



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Winter 2018



Where's the snow?

Happy New Year to all ! We hope everyone had a wonderful and safe holiday season!

Mark your calendars – Northmoor Acres HOA Annual Meeting is set for Saturday, March 10, 2018 at 9:00 a.m.

The 45th Annual Homeowners' meeting will be held Saturday, March 10 at 9:00 am at the Johnstown Community Center, 101 West Charlotte Street, Johnstown, Colorado. Doors at the Community Center will be open at 8:30 am for refreshments and socializing. The Board of Directors hopes that you will attend the meeting. This is a great forum for meeting new neighbors and being a part of our community's democratic process. If you have any questions about the annual meeting, please call one of the Board members listed below. If you would like to briefly address the membership, there will be a sign-up sheet at the door. ***We look forward to seeing you there!***

Please remember to sign and mail in your proxy card by March 1 to let us know if you plan to attend the meeting. Your proxy card will be included in the annual meeting packet that will be mailed in February. The proxy card is ***very important*** because it will tell us if we will have adequate member representation to conduct the meeting (a quorum).

If a member mails in their proxy card with someone else listed as their designee and they do attend, their proxy card will be returned to them at the door when they check in at the meeting. If a member that designates their proxy card is not able to attend the meeting, only the person designated on the card will be allowed to cast that member's vote on issues.

Whether or not you plan to attend the meeting, please return your proxy card and designate a trusted friend or neighbor. Every member's vote is important; if no one is designated on the proxy card and you do not attend, your vote cannot be counted.

2018-19 Assessments

As discussed at the 2016 Annual Meeting, annual assessments and trash will be covered by the oil & gas bonus money until these funds are depleted. The proposed annual budget will be presented at the March, 2018 annual meeting for the upcoming fiscal year which is July 1, 2018 through June 30, 2019. Please attend the annual meeting so you can participate in the budget review and approval process.

Want to CONTRIBUTE to your HOA? Become a Member of the Board of Directors

Now is your chance to be a part of making a difference within the Northmoor Acres community. There will be three director positions up for vote at the annual meeting. If you are interested in the Board's activities and would like to be considered for a Board Director position, please contact Karen Overlin at 303-419-4092.

"Save the Date" – Clean Up Day

The Property Maintenance committee for Northmoor Acres is planning a "clean up" day this spring. Mark your calendars for May 12. Should the weather not cooperate on the 12th, the back-up date is May 19. Come out and participate! More information will be provided in the Spring 2018 newsletter.

Status of Governing Documents Rewrite

The Governing Document Committee and the Board have done a thorough review of the first draft of the governing documents – Articles of Incorporation, ByLaws and Declaration. Suggested changes, additions, and questions from the committee/Board were sent to the attorney in December. Feedback from this attorney is expected soon.

Reviewing the drafts of these documents has entailed a lot of work done by the Governing Documents Committee and the Board to bring the Northmoor Acres HOA Governing Documents, which are 40 plus years old, into compliance with current Colorado law. The end result will be Articles of Incorporation, Bylaws, Declaration, and Policies required by Colorado law, that are consistent with one another and adhere to current Colorado law.

Future plans include sending the final draft of these three documents to all homeowners allowing a month for review before two Q&A sessions and a final approval meeting will be set up.

Getting these documents approved will be a benefit to everyone in the subdivision.

Oil & Gas Update

Northmoor Acres HOA continues to receive oil and gas royalties from Anadarko. To date this fiscal year, royalty receipts total \$85K through December, 2017. The royalties that Northmoor is receiving come from 2% paid on 2 wells that border the southwest side of the subdivision just South of CR 42. The 2 wells are Whisper Rock 1N-25HZ and 2N-25HZ. Production has most likely peaked and is consistent with average wells in the area. Over time, the royalties will decline due to natural production declines; however, at the moment royalties have been averaging about \$15K per month. There's a lag time between production and royalty payment.

Snow Removal!

As we continue to hope for moisture (i.e. snow!), this is to remind everyone that Northmoor Acres has a snow removal policy adopted in 2008. Please check 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. Many thanks to the members who also shovel/plow out their neighbors. It is very much appreciated.

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 if you have any questions or a project to submit.

Structures/Fencing within Northmoor Acres

Due to issues regarding this topic, we continue to publish this information. *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 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 under the Architectural Review section. Please note the ACC will consider a plan for 16 feet of "screening" to hide your stuff.

FREE Stuff

Stay tuned! One of our Northmoor Acres neighbors will be moving in the coming months. He may have items he would like to give away for free. Watch for an announcement on the HOA's website for detailed information.

www.northmooracreshoa.org

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. Remember to keep your pets under your control and pick up after your dog.
- School is again in session after the holidays and children are on the streets and waiting for the school bus. **Please** drive slowly in our neighborhood—the speed limit is 30 mph.
- If you are out walking, especially early in the morning, at dusk or at night, please be sure to wear reflective clothing so cars can see you.

Serving our community:

Board of Directors 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
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	