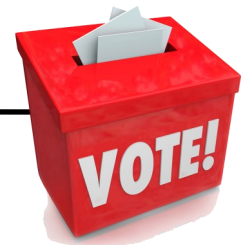
unapproved

\$25,035.00

The 2026 budget has not been approved by the required 55% membership vote.

The voting process continues. Please vote. It can be as simple as an email.

The Association cannot move forward with anything other than the basic obligations until the 55% participation is reached.



The Homeowners Association (HOA) is in a strong financial position, demonstrating prudent management of its resources and consistent adherence to budgetary guidelines. The HOA maintains adequate reserves to cover ongoing maintenance, future capital improvements, and unexpected expenses. Regular financial reviews and transparent reporting ensure the continued fiscal health and stability of the community.



There are 126 properties within Princeton, with 5 lots remaining undeveloped. All lots are subject to the recorded covenants and bylaws overseen by the Association Officers.

The Association's financial standing is important to the health of the community. Full transparency is essential for building trust and respect. The records are always open for review by any property owner who wishes to make an appointment with the officer board by sending an email to princeton subdivision@gmail.com

Recently, the volunteer decorating committee beautified Princeton's entrance, creating a welcoming atmosphere with outdoor art and flowers in the beds.

The committee participants organize, install and remove seasonal decorations, manage inventory, and make purchases within budget.

Thanks to all committee members for keeping the entrance lovely.



COMMUNICATION

Best Practices for Walking Your Pet



Walking a pet is a great opportunity for exercise and bonding. It's important to follow proper manners to ensure a positive experience for everyone. Always keep your pet on a

leash unless you are in a designated off-leash area. Hall County does have leash laws for all domestic animals. Be mindful of your surroundings and respect other walkers by keeping your pet under control.

Respect the property of others. Do not allow your pet to wander onto others' property, keep pets out of planting beds and off yards. Pets should only be walked on the strip between the sidewalk and the road.

Pick up after your pet and dispose of waste appropriately. Avoid letting your pet approach other animals or people without permission, as not everyone is comfortable around pets. Lastly, pay attention to your pet's behavior and safety, making sure they are comfortable and enjoying their outside time.

Lawn Care Mowing Tips

Cutting the lawn is an essential part of lawn maintenance that helps keep your yard looking neat and healthy. Mow in straight, overlapping lines, changing the direction each time you mow to prevent the grass from leaning in one direction. Regular mowing encourages strong grass growth and helps control weeds, resulting in a lush, attractive lawn.

Mow regularly to maintain a healthy lawn height and encourage even growth.

Water deeply as needed, preferably early in the morning, to promote strong root development.

Fertilize according to the season and grass type to provide essential nutrients.

Remove weeds promptly to prevent them from competing with grass for resources.

Aerate the soil annually to improve drainage and reduce soil compaction.

Overseed bare or thin areas to maintain a lush, dense lawn.

Trim edges and borders for a neat appearance and to prevent grass from encroaching onto walkways.

Monitor for pests and diseases, and treat as necessary to preserve lawn health.

Hall County Community Cat Program

Hall County has a program to help address the feral cat communities within the county.

https://www.hallcounty.org/1023/6888/Community-Cat-ProgramCounty_GA.

The phone number is: 678-450-1587 Ext. 2407.

This is a snippet of the information from the program.—There is an online form to complete. Once the form is completed and submitted, a spaying/neutering appointment is made with the County's shelter. The days for this process are Monday, Wednesday, and Thursday.

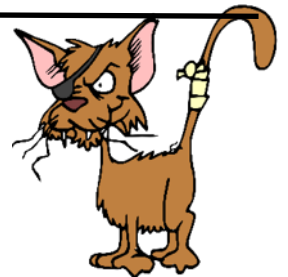
A humane live trap is borrowed from the shelter by appointment. Call or email **Nicole Jones**, Animal Shelter Support Specialist, njones@hallcounty.org or call 678-450-1587 to reserve a trap in advance. Traps are available for pick up by appointment only, Tuesday-Saturday, 9 am- 4 pm. Residents borrowing traps must present a driver's license or other current photo ID with a current Hall County address.

The resident sets the trap the day/night before the appointment. When the feral cat is captured, the resident transports and drops off the feral cat for the procedures. If the feral cat is not successfully trapped, the resident calls, cancels the appointment, and repeats the process until a successful capture occurs.

After the medical services of spaying/neutering, rabies vaccinations, and a notch left ear are completed, the resident returns to pick up the feral cat to be returned to the area in which it was trapped.

A question for consideration: What if a cat is captured that unknowingly belongs to someone within the area? The cat is scanned for a microchip. If one is not found, the medical process is completed.

Hall County does have a code addressing the owner's responsibility to keep animals under control. This is a portion of the code. It can be read in its entirety on Hall County's website. "It is unlawful for the owner of any domesticated animal - - - in his possession or control, - - - to be at large and not under restraint - - -." From Title 4 – ANIMALS Chapter 4.10.



We the People

Patriots have been a significant force throughout the history of American. They symbolize individuals who love, support, and defend their country and are celebrated for their commitment to national values, willingness to make personal sacrifices, and determination to protect the homeland from threats. Throughout history, patriots have played critical roles in shaping the destinies of our nation, from the American Revolution to present day.



When fireworks light up the sky and flags proudly wave, the 4th of July reminds us of the courage, unity, and sacrifice that define our nation. We honor those who have served and are serving. It is important to remember

the countless individuals who have made the ultimate sacrifice for their country, our country. These heroes remind us that freedom often comes at a high price. By reflecting on their sacrifices, we deepen our appreciation for the values and liberties that are America. *"We don't know them all, but we owe them all."*

Unknown

The nation's 250-year celebration is an opportunity for Americans to reflect on our nation's journey, honor its fallen, celebrate its history, and look forward to the future.

"Our flag does not fly because the wind moves it, but with the last breath of each soldier who died protecting it."

Unknown

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