

SPRING 2026

The Princeton News

Princeton Homeowners' Association

P.O. Box 172—Murrayville, GA 30564-0172

princetonsubdivision@gmail.com



www.princetonsubdivision.com



Photo courtesy of Princeton Subdivision Neighbors Facebook post by Linda.

Princeton Subdivision Neighbors on Facebook

The above photo is from the Princeton Subdivision Neighbors Facebook page. This is a closed Facebook group that was developed and is managed by volunteer members of the community.

All property owners in the Princeton community are encouraged to join. There is no cost, no gimmicks, just residents within Princeton posting information. The Princeton Subdivision Neighbors Facebook group is a fast and easy way for community members to communicate with posts of community interest.

Joining is simple. Just make the request and answer 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 official HOA board questions or concerns should be directed to princetonsubdivision@gmail.com as the Princeton Subdivision Neighbors Facebook group is not produced or monitored by the Association.

The red flag is up!

STOP, EVALUATE, & REPAIR—mailbox systems in need of attention.

The Princeton community is home to over 120 families. The young, the old, and those in between. This is a friendly, diverse neighborhood with shared standards.

How does the neighborhood look to those who live here, and how does it appear to visitors? Hmmm, stop and look around. Be objective and truly examine the place you call home.

Two big issues within the community are the state of the mailbox systems and the condition of the vinyl siding. Pressure washing and elbow grease will help with the algae growth on the vinyl. That's an easy fix.

A recent review revealed that numerous mailboxes require maintenance. Some require a simple cleaning, others must be painted, others need approved gold numbers, and a few boxes need to be replaced.

The Charleston mailbox system is the only approved new or replacement system within Princeton. The original system, Charleston Estate is no longer available. Either system in good condition is acceptable. A few replacement parts are in stock for the original system. Those parts are the plate number holder (Williamsburg Number Plate #1), the numbers, the bracket (Williamsburg "S" Scroll Bracket), and the mailbox. The newer Charleston system has all replacement parts available.

There is only one approved brass decorative number and one approved vinyl decorative number. The brass is the 2" Williamsburg number. The vinyl is the 2" Gold—Times New Roman Bold. Both are self-adhesive.

Check princetonsubdivision.com website under the extra tab for detail information on mailbox replacements.

Start spring cleaning with a mailbox system revamp.



PRINCETON FINANCIAL ITEMS

2025 End of Year Financial Report

2025 financial standing	Budget	Spent	Remaining
Landscaping/Fence	\$9,700.00	\$7,468.80	\$2,231.20
Supplies/Stamps/Misc.	\$750.00	\$206.86	\$543.14
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	\$907.73	*(\$807.73)
Meeting Space	\$100.00	\$100.00	\$0.00
Legal-Fee Filing/Removal	\$1,500.00	\$61.28	\$1,438.72
Holiday Decorations	\$500.00	\$505.78	*(\$5.78)
Contingency use for	\$1,000.00	*\$815.51	\$184.49
shortfall or emergency			
	2025 budget	budget spent	Remaining
BUDGET TOTAL	\$16,130.00	\$11,067.45	\$5,062.55

2026 Proposed Annual Budget

Category	2026 proposed	2026 spent	remaining
Landscaping/Fence	\$9,700.00	\$500.00	\$9,200.00
Supplies/Stamps/Misc.	\$750.00	\$161.00	\$589.00
Incorporation Fee	\$35.00	\$0.00	\$35.00
Tax Return (CPA)	\$225.00	\$0.00	\$225.00
Website	\$500.00	\$0.00	\$500.00
P O Box Rent	\$225.00	\$188.00	\$37.00
Insurance (HOA)	\$1,500.00	\$0.00	\$1,500.00
Taxes (Hall Co/State/Fed)	\$1,000.00	\$100.00	\$900.00
Meeting Space	\$100.00	\$0.00	\$100.00
Legal-Fee Filing/Removal	\$1,500.00	\$0.00	\$1,500.00
Contingency	\$1,000.00	\$0.00	\$1,000.00
Holiday Decorations	\$500.00	\$0.00	\$500.00
TOTAL BUDGET	\$17,035.00	\$949.00	\$16,086.00
Special Project	\$8,000.00	\$0.00	\$8,000.00
TOTAL BUDGET with	\$25,035.00	\$949.00	\$24,086.00

Looking Back at 2025

A review of the past year shows, the Princeton community closed the year on a high note.

The officers, along with a group of volunteer members, made the entrance/exit festive and welcoming. The holiday decorations for November and December brightened the day for all passing by.

Issues with sidewalk areas of the greenspace were addressed. A number of dangerous, slick/grime-covered areas had formed over the years. The sidewalk areas, along with the culvert drains, were cleaned and made safe.

The Association reached out to Hall County with sidewalk and road repair needs, as well as to Jackson Electric for street light service needs.

The landscaping crew continued to provide dedicated service at the direction of the Board.

Princeton remains a desirable neighborhood. This is in part due to a dedicated board with good community standards and involved and responsible property owners. Thank you all!

The properties listed for sale sold quickly. New neighbors were welcomed on Old Princeton Ridge and Enfield Drive. With good financial management, the fiscal year closed with a great budget outcome, allowing additional funds to be added to the reserve account.

Thank you, Princeton, for a great 2025!

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

The Association cannot move forward with anything but the basic line item obligations. Paying the basic obligations is deemed necessary rather than becoming delinquent on Association accounts.

COMMUNICATION

Communication is key to a community.

Communication develops relationships, promotes collaboration, and importantly, addresses conflicts. The Princeton Homeowners' Association's goal is to be a supportive environment that strengthens the overall well-being of the community and the membership. The Board is open to listening to each member while protecting the community standards that lead to value, growth, and a sense of a friendly, safe, and responsible community environment.



The Princeton covenants and bylaws are guides to the community's success. Any person purchasing property in a protected community is subject to the legally recorded covenants. The Princeton covenants are not harsh or difficult in the wording or intent. These simple covenants have a minimum standard. However, there is room for improvement or to exceed the basic requirement. Below are highlights of covenant issues that are a concern. For a full review, visit princeton subdivision.com and click on the documents tab.

It is not the intent of the Association to inflict a hardship or embarrassment on any member. Should a member need assistance to comply with a covenant shortfall, reach out to the Association at princeton subdivision@gmail.com for support for a workable solution. Any need will be confidential.

All properties are to be maintained. This includes regular mowing, edging, shrubbery trimming, weed removal, pressure washing/cleaning the outside of the house, and mailbox care. Mailbox care includes cleaning, painting, replacing numbers, reattaching the support arm, and replacing systems as needed.

MAILBOXES—All mailboxes shall be uniform and matching throughout the subdivision. Addresses of Distinction is the official mailbox system supplier for the Princeton Subdivision.

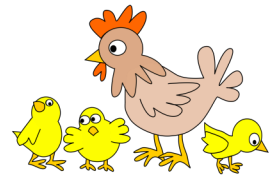


BOATS, TRAVEL TRAILERS—Storage for boats, boating equipment, or travel trailers should not be visible from the street. It may be parked on an additional concrete driveway with landscaping to hide the recreational vehicle from the street. They need to be out of view.

COMMERCIAL, INDUSTRIAL VEHICLES, including open or closed trailers—This includes trailers, both opened and closed, along with many other items. These vehicles are not allowed in the community. There could be short periods of time when the need to load onto such a vehicle is required. But, regularly or habitually parking in front of or on any lot/residence or in the subdivision is not allowed. For small trailers, park them in a closed garage or behind the property out of view. Do not park on the side of the house or in the driveway in front of the house.

STRUCTURES, ALTERED OR NEW—The Architectural Control Committee must approve plans and specifications. No building shall be erected, placed, or altered without ACC approval. This includes residential structures, accessory buildings, and any other building or structure to be placed or altered on any lot. Accessory buildings must be stick-build in a like style and materials as the main residence, including roof shingle. No metal or plastic buildings or roofs. The colors must match the primary house.

SWINE, POULTRY, LIVESTOCK—No swine, poultry, or livestock is on any lot. This includes chickens.



SIGNS—Signs are allowed on a temporary basis. No signs except temporary Real Estate, For Sale, Garage/Yard Sale, or election signs are allowed. All signage must be removed no later than the day after the event.

FENCING—Placement of fences and materials must be approved by the ACC before construction begins. Fencing facing the street must be wood, vinyl, or an iron/aluminum plate (as the front entry of Princeton). All wire fencing must be green or black coated vinyl and not allow street facing. Corner lots may have fences on the side facing the street, but must be of wood, vinyl, or an iron/aluminum plate (as the front entry of Princeton). Written approval is needed from the Architectural Control Committee for any fencing project.

PLAY EQUIPMENT—Swing sets or other playground equipment should be placed so as to have limited or no view from the street.

STREET/SIDEWALK PARKING—No recreational vehicles. If street parking takes place, visibility for normal street traffic or usage of the sidewalks is not to be hindered.

NOXIOUS OR OFFENSIVE ACTIVITY—Be thoughtful of other residents. Avoid activities that may be or may become an annoyance or nuisance to the neighborhood.



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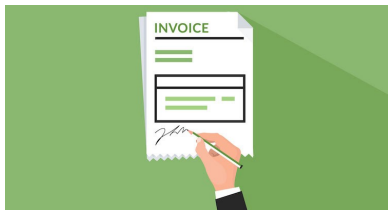
PRINCETON NEIGHBORHOOD NEWS

Princeton Newsletter



This issue of the Princeton newsletter is being offered in print copy only. In previous years, the Association has used an electronic form for delivering the newsletter. However, there is concern that members may not be receiving their copy via email. The Association is hopeful the printed copy will give everyone an opportunity to review the newsletter contents.

A digital copy of this and past newsletters may be found on the website princetonsubdivision.com under the "newsletter" tab.



Annual Assessment & Voting Ballot

The annual assessment fee for the Association year of January through December 2026 is mailed in March. It is due no later than the 1st of May. Any payment not in the Association's P. O. Box 172, Murrayville, GA 30564-0172 by the first day of May is considered late and a late fee is applied.

For questions or to set up a payment plan, contact the Association by email or by letter at the Post Office Box.

This year, included with this assessment invoice is a ballot for approval of the 2026 officer groups and the 2026 budget. Please mark and return this ballot with the annual assessment.



Suggestions



As a member of the Association everyone's thoughts, ideas, and questions are important. Let the Association officers know what you envision for our community, any concerns, and of course, how we are doing. Member participation is essential. The officer group may be contacted at princetonsubdivion@gmail.com.

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