

FALL 2026

The Princeton News

Princeton Homeowners' Association

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Community Spotlight:

What Makes our Neighborhood a Wonderful Place to Live

As we look at our community, it is easy to see why so many of us are proud to call this neighborhood home. A truly great neighborhood isn't just made of houses and streets; it is built by people who care, and connections that thrive within it.

Reasons our community continues to be a fantastic place to live:

A Welcoming Spirit: From warm, friendly waves across the driveway to neighbors helping clear debris or retrieve stray packages, our community thrives on everyday kindness. We are a mix of long-time residents and new faces, all contributing to a friendly, safe, and welcoming environment for everyone.

Pride in Our Surroundings: Walking down our sidewalks, the collective pride of ownership is clear. Beautifully maintained lawns, seasonal plantings, and clean common areas show how much we all care about preserving the beauty and long-term value of our neighborhood.

Safe and Active Streets: Whether it is morning joggers, evening walkers, pets on parade, or children playing safely, our neighborhood feels alive and secure. This active, watchful environment keeps our streets safe and fosters a true sense of peace of mind.

A Connected Community: Through shared spaces, seasonal decorations, and casual chats at the mailbox, we are more than just people living on the same roads, in the same neighborhood. We are a supportive network where people look out for and help one another.



Thank you to each resident for your continued pride, care, and cooperation. Your efforts are what make our neighborhood a community. Not just a place to stay, but a wonderful place to live and grow.



A special thank you goes out to the beautification/decoration volunteer group. With special attention given to the entrance/exit, our community was dressed in red, white, and blue for the 250th July 4th celebration. Job well done.

PRINCETON FINANCIAL ITEMS

2026 Annual Budget	Budget	Spent	Remaining
Landscaping/Fence/Maintenance	\$9,700.00	\$4,867.00	\$4,833.00
Office Supplies/Banking Fees	\$750.00	\$419.85	\$330.15
Corporation Renewal	\$35.00	\$40.00	(\$5.00)
CPA	\$225.00	\$210.00	\$15.00
Website Fee	\$500.00	\$596.14	(\$96.14)
PO Box rental	\$225.00	\$188.00	\$37.00
HOA Insurance	\$1,500.00	\$1,826.00	(\$326.00)
Taxes: Federal/State/ Co Real Estate	\$1,000.00	\$679.00	\$321.00
Meeting Rental Space	\$100.00	\$0.00	\$100.00
Legal: Lien Filing and Removal	\$1,500.00	\$0.00	\$1,500.00
Holiday Decorations	\$500.00	\$194.71	\$305.29
Contingency	\$1,000.00	\$427.14	\$572.86
As Sep 30, 2026	\$17,035.00	\$9,020.70	\$8,014.30

2027 Proposed Annual Budget	2027 proposed	2026 budget	change
Landscaping/Fence/Maintenance	\$11,000.00	\$9,700.00	\$1,300.00
Office Supplies/Banking Fees	\$1,000.00	\$750.00	\$250.00
Corporation Renewal	\$150.00	\$35.00	\$115.00
CPA	\$250.00	\$225.00	\$25.00
Website Fee	\$0.00	\$500.00	(\$500.00)
PO Box rental	\$225.00	\$225.00	\$0.00
HOA Insurance	\$2,500.00	\$1,500.00	\$1,000.00
Taxes: Federal/State/ Co Real Estate	\$1,000.00	\$1,000.00	\$0.00
Meeting Rental Space	\$100.00	\$100.00	\$0.00
Legal: Lien Filing and Removal	\$1,000.00	\$1,500.00	(\$500.00)
Holiday Decorations	\$500.00	\$500.00	\$0.00
Contingency	\$1,000.00	\$1,000.00	\$0.00
	\$18,725.00	\$17,035.00	\$1,690.00

2026 Budget Comments:

Income received as of September 30, 2026 \$12,420 income from dues/fees/initiations \$ 587.13 interest earned in 2026 from reserve acct

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

In 2026, there is a shortfall in the State of Georgia corporate fee, the website (paid biennially), and the insurance covering the Association. The contingency covers these. Appropriate adjustments have been made in the 2027 budget.

Any questions on the 2026 budget and the proposed 2027 budget may be presented at the November annual meeting.



2027 Budget Comments:

Income for the Association is based on \$100 per property. Based on this rate the budgetary needs exceed the projected collected annual fee of \$12,100.

There is an increase in the 2027 budget. This comes from an unpredicted shortfall and rising costs. The 2027 budget increased by \$1,690. There is no website fee listed as this is paid biennially and due in 2028.

With careful management, small usage categories, interest earned on the reserve fund, and the annual fee of \$100, most, if not all, of the annual expenditures are covered.

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

The annual fee will remain at \$100, billed in March, due May 1. This covers the January through December fiscal year.

PRINCETON ANNUAL MEETING MINUTES

PRINCETON HOMEOWNERS' ASSOCIATION

Annual Meeting Minutes

Minutes of November 4, 2025, 7:00 PM

Northlake Baptist Church – 4823 Thompson Bridge Road – Gainesville, GA 30506

Dean Broeker Presiding

Board Members Present:

Dean Broeker – President, Karen Schlawin – Vice President, Cheryl Chabot – Treasurer, Mitch Buffington - Secretary

CALL TO ORDER: The meeting of the Princeton Homeowners' Association was called to order at 7:00 PM on November 4th, 2025, by President Dean Broeker. All members attending were welcomed and asked to sign the attendance record.

PROOF OF MEETING: Meeting notices were communicated in the Fall newsletter issued in October, posted on the HOA website of *princetonsubdivision.com* under news, placed on the Princeton Subdivision HOA Facebook, a meeting sign on the exit side of the subdivision, and reminder emails.

ATTENDANCE: Eligible voting properties fell short of the required 55% quorum. A quorum was not present as required by the Association's bylaws, all voting matters will be conducted by email/mail.

MINUTES: The minutes from November 14, 2024, were made available to each member. The first and second motions were made to accept the minutes as presented. Due to the lack of the required 55% quorum, the vote was tabled and will be offered via email/mail voting options for approval.

OFFICERS' REPORTS:

- President Dean Broeker welcomed all.
- Treasurer Cheryl Chabot presented the budget numbers and balances in the Association's account to date, along with a proposed 2026 budget. All line items were noted as within budget, with the exception of a \$5 shortfall on the SOS incorporation annual fee and a shortfall on the tax line. This line includes real estate tax along with state and federal income tax. An unexpected federal tax liability developed due to interest earned on the Association high yield savings account. Even with the tax liability, the interest earned is greater, leaving the Association with a gain. The presentation of the proposed budget for 2026 was made. The importance of maintaining a healthy surplus in the reserve for unexpected repairs was noted. The potential of the purchase of solar-powered digital speed reader(s) was pointed out and added as a special project for 2026. It was noted that three bids would be received for this project before it moved forward if approved by the membership.
- Secretary Mitch Buffington reported that a sinkhole on Hoskins Drive area was repaired at no cost, thanks to resident Ken Chabot.

ELECTION OF 2026 OFFICERS:

- The Vice President, Karen Schlawin announced she could no longer be able to serve as Vice-President.
- The floor was opened to the membership to serve as 2026 Officers. The President and Treasurer volunteered to remain in office. The Secretary volunteered to step down if someone would like to volunteer. There were no volunteers. Frederick Sullivan volunteered to fill the Vice-President position. This office will be subject to a membership vote. There were no additional volunteers or other nominations. Due to the lack of the required 55% quorum, the vote was tabled and will be offered via email/mail voting options for membership approval.

OLD BUSINESS:

- The current status of the real estate listing of lot 4765 Warwick Drive, along with the non-Princeton acreage, which is located behind the covenant-protected Princeton lot and not affiliated with Princeton, was discussed.
- It was shared with the membership that there is a 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; keeping sidewalks clear; removing the grime from the siding of the home; and keeping the property clean and presentable.
- Continued issues with bushes, trees, and other obstructions on sidewalks or blocking streetlights were noted.

NEW BUSINESS:

- During the new business session, the floor was open to questions and comments.
- Requests were made for volunteers for a Decoration Committee to plan and install seasonal décor.
- Pricing for common-area pressure washing was negotiated to address the unsightly and unsafe sidewalk conditions. This falls under the landscaping budget, and work will begin next week.
- The Board is exploring solutions to mitigate mud flow at the bottom of Old Princeton Ridge.
- 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 while working with the appropriate budget, and is currently updating flowers and landscaping.

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PRINCETON ANNUAL MEETING MINUTES

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- The issue of the deterioration of the mailbox systems was presented. Many systems need cleaning, painting, or replacing. Some of the mailbox numbers are not in compliance with the uniformity as required in the covenants.
- In working toward solutions for the speeding issues, items were presented for study and discussion. The potential purchase of solar-powered digital speed reader(s) will be on the budget's special project line. Its use was explained in more detail. Another speed control option, the installation of speed bumps, was addressed.

CLOSING: Without a quorum of 55% of homeowners present, the ballots requesting approval of the 2026 officer slate, the 2024 minutes, and the setting of the 2026 budget will be handled via email/mail.
With no further business, all items appropriately presented, granted a first and a second motion, the meeting concluded and adjourned at 7:47 PM.

Mitch Buffington, *Secretary*

After the November 4, 2025, Annual Princeton Homeowners' Association meeting and in accordance with the bylaws of the Princeton Homeowners' Association, ballots were emailed and U.S. Mailed. After several requests, the 55% vote was obtained on July 17, 2026. The results: **Officer positions approved** President - Dean Broeker, Vice-President - Frederick Sullivan, Secretary - Mitch Buffington, and Treasurer - Cheryl Chabot; **approved minutes from the 2024 Annual meeting; approved budget \$17,035 option 1; failed budget \$25,035 option 2.** With option 2 of the budget not approved, the Speed Awareness Sign proposal special project of \$8,000 failed to pass and will not be implemented.

SAVE THE DATE ANNUAL MEETING

Thursday, November 5, 2026

6:00 p.m. to 7:00 p.m.

Northlake Baptist Church,
4823 Thompson Bridge Rd., Gainesville

*We will meet in the metal Awana building,
located to the right of and behind the church
sanctuary.*

Meeting Agenda:

- A Call to Order
- B Proof of meeting notice
- C Reading of 2025 Minutes
- D Reports from Officers
 - a. President Dean Broeker
 - b. Vice President Frederick Sullivan
 - c. Secretary Mitch Buffington
 - d. Treasurer Cheryl Chabot
 - i. 2026 finances
 - ii. 2027 budget
- E Nominations and election of 2027 officers
- F Approval of 2027 Budget
- G Old or unfinished business
- H New business
- I Adjournment (voting process by email/U.S. Mail as needed)

OFFICER POSITIONS OPEN

Volunteers Needed

As the Bylaws are written, **an officer group is needed to carry out the duties of the community.** Anyone interested in serving on the 2027 officer board, now is the time to step up and volunteer.

The current Secretary has notified the Association that he will not be available to continue to serve in 2027. This is a must-fill position.

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 bylaws located on the community website under the document tab at princeton subdivision.com.

For additional questions and to volunteer for an officer position or help on the decorating committee, email the Association at princeton subdivision@gmail.com.

APPROVAL OBTAINED

2026 BUDGET, OFFICERS, & MINUTES OF 2024 APPROVED

On July 17th, about 8 months after the November 2025 Annual Meeting, the operational business items of the Association received the required 55% vote.

The 4 officers listed on the ballot were approved. The 2024 Annual Meeting minutes were approved. And option 1 (\$17,035) of the two budget items was approved. Option 1 did not include the special project of Speed Awareness signage.