

2026 Business Meeting



- **Welcome New Neighbors**
- **Introduction of Council Members**
- **Master Association Report**
 - ✓ Security Alarm System Replacement
 - ✓ Golf Club UPDATE
- **Princeton Village 2026 Budget**
- **Capital Reserves Discussion**
- **Wood Replacement Project UPDATE**
- **2026 Paint Project UPDATE**
- **Line of Credit**
- **Holiday Social Calendar**

Agenda

WELCOME NEW NEIGHBORS

1199

**Jennifer &
Mark Pletscher**

1183

**Michele &
Dennis Morris**

1218

**Kathy & Rich
Worrall**

Bill Vazquez President

Dick Linden Architecture

Sandy LeDuc Landscape

Dave Shumaker Treasurer

Rod Lukens Maintenance

Princeton Village Council



Master Association Update

Master Association Report

HM Alarm System

New System

- Provides 24/7 monitoring and reporting of alarms
- Code-compliant smoke detectors and two panic buttons in each home
- Service fee includes maintenance, troubleshooting, annual testing requirement of the township, and potential for expansion

Master Association Report

HM Alarm System

New System

- Monitoring service fees locked in for 10 years
- Options available for expansion at each resident's election

Alarm System Replacement Costs

- One-time cost for installation and equipment
- Basic Cost - \$585 or \$146/QTR in **2026 ONLY**
- Monthly monitoring is included in 2026 HOA Payment [\$23/month or \$69 / quarter]

PV will utilize capital reserves to cover the costs of basic installation and required equipment

Master Association Report

Potential Golf Club and Landscape Department Acquisition

- No decisions to date.
- Negotiations involving multiple bidders are ongoing.



Princeton Village



2026 Budget Components

Budget Categories

- HM Master Association – Pass-through to PV HOA .
- PV Operational Budget – Admin, Buildings, Grounds, and Maintenance.
- Capital Reserves - savings account HOA uses for future large, non-routine expenses, such as major repairs and replacements of community assets.
- The 2025 Operating Budget is on target.

**Princeton
Village HOA
Fees
2026**

HMMA Mandated increase
\$99.00 per quarter (\$69 due to Alarms)



**Princeton
Village HOA
Fees
2026**

Village HOA operating budget increase

\$ 25.00 per quarter

Contractual: Mgt. fee, trash removal,
insurance, snow removal, maintenance

Capital reserve contribution increase

\$ 155.00 per quarter



**Princeton
Village HOA
Fees
2026**

2026 HOA Quarterly Increase - \$280

- 2025 HOA Quarterly Rate - \$2160
- 2026 HOA Quarterly Rate - \$2440



Capital Reserve Utilization 2020 to 2024

01

A total contribution of \$670k was made over the four years from 2020 to 2024.

02

Capital projects received funding amounting to \$556k.

03

Reserve balance as of 12/31/2024 stands at \$251k.

04

Wood Replacement Project projected at \$175,000; actual amount approaching \$400,000

Replacement Wood Siding and Trim Project



Scope & Costs Significantly Exceeded the Original Projection

- Impacted all 69 homes and garages
- Projected cost per home - \$2500 Or \$175k
- Actual Average cost per home – \$5,800.00 or \$400k

Total project cost – \$400,000k estimate

Equivalent to 3 years of capital contributions at the existing rate.

Replacement Wood Siding and Trim Project



Significantly higher than the initial project due to the condition of 35-year-old wood homes and garages, the cost of wood materials, and the number of hours of work required.

Project costs have depleted the Village reserves



Social Calendar 2025

December 1 – Annual Food Drive

December 11- Holiday Luncheon

December 18 – Holiday Tea

Award Winning Holiday Decorations

2026 Calendar Coming soon



Questions

