



## **NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER**

Fall 2017

# Fall has ARRIVED !!!

### **Trick or Treat !!!**

It's the time of year, when the ghosts and goblins come out to play! If you are new to Northmoor Acres and have a child **that will be "trick or treating," be sure to visit 20645 Catclaw Court.** Look for the scary Frankenstein and Clawretta and other decorations fit for this holiday. Oh, and your children will love the treats! If other homes have candy to give the "trick or treaters," please turn on lots of lights and have a well-lit path to your door. If the porch light is off, assume that house is not participating. Have fun and be safe!

### **Update for Governing Documents Rewrite**

The Governing Document Committee has completed a thorough review of the first draft of the governing documents – Articles of Incorporation, ByLaws and Declaration. The next step is for the Board to provide their input which should happen in early November. Once that exercise has been completed, the Board and Committee will meet with the attorney from HindmanSanchez. From there a final draft will be completed.

Future plans include sending the final draft of these three documents to all homeowners allowing for about a six week review before two Q&A sessions and a final meeting will be set up. Signatures will be required from 80 lots for the documents to be finalized.

Getting these documents approved will be a benefit to everyone in the subdivision. The hope is that all documents will be finalized and approved before the next HOA annual meeting.

### **Oil & Gas Update**

Northmoor Acres HOA has received their first oil and gas royalties from Anadarko recently totaling \$36K for May-July production. Northmoor is receiving 2% royalties on 2 wells that border the subdivision and are just South of CR 42. The 2 wells are Whisper Rock 1N-25HZ and 2N-25HZ. Production in July was probably the peak and reached nearly 400 barrels of oil/day out of each well (1 semi-truck load is about 200 barrels). This production level is consistent with average wells in the area and should equate to meaningful proceeds for our community over the coming years. Assuming July royalties of \$21k are the peak, we should expect our royalties to drop to below \$5k/month by next July due to natural production declines.

## ***Snow Removal!***

Northmoor Acres has a snow removal policy adopted in 2008. Please check [www.northmooracreshoa.org](http://www.northmooracreshoa.org) for the entire policy. In the event of a Stage III snowfall, characterized as seven inches or more of snow, the Director of Property Maintenance or a member of the Board will contact Weld County to determine if Northmoor Acres will be plowed in a timely manner. If the Board decides that it is necessary to plow they have the authority to hire a private contractor. If you shovel/plow out your driveway when it snows, please do not put your driveway snow in the road.

## ***2018 HOA Annual Meeting***

The next annual HOA meeting will be scheduled in March 2018. As with every year, we will be electing or re-electing three Board Members. It is not too soon to consider whether you would like to run for a Director position on the Board. If you are interested in making a difference in your community, and would like to be considered for a Board of Director position, please contact Karen Overlin 303-419-4092. We will publish your name and background summary in the Winter 2018 newsletter.

If you have a topic for consideration that will require a vote of the Northmoor Acres Membership, please email your topic to [BOD@northmooracreshoa.org](mailto:BOD@northmooracreshoa.org) or send a note by U.S. Mail to P.O. Box 158, Johnstown 80534 by December 1, 2017. This is required so appropriate notice can be provided to the membership.

## ***HOA Annual Picnic was a "Sprinkling" Success***

About 25-30 folks braved the weather and ventured out to enjoy the annual HOA picnic. A good time was had by all – in the rain!!! Thanks to all who attended.

## ***Structures/Fencing within Northmoor Acres***

We've had this article in the newsletter before and we're including it again as this topic continues to be an issue. *All* structures, fencing, exterior remodels and paint color changes require Architectural Control Committee approval before you start your project. If you do not submit a plan for consideration and wait the allowable up to 30 days review period, you may be required to remove the structure, or return your property to its previous state 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/vinyl structures and shipping containers/conex boxes, construction trailers, or other containers are not permitted. The updated ACC guidelines and the required project submittal form can be found on Northmoor Acres' website at [www.northmooracreshoa.org](http://www.northmooracreshoa.org) under the Architectural Review section.

## ***Architectural Control Committee (ACC)***

The ACC generally meets the first Wednesday of each month. For your projects, please submit your request at least 5 days before the first Wednesday of the month. Please contact ACC Secretary, Joanne Stroud at 587-0282 or send an email to [ACC@northmooracreshoa.org](mailto:ACC@northmooracreshoa.org) if you have any questions or a project to submit.

Please note the ACC will consider a plan for 16 feet of "screening" to hide your stuff.

## ***Tips & Reminders***

- At no time should a dog be off your property unless they are on a leash. However, in the event they do get away from you, please be sure your dog(s) have tags on them.
- The streets are very dark in the morning until daylight savings falls back. School is in session and children are on the streets waiting for the school bus. **Please** drive slowly in our neighborhood—the speed limit is 30 mph.
- If you are out walking, please be sure to wear reflective clothing so cars can see you in the darker hours of the morning and evening.



## **Trash Collection –**

As a reminder, here is Northmoor’s agreement with Royal Disposal, implemented in September 2014, for weekly household trash pick-up:

- 1) Two 45-gallon roll carts/containers (limit of 50 pounds each); **OR**
- 2) Three 33-gallon carts/containers (limit of 50 pounds each); **OR**
- 3) One 96-gallon roll cart/container (limit of 70 pounds); **OR**
- 4) Four 45-gallon trash bags not in a roll cart/container (limit of 50 pounds each).

On January 1, 2015, Royal Disposal began billing property owners for additional trash in excess of the above noted limits. Invoices are being issued directly by Royal Disposal every three months to the homeowner at a charge of \$1.50 per bag or box.

If your cart is damaged, please call 970-587-8841 for repairs or replacements. Royal will repair minor damage from normal use. However, any cart with damages as a result of abuse or neglect by the property owner will be replaced at a charge of \$25.00 per cart or the cost of a replacement part.

Additional garbage carts are available through Royal Disposal for an additional monthly fee of \$4 (per roll cart) by calling 970-587-8841.

All trash must be bagged even if placed in a roll cart/container. Royal will take a limited number of branches, cut into 4-foot lengths and bundled/tied together. Summer yard waste should be placed in bags outside of the roll cart/container. One 45-gallon yard bag is free each week.

Please place your roll carts/containers facing the point of collection at the end of your driveway by 6:00 a.m. on Thursday mornings - normal collection day. The roll carts/containers should not be blocked by vehicles, objects, or overhanging tree limbs. Residents are responsible for keeping carts clean and odor-free by periodically rinsing them with a little detergent and water.

At this time, Royal Trash will NOT be picking up recycling. There is a recycling drop off center in Berthoud, off County Line Road where you may take your recycling. Royal Trash had been picking up recycling at no charge for Northmoor Acres; however, the recycling center where Royal Trash would take the recycling material is now charging them to drop off recycling making it unprofitable for them to pick up the recycling. Should this service be reinstated in the future, the Board will notify all Members of the HOA.

**Items Not Accepted:** Hot ashes, yard debris, concrete or rocks, clothing, large pieces of metal, dirt, construction debris, household hazardous waste (i.e. batteries, oil, cleaning products, paint or antifreeze), pallets, flammable products, tires, furniture, hot water heaters, appliances, manure, medicine needles or any other hazardous materials.

**Serving our community:**

**Board of Directors** [BOD@northmooracres.org](mailto:BOD@northmooracres.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	308-3466

**Architectural Control Committee (ACC)**

Joanne Stroud, Secretary 970-587-0282

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

**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	