

SPRING 2024

The Princeton News

Princeton Homeowners' Association

P.O. Box 172—Murrayville, GA 30564



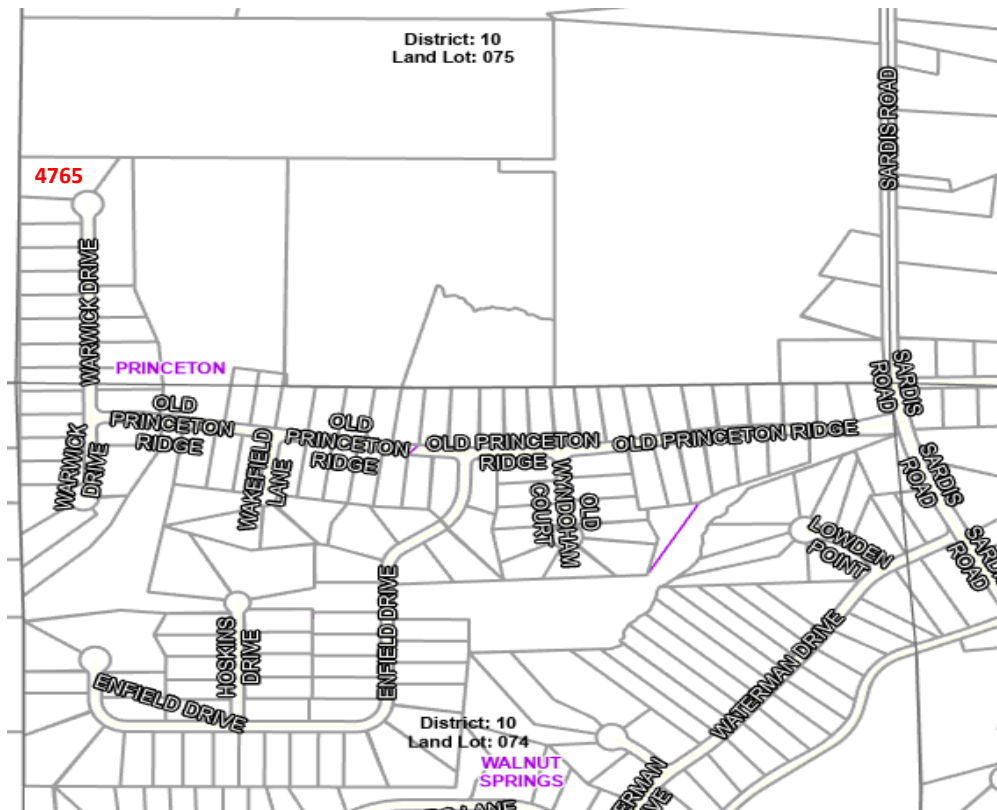
www.princeton subdivision.com

FEEDBACK FROM MEMBERS CONTINUES TO BE NEEDED

Damodhar Gajelli, who has purchased 4765 Warwick Drive, is proposing the extension of Warwick Drive through his property in order to access the thirty acres of land on the north side of 4765 Warwick Drive which he also owns. This road would facilitate the construction of a new subdivision with twenty-six lots.

At this point, there has not been an application for the rezoning of the thirty acres for homes or for a variance to extend Warwick Drive through to the property. The board has been in contact with Hall County and will continue to monitor the situation and respond as appropriate.

The Princeton HOA Board appreciates all of the email feedback about this proposal and we continue to invite this feedback. Many of you have been visited by a board member to sign a petition against this extension. We will hold this petition and your email responses until they are needed to respond to any zoning requests.



March 26, 2024

To
Residents of
Princeton Homeowners Association
Gainesville GA

Subject: To extend Warwick Dr through the empty lot of 4765 Warwick Dr and proposed rezoning of Parcel # 10075 000002A to R1 single family homes

Dear Residents,

Our family owns parcel # 10075 000002A (30.43 Acres) landlocked with no county road access and recently I bought a vacant lot at 4765 Warwick Dr (1.23 acres) to again access to county road. We are in the process of submitting the application for rezoning to R1 single family residences. In R1 zoning the minimum lot size allowed is ~0.75 acres. This aligns with the lots in your subdivision and maintains the consistent character of the area.

As per the initial concept plan there could be a total of 26 lots. This makes less than 1 lot per acre. See the attached concept plan. The final plot may slightly change the number of lots based on county staff review and land development factors. Warwick Dr is a county road. We will work with county transportation and engineering staff to maintain county standards during the road extension.

Planning and Zoning staff asked us to gather initial feedback from the residents before the application. Please send your comments within 14 days in the email with your full name and address. Also, I will be available in-person on **April 9, 2024, from 5 pm to 7 pm in Starbucks, 1429 Thompson Bridge Rd, Gainesville, GA 30501** if anyone would like to meet and discuss.

Thank you for your time.

Sincerely,

Damodhar Gajelli
NessGy Realty LLC
damo@nessgy.com
pm.nessgy@gmail.com
678-310-8120

Cash Flow Corner: Quarterly Financial Snapshot & Dues Reminder

2024 Current Financial Report			
March 31, 2024	Budget	Spent	Remaining
Income to Date			\$ 4,400.00
Landscaping/Fence	9,235.00	2,143.00	7,092.00
Supplies/Stamps	1,000.00	94.75	905.25
Corporation Renew	50.00	30.00	20.00
CPA	200.00	0.00	200.00
Website Fee	400.00	452.10	(52.10)
P.O. Box rental	200.00	170.00	30.00
HOA Insurance	1,300.00	1,365.00	(65.00)
Taxes: Real Estate	50.00	0.00	50.00
Meeting Rental Space	100.00	0.00	100.00
Legal: Lien Filing and Removal	1,000.00	0.00	1,000.00
Christmas Wreaths and Garland	500.00	0.00	500.00
Contingency	1,000.00	0.00	1,000.00
Budget Totals	<u>\$ 15,035.00</u>	<u>\$ 4,254.85</u>	<u>\$ 10,780.15</u>

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.

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

Slow Down for Safety!

As the vibrant colors of spring paint our neighborhood and the warmer weather beckons us outside, it's important to remember to drive through our neighborhood with caution.

With the recent warm weather, we have all seen an increase in children playing and dogs being walked. Soon our streets will be lined with lawn care and home improvement vehicles. Please take care of those who may be less aware of what is going on around them by respecting our 25 MPH speed limit and driving with care.

Spruce up your Space

Spring is the time for some regular property maintenance. Remember, the appearance of your property can greatly affect the value of your home— and your neighbors!

Sidewalks: Sidewalks are pathways for everyone in our neighborhood, from children playing to adults taking a stroll. By keeping sidewalks clear of obstructions such as overgrown bushes, fallen branches, or clutter, we ensure safe passage for all. Please trim any overhanging bushes and keep sidewalks clear of debris and make sure not to park in a way that interferes with sidewalk use.

Lawn Care: The weeds are growing along with everything else, and spring is a great time to tackle them before they really take hold. Keeping your lawn weed free also keeps weeds from spreading to your neighbors property. Applying weed preventer and lawn food in the spring will make summer's work easier.

Exterior Maintenance: This is a beautiful time of year to refresh any trim paint and pressure wash siding.

Mail Boxes: A quick coat of exterior black paint will give the first thing your guests see a welcome refresh. Should your mailbox need replacement parts or to be replaced entirely, check out the Princeton website under extras for ordering information.

<https://princetonsubdivision.com/extras>

Vehicles: Please refrain from regularly parking and/or storing any type of inoperable or commercial vehicles in public view. There has been an increase in complaints to the board about this matter, which is a covenant violation.

Please check out your property for any of the above needs. The HOA board will be sending out letters to violators soon.