

FALL 2025

The Princeton News

Princeton Homeowners' Association

P.O. Box 172—Murrayville, GA 30564

princetonsubdivision@gmail.com



www.princetonsubdivision.com

OFFICER POSITIONS OPEN Volunteers Needed

The annual Homeowner's Association meeting of the Princeton Subdivision is scheduled for November 4th. The agenda is set. The 2026 budget will be presented for approval.

An officer group is needed to carry out the duties of the community. There are openings to fill on the 2026 officer board. Now is the time to step-up and volunteer.

Any person who owns property in the community, lives in that property, has no Association liens filed against them, and is current on annual dues is eligible to serve.

Officer duties are described in the recorded subdivision By-laws located on the community website under the document tab at princetonsubdivision.com.

For additional questions and to volunteer, email the Association at princetonsubdivision@gmail.com.

Princeton Subdivision Neighbors on Facebook.

This is a closed Facebook group that is not monitored by the Association officers. It is managed by a volunteer member of the community and is a great way for members of our community to communicate with each other.

Joining is simple. Just make the request and answer the 2 security questions.

Approval is based on being a property owner/resident of the Princeton community. There are times when additional information is needed to prove residency.

Any subdivision questions or concerns within the community should be directed to the Association at princetonsubdivision@gmail.com.

SAVE THE DATE ANNUAL MEETING

**Tuesday, November 4, 2025,
7:00 p.m. to 8:00 p.m.**

Northlake Baptist Church, 4823
Thompson Bridge Rd., Gainesville

*We will meet in the metal Awana
building (located in back around the
right of the church sanctuary).*

Meeting Agenda:

- A. Call to Order
- B. Proof of meeting notice
- C. Reading of 2024 Minutes
- D. Reports from Officers
 - a. President Dean Broeker
 - b. Vice President Karen Schlawn
 - c. Secretary Mitch Buffington
 - d. Treasurer Cheryl Chabot
 - i. 2025 finances
 - ii. 2026 budget
- E. Nominations of and election of 2026 officers
- F. Approval of 2026 Budget
- G. Old or unfinished business
- H. New business
- I. Adjournment (voting process by email/U.S. Mail as needed)

PRINCETON FINANCIAL ITEMS

2025 Line Item Financial Report

October 15, 2025	Budget	Spent	Remaining
Landscaping/Fence	\$9,700.00	\$4,650.00	\$5,050.00
Supplies/Stamps/Misc.	\$750.00	\$191.86	\$558.14
Incorporation Fee	\$30.00	\$35.00	*((\$5.00))
Tax Return (CPA)	\$225.00	\$200.00	\$25.00
Website	\$500.00	\$0.00	\$500.00
P O Box Rent	\$225.00	\$188.00	\$37.00
Insurance (HOA)	\$1,500.00	\$1,394.00	\$106.00
Taxes (Hall Co/State/Fed)	\$100.00	\$872.73	*((\$772.73))
Meeting Space	\$100.00	\$0.00	\$100.00
Legal-Fee Filing/Removal	\$1,500.00	\$30.88	\$1,469.12
Holiday Decorations	\$500.00	\$142.21	\$357.79
Contingency use for	\$1,000.00	*\$777.73	\$222.27
shortfall or emergency			
	2025 budget	Funds spent	Remaining
BUDGET TOTAL	\$16,130.00	\$7,704.68	\$8,425.32

2025 Budget Comments:

Income received as of Oct 15, 2025

\$12,110.00 income
dues/fees/initiations

\$ 1,404.19 interest earned in
2025 reserve acct

\$ 4,110.66 interest earned since
inception of reserve

The Association maintains two bank accounts. There is an operational account and a reserve account. The reserve account houses the funds not required to service the current budget demands. Additionally, the account earns interest and is accessible should additional funds be needed.

*There is a shortfall in corporate fee and taxes. The contingency covers both. Adjustments to each category will be made in the 2026 budget to cover this.

2026 Proposed Annual Budget

Category	2025 actual	2026 proposed
Landscaping/Fence	\$9,700.00	\$9,700.00
Supplies/Stamps/Misc.	\$750.00	\$750.00
Incorporation Fee	\$30.00	\$35.00
Tax Return (CPA)	\$225.00	\$225.00
Website	\$500.00	\$500.00
P O Box Rent	\$225.00	\$225.00
Insurance (HOA)	\$1,500.00	\$1,500.00
Taxes (Hall Co)	\$100.00	\$1,000.00
Meeting Space	\$100.00	\$100.00
Legal-Fee Filing/Removal	\$1,500.00	\$1,500.00
Contingency	\$1,000.00	\$1,000.00
Holiday Decorations	\$500.00	\$500.00
TOTAL BUDGET	\$16,130.00	\$17,035.00

2026 Budget Comments:

Income for the Association is based on \$100 per property. Based on this rate the budgetary needs exceed the collected annual fee.

There is an increase in the 2026 budget. This comes from an unpredicted shortfall and has increased the 2026 budget by \$905.00.

Due to careful management from the Association, categories with small usage, the annual fee of \$100 and the interest earned in the reserve account most of if not all of the annual expenditures are covered.

The reserve account remains steady allowing a comfortable surplus should there be a need.

There are no plans to increase the annual fee. It will remain at \$100 paid annually. It is billed in March, due on or before May 1 and covers the January through December fiscal year.

PRINCETON ANNUAL MEETING MINUTES

PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 14, 2024, 7:00 PM

Northlake Baptist Church – 4823 Thompson Bridge Road
Dean Broeker Presiding

CALL TO ORDER: The meeting of the Princeton Homeowners' Association was called to order at 7:00 PM on November 14th, 2024, by Dean Broeker

PROOF OF MEETING: Proof of meeting notices were communicated in the Fall newsletter issued October 14, 2024, posted on the HOA website of *princetonsubdivision.com* under news, with a meeting sign on the exit side of the of the subdivision, and with reminder emails.

ATTENDANCE: Of the 121 eligible voting properties, 13 homes were represented. The 55% quorum was not present as required within the bylaws of the Association. All voting matters are to be offered by email/mail.

MINUTES: The minutes from November 6, 2023, 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 Dean Broeker, Treasurer Cheryl Chabot, and Secretary Mitch Buffington. The Vice President, Karen Schlavin was unable to attend.

- President Dean Broeker shared with membership on various projects throughout the neighborhood including the repair of several sections of concrete towards the front of the subdivision. He also welcomed all the new owners through sales exchanges in 2024, including the new home built on Old Princeton Ridge.
- Treasurer Cheryl Chabot updated the membership on the ongoing situation with the realtor owned property on Warwick Drive. As of now, he has the property listed for sale to include the 30 adjacent acres with an empty promise to the new owner that access would be granted into the land locked property. This is not so. As of today, the rezoning has not been brought to the planning board nor is it on the schedule. It was disclosed that HOA board members have been in contact with an attorney and are monitoring the process closely and are prepared to take action if necessary. Members were encouraged to show up and express their disagreement if a public hearing is brought forth to the planning commission.
- It was shared with the membership the continued need to address covenant issues such as lawn care by cutting and edging; proper storage of boats, campers, travel trailers, and utility trailers; on-street parking; mailbox conformity; and keeping sidewalks clear; removing the grime from the siding of the home; and keeping the property clean and presentable. It was relayed to those present this is taxing, time consuming, a drain on the officers and the Association budget, and should not be necessary, as the covenants are available for all to follow. Each attendee was reminded by purchasing into a covenant protected community, they had agreed to abide within the covenants.

ELECTION OF 2025 OFFICERS:

- Prior to this meeting, all current Board members stated they would be willing to serve throughout the year of 2025. There were no volunteers or other nominations noted at the current annual meeting.

OLD BUSINESS:

- The current status and progress of the real estate sale of 4765 Warwick Drive was discussed during the officer report.

NEW BUSINESS:

- The topic of adding additional tasteful decorations to the entrance of the neighborhood was mentioned and will be added to the 2024 ballot to be voted on.
- The Association will continue to maintain and improve the appearance of the green space, fence, and signage, as well as support the covenants and bylaws working with the appropriate budget.
- The floor was open to questions and comments.

CLOSING: Without a quorum of 55% of homeowners present, the ballots containing the approval of the 2025 officer slate, the 2023 minutes, and the setting of the 2025 budget will be handled via email/mail.

With no further business, all items appropriately presented, granted a first and a second motion to conclude the meeting at 7:34 PM.

Mitch Buffington, *Secretary*

After the November 14, 2024, Annual Princeton Homeowners' Association meeting and as shown in the Newsletter dated #1 2025, emailed on April 17, 2025, in accordance with the bylaws of the Princeton Homeowners' Association, the 55% vote was obtained for the approval of the 2025 annual budget, minutes, and election of the officers. All items were approved.

PRINCETON NEIGHBOR NEWS

TIME FOR A SPRUCING IT UP



As the weather turns cooler and more pleasant, this is a great time to take care of some of those exterior home projects you may have been neglecting. To keep up our property values and the general beauty of our neighborhood, make sure you are in compliance with our covenants by doing the following.

- Cut and edge your lawn *regularly*.
- Paint your mailbox and replace numbers if fading or rusted.
- Pressure wash your exterior to remove mold and mildew from siding.
- Cut back your shrubs, especially those encroaching on sidewalks.
- Store trailers or camper according to the Covenants and out of view or off-site.

PET REMINDERS



Hall County's Animal Control code is clear on how owners should handle their pets.

1. **Dogs must be on a leash.** Animal Control says *voice control is not enough*.
2. Dogs and their owners who leave **the sidewalk and enter others' yards can be considered trespassing** by Animal Control, and complaints and charges could be made.
3. **Be a good neighbor and clean up after your pet.** Don't forget to take your dog waste bags with you as you head out for your walk. Leaving animal waste on someone's lawn or in the vanity strip in front of any home, including your own, is unacceptable. Pet waste transmits disease. Dogs should be walked *only* in the vanity strip (that is, the grassy area between the road and the sidewalk) not on the lawns of others and removal of pet waste is a must. While this is not directly addressed in the HOA covenants, it is common courtesy to respect others property.

NO NEED FOR SPEED



Speeding and unsafe driving are dangers to our community. Please do your part to keep our neighborhood safe.

- Drive within the community speed limit of 25 MPH.
- Please keep your eyes on the road and avoid texting while driving.
- Obey traffic signs, including coming to a complete stop at all intersections.
- Avoid turning too closely at intersections.

With Halloween just around the corner, we're sure to have lots of young children running around our sidewalks and street. Following these safety rules will help to keep everyone safe.



SIDEWALK ETIQUETTE

The Princeton community has wonderful sidewalks which helps to keep everyone safe and out of the street. It is the responsibility of each property owner to keep the sidewalk area in front of your property open and easily passable. Make sure there are no encroachments into a walker's path. Trees, shrubbery, flowers, thorny plants, and vehicles have been reported as issues.