



**NORTHMOOR ACRES HOMEOWNERS ASSOCIATION
NEWSLETTER**
Spring 2019

Spring is in the Air!

UPCOMING COMMUNITY EVENTS

“Tree Planting & Clean Up”: Saturday, May 18 @ 9:30 a.m. to Noon

Volunteers needed and appreciated. Meet intersection of Northmoor Drive and County Road 42. If the weather does not cooperate on the 18th - is more than a drizzle - the back-up date FOR CLEAN-UP and PICNIC is June 1. However, trees have to be planted on the 18th, so tree planting WILL happen even in the rain. Please wear gloves and bring any of or all of these: shovels (flat blade or pointed), rakes, pitch fork, trenching spade, and weed eaters. Narrow bladed and square bladed shovels work well to clean the ditch. If you bring your own tool(s), please mark them so you can identify what belongs to you. Kim Gardner will bring one weed eater and a torch for burning the ditch. The HOA will supply drinking water and trash bags. Thank you in advance for your anticipated participation. See you there!

AFTER the Tree Planting & Clean Up- “Dogs and Brats” Picnic FOR ALL: Saturday, May 18 @ Noon

Please join your neighbors and cleanup volunteers for a casual "dogs and brats" picnic. There will be BBQ'd hot dogs and brats with macaroni and potato salads. Water, plates, utensils, napkins, cups and condiments will be provided. Bring chairs, a table or any other items needed for your seating. Meet in the picnic area off of Northmoor Drive.

Community Garage Sale: Saturday, June 8 starting at 8:00 a.m.

Mark your calendars and get your “stuff” ready. A single-day garage sale has been the format for a few years and we have received positive feedback. The HOA will place ads with Craig’s List, Johnstown Breeze, Longmont Daily Times Call, Loveland Reporter Herald, and Greeley Tribune. All you have to do is put your “stuff” for sale outside at your place.

HOA ANNUAL MEETING SUMMARY

2019-20 Northmoor Acres Annual Expense Budget Passes

Thank you to all the Northmoor folks who attended this year’s HOA annual meeting on March 9, 2019 and supported our democratic process. It was a productive meeting with 69 lots represented either in person or by proxy. The total annual operating budget, including trash, for fiscal year 2019-20 was approved by the membership at \$44,170. If annual assessments were to be collected from the HOA membership, the operating budget effective rate would be \$242 per lot per year and the trash assessment would be \$120 per member per year totaling \$362. Once again, for fiscal year 2019-20, which begins July 1, the HOA assessments will be covered by the oil & gas bonus and royalty monies received by the HOA to date.

2019 Northmoor Acres Annual Meeting Highlights

In addition to the approval of the 2019-2020 budget, the membership also approved the minutes from the 2018 annual meeting. These minutes have been posted on the Northmoor Acres HOA website at www.northmooracreshoa.org under Documents – Meeting Minutes.

Re-elected Board members included: Shawn Rieke and Robert Sprague. Newly elected Board members included: Mark Hoekstra and Jim Kienholz. Congratulations!

Additional discussion of activities from the year included thanks to:

- All Board Directors and their spouses, including all prior Board members;
- All community members, and their children, who came out for the cleanup/work days;

- Joanne Stroud and the Architectural Control Committee for all their work; thanks to them we have a very defensible/clear process/good records which helps to protect all of our property values;
- Deb Coulson, who continues to help with financial issues as our "Financial Consultant", the Governing Documents rewrite, and writing/editing the quarterly Newsletters;
- Dave Klink, Terry Showalter and Darryl Morison who help by mowing and with the greenbelt;
- Valerie and Paul Tams for heading up the picnic, to Terry Showalter for cooking, and assisting with picnic tasks;
- Mitch Cheek for his contributions to the greenbelt;
- Dave and Cindy Eldenburg for assisting with technology tasks at the annual meeting every year;
- Linda Gardner for helping Kim with property maintenance issues;
- Jerry and Kathy Carson for greeting and signing people into the meeting;
- Valerie and Paul Tams who helped with the sign-in process by checking contact information.

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

Other review of the year:

- Deb Coulson presented the financial reports for FY 2017-18, FY 2018-19 and the proposed budget for FY 2019-20 as the financial consultant to the Board.
- Director MacFarlane presented an oil & gas update. The HOA continues to receive royalty checks for the oil & gas lease; however, much smaller than in the beginning as is normal/expected.
- Kim Gardner presented an update on property maintenance issues.
- There was a reminder of the new email addresses for the ACC (ACC@northmooracreshoa.org) and Board of Directors (BOD@northmooracreshoa.org). The new website address is www.northmooracreshoa.org.
- There were two Clean Up/Work Days held in May and August 2018.
- The picnic was held in the afternoon August 18, 2018 after the second Work Day in the morning with good turnouts for both.
- The water shares were rented again in 2018.
- The greenbelt was mowed by a commercial mower.
- Assessment letters were mailed out last year as a notification of what the assessments would have been if the oil and gas money wasn't paying for them. No money was due.
- Monthly Board meetings are generally held in the Berthoud Community Center on the third Thursday of each month at 7:00 pm. Any changes in that schedule are posted on our home page calendar.
- The Board is continuing to have greenbelt trees sprayed for pine bark beetles.
- The Board asks all residents to please continue watching for prairie dog holes and notify the Board if any are spotted
- The Board has now received full payment for the judgment liens associated with the "dog lawsuit". A recent payment of \$54,628 was made to the HOA, which was added to prior collections of \$3,001, for a total of \$57,629 received by the HOA. This amount included full payment of the three judgment liens (\$37,951), full payment of recent attorney fees awarded by the court (\$2,450), and full payment of interest charged since the judgments were filed (\$17,228). The three Satisfactions of Judgments were signed in November 2018, filed with the court, and mailed to the homeowner.
- Restarting work on the Governing Documents is next on the Board's project list.
- Joanne Stroud presented the annual ACC report and introduced all the ACC committee members. Approved projects in 2018:

Projects Completed	
Outbuildings, chicken coops, kennels	7
Fencing	6
Exterior finishing, remodels, windows	12

There were four presentations from the membership about:

- A group of homeowners who have been investigating the possibility of getting broadband internet in Northmoor since the 2018 annual meeting – the homeowners present indicated overwhelming support for them to continue their work.
- Ways the neighborhood could help the Scott Coulson family in their time of need.
- The idea of adding gates at Northmoor entrances, to be used from 11:00 p.m. and 5:00 a.m., due to the increased traffic/activity from the current and future business development west of Northmoor.
- Bee swarms and support available to Northmoor homeowners.

ARCHITECTURAL CONTROL

Structures/Fencing

Too often, structures are being placed on lots without the required Architectural Control Committee (ACC) approval. **All** structures, fencing, exterior remodels and paint color changes need approval before you start your project. Plans are required to be submitted, via e-mail to ACC@northmooracreshoa.org or in person to ACC Chairperson Joanne Stroud by calling 970-587-0282, at least 5 days before the first Wednesday of any month. If you do not obtain an approval from the ACC prior to installation, you may be required to return your property to its previous state including removal of a structure despite your time, effort and monetary investment. Please note that canvas or vinyl structures or T-post fences are not approved for use within Northmoor Acres. The updated ACC guidelines and the required project submittal form can be found on Northmoor Acres' website at www.northmooracreshoa.org under the Architectural Review section. Please note the ACC will consider a plan for 16 feet of "screening" to hide your stuff.

MAINTENANCE

Pesky Goat Head Thorns!



It's that time of year. Please keep these thorn producing weeds cleared from the front of your properties. They are **very** hard on dog paws and bicycle tires. To minimize the number of thorns, please spray **before** additional thorns form and thus provide seeds for even more weeds. If thorns are on the plants, the plant should be pulled or dug out. Please be considerate of your neighbors and keep your property clear of these terrible thorns. Our two-wheeled and four-pawed friends will be very appreciative.

ATTENTION ALL Horse Owners

With the improving weather, it's a great time to take your horses for a ride; however, horses do what horses do and that's leave piles of "do". Please be considerate of your neighbors and return to pick up those piles as soon as possible. It is definitely a messy situation when trying to get into one's driveway if it is obstructed by these piles. Thank you for your consideration.

Additionally, be sure to remove the manure piles on your lot on a regular basis. Do NOT "collect piles" of horse manure on your lots as they become unsightly and unsanitary and will be in violation of the covenant that requires HOA members to keep their lots in a "sightly and sanitary" condition.

MOTORIZED VEHICLES

Motorized Recreational Vehicles - in Green Belt (Not Allowed) - on HOA Roads (Must be Licensed)

The **only** motorized vehicles which are allowed in the common areas or green belt of the HOA are maintenance vehicles or machinery approved by the Board. Additionally, all of the paved roads in Northmoor are owned by Weld County and are therefore under the supervision of the Sheriff's department. Therefore, **motorized vehicles that are not, or cannot, be licensed are not allowed** on paved roads in Northmoor (go-carts, dirt bikes, ATVs, etc).

SAFETY

Tips & Reminders

- 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.
- Please remember to keep your pets under your control at all times **and** remember to pick up after your dog, even in the greenbelt!
- It's time for getting outside and enjoying the better weather, which may include BBQing. Please remember to be very careful with coals/ashes from grills especially in windy weather and do not dump the grill coals in any of the surrounding ditches. There has been damage in the past due to this practice.
- If you have an interest in participating in a Neighborhood Watch program, please contact the HOA Board of Directors at BOD@northmooracreshoa.org. We are aware there a lot of people home during the day and it would be helpful to utilize that for the benefit of the community.
- Prairie dogs can be very damaging to our properties and dangerous for horses. Please notify Kim Gardner at 970-481-5415 if you see any prairie dogs within Northmoor Acres or immediate vicinity.

- Remember that West Nile Virus is a public health concern. Please check your property for standing water and remove it. Protect yourself and your neighbors.

Serving our community:

Board of Directors BOD@northmooracreshoa.org

Susy Ruof	President	970-587-2596	Mark Hoekstra	Director	720-440-2005
Robert Sprague	Vice-President	970-587-5736	Jim Kienholz	Director	303-589-2190
Ginny Hersch	Secretary	970-587-5627	Karen Overlin	Director	303-419-4092
Shawn Rieke	Treasurer	970-587-0959	Valerie Tams	Director	970-308-3466
Kim Gardner	Director	970-481-5415			

Monthly Board Meeting Dates

Regularly scheduled Board meetings are the third Thursday of each month at the Berthoud Community Center, 248 Welch Avenue. The Board welcomes your attendance at Board meetings; however, the meeting date may change occasionally. Please check the HOA website at www.northmooracreshoa.org for potential date and location changes. The schedule for all Board meetings will be posted on the HOA website calendar, which can be found on the website home page.

Architectural Control Committee (ACC) ACC@northmooracreshoa.org

This committee is looking for additional volunteers to serve. Volunteering typically requires less than 2 hours per month to attend a design review meeting usually scheduled for the first Wednesday of each month and located at a residence within Northmoor Acres.

Joanne Stroud, Chairperson 970-587-0282

Barbra Ding	Dave Klink	Norm Thielbert
Ginny Hersch	Art Szallar	

Broadband Committee

This committee has been approved by the Board to study the possibility of broadband internet in Northmoor.

Mark Hoekstra, Chairperson	Dave Eldenburg	Joanne Stroud
Norm Thielbert, Co-Chairperson	Annie Kienholz	
Cindy Eldenburg	Jim Kienholz	

Governing Documents Committee

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

Neighborhood Committee

Valerie Tams, Chairperson	Dave Eldenburg	Paul Tams
Cindy Eldenburg	Myra Rieke	

Property Maintenance Committee

Kim Gardner, Chairperson	Dave Klink	Robert Sprague
Jerry Carson	Jim Kienholz	Rick Staples
Kathy Carson	Bryan Mason	Norm Thielbert
Mitch Cheek	Jim Overlin	Brian Van Horne
Linda Gardner	Karen Overlin	

Deb Coulson

- Newsletter Editor & Financial Consultant to Board

Ben MacFarlane

- Oil & Gas Consultant to Board