



## NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Spring 2017

# Is it REALLY Spring!



### **Northmoor Acres Community Garage Sale – Scheduled for Saturday, May 20**

Mark your calendars and get your “stuff” ready. A community garage sale will be held on Saturday ONLY, May 20, 2017. A single day sale has been the format for a few years and we have received positive feedback. Northmoor will put an ad on Craig’s List, in the Johnstown Breeze, the Longmont Daily Times Call and Loveland Reporter Herald, and the Greeley Tribune. All you have to do is put your “stuff” for sale outside at your place.

### **2017-18 Northmoor Acres Budget Passes**

*Thank you* to all the Northmoor folks who attended this year’s HOA annual meeting on March 18, 2017 and supported our democratic process. It was a productive meeting with 65 lots represented either in person or by proxy. The total annual operating budget, including trash, for fiscal year 2017-18 will be \$44,756 and was approved by the membership. If annual assessments were to be collected from the HOA membership, the operating budget effective rate would be \$255/year/lot and the trash assessment would be \$120.00/year/member totaling \$375. For fiscal year 2017-18, which begins July 1, the member assessments will be covered by the oil & gas bonus monies received by the HOA in November, 2015 and July, 2016.

### **NEW Northmoor Acres Website - [northmooracreshoa.org](http://northmooracreshoa.org)**

As mentioned at the Annual Meeting in March, 2017, a new Northmoor Acres website has been designed and the work is now complete. There is a new URL: [northmooracreshoa.org](http://northmooracreshoa.org) Email communications to the Board should be sent to: [BOD@northmooracreshoa.org](mailto:BOD@northmooracreshoa.org). Email communications to the Architectural Control Committee should be sent to: [ACC@northmooracreshoa.org](mailto:ACC@northmooracreshoa.org). *Check it out!*

### **2017 Northmoor Acres Annual Meeting Highlights**

In addition to the approval of the 2017-2018 budget, the membership also approved the minutes from the 2016 annual meeting. These minutes were sent to all members the week before the annual meeting.

Newly elected or re-elected Board members included: Karen Overlin, Susy Ruof, Bonnie Smith, and Valerie Tams.

*Congratulations!*

Additional discussion of activities from the year included thanks to:

- All Board Directors and their spouses;
- All volunteers who helped with the concrete ditch clean up last spring
- Joanne Stroud as Secretary of the Architectural Control Committee;
- Jim Russo for service to membership as webmaster
- Deb Coulson for quarterly newsletter creation, chairing governing documents committee, being instrumental in the design of the new Northmoor Acres website
- Dave Klink and Terry Showalter for mowing on the greenbelt paths and the picnic area;
- Mitch Cheek for his contributions to the open space;

- Jerry and Kathy Carson for greeting members and signing everyone in at the annual meeting.
- Linda Gardner for keeping the Northmoor entrance signs clear of weeds

New members to the community were asked to introduce themselves and were welcomed to the community.

Other review of the year:

- Director Coulson presented status of the Governing Documents rewrite, announced the new Northmoor Acres website, and presented the financial reports for FY 2015-16, FY 2016-17 and the proposed budget for FY 2017-18.
- Director MacFarlane presented an oil & gas update.
- The HOA continues to pursue leasing Northmoor Acres’ water shares with the goal of covering the annual water assessments. Ditch assessments, as explained last year, cannot be leased.

### Architectural Control Committee

As reported at the Annual HOA Meeting in March, the ACC Committee approved many projects in 2016 including:

Projects Completed	
Outbuildings, chicken coops, remodels	6
Fencing	4
Exterior Finishing Changes	6

### Structures/Fencing within Northmoor Acres

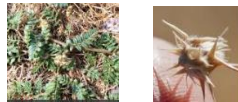
Too often, structures are being placed on lots without the required Architectural Control Committee approval. *All* structures, fencing, exterior remodels and paint color changes need approval before you start your project. If you do not submit a plan for consideration and wait the allowable 30 days review period, you may be required to remove the structure, despite your time, effort and investment. Plans are required to be submitted, via e-mail to [ACC@northmooracreshoa.org](mailto:ACC@northmooracreshoa.org) or in person to ACC Secretary Joanne Stroud by calling 970-587-0282, at least 5 days before the first Wednesday of any month. Please note that canvas or vinyl structures are not approved for use in Northmoor. The ACC guidelines and the required project submittal form can be found on the Northmoor Acres’ website at [www.northmooracreshoa.org](http://www.northmooracreshoa.org) under the Governing Documents section.

### CALLING all Volunteers!!!

Last year’s event went very well. The Property Maintenance committee will be holding another “Work Saturday”. Mark your calendars for Saturday, June 10. Please meet at the south end of Northmoor Drive by the concrete ditch at 9:00 a.m. *See you there!* Thank you in advance for your anticipated participation.

### Got Prairie Dogs???

Prairie dogs can be very damaging to our properties, please notify Kim Gardner at 970-481-5415 if you see any prairie dogs in the Northmoor Acres vicinity.



### Those Pesky Goat Head Thorns!

It’s that time of year. These are also known as very large stickers - please keep these cleared from the front of your properties. They are *very* hard on dog paws and bicycle tires. You must get them *before* the stickers form as the stickers provide the seeds for even more plants. If stickers are on the plants, they must be pulled or dug out. Be a gracious neighbor and keep your property clear of these terrible stickers. And if your neighbor has the stickers, maybe you can also help them keep the stickers cleared. Let’s keep this a dog and bicycle friendly neighborhood.

### Need a Walking Partner?

HOA Member, Kristi Morrison is looking for someone to walk with her. "I'm looking for a walking partner who is at a beginner level as I am dealing with medical issues and will be slowly working my way back to health. Companionship always helps." If you are interested in walking with Kristi, please contact her at [kristimor@gmail.com](mailto:kristimor@gmail.com).

### Tips & Reminders

- If your vehicles are parked outside, please remember to keep them locked. Same goes for your house too – please keep it locked. Let’s not invite an issue.
- Children will be out of school soon and the warmer weather will result in more people out in the streets. Please drive slowly in the neighborhood.
- If you are walking the streets past dusk, please wear reflective clothing.
- Please remember to keep your pets under your control at all times.
- Remember that West Nile Virus is still a public health concern. Check your property for standing water and remove it. Protect yourself and your neighbors.
- Remember to pick up after your dog, even in the greenbelt!
- If you are riding in the streets and your horse leaves a “gift” behind, please return and pick it up!

### Serving our community:

#### Board of Directors [BOD@northmooracreshoa.org](mailto:BOD@northmooracreshoa.org)

Susy Ruof	President	587-2596
Robert Sprague	Vice-President	587-5736
Ginny Hersch	Secretary	587-5627
Shawn Rieke	Treasurer	587-0959
Kim Gardner	Director	481-5415
Ben MacFarlane	Director	231-9159
Karen Overlin	Director	303-419-4092
Bonnie Smith	Director	344-7444
Valerie Tams	Director	412-8353

#### Architectural Control Committee (ACC) [ACC@northmooracreshoa.org](mailto:ACC@northmooracreshoa.org)

Joanne Stroud, Secretary 970-587-0282

Barbra Ding	Chuck Krueger	Norm Thielbert
Ginny Hersch	Bonnie Smith	
Dave Klink	Art Szallar	

#### Property Maintenance Committee

Kim Gardner, Chairperson	Linda Gardner	Robert Sprague
Jerry Carson	Jim Overlin	Norm Thielbert
Mitch Cheek	Karen Overlin	

#### Governing Documents Committee

Deb Coulson, Chairperson	Kim Gardner	Robert Sprague
Jerry Carson	Linda Gardner	Joanne Stroud
Kathy Carson	Susy Ruof	