



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Spring 2018

Spring is in the Air!

“Clean Up” day set for May 12 – Calling ALL Volunteers!!!

Last year’s event went very well. The Property Maintenance committee is holding another “clean up” day for Saturday, May 12 – *mark* your calendars. If the weather does not cooperate on the 12th, the back-up date is May 19. Please meet at 9:00 a.m. at the south end of Northmoor Drive. Please wear gloves, bring any of or all of these: shovels (flat blade or pointed), rakes, pitch fork, trenching spade, and weed eaters. Kim Gardner will bring one weed eater and a torch for burning the ditch. The HOA will supply drinking water and trash bags. If you bring your own tool(s), please mark them so you can identify what belongs to you. *See you there!* Thank you in advance for your anticipated participation.



Northmoor Acres Community Garage Sale – Scheduled for Saturday, June 30

Mark your calendars and get your “stuff” ready. A community garage sale will be held on Saturday ONLY, June 30, 2018. 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.

2018-19 Northmoor Acres Annual Expense Budget Passes

Thank you to all the Northmoor folks who attended this year’s HOA annual meeting on March 10, 2018 and supported our democratic process. It was a productive meeting with 60 lots represented either in person or by proxy. The total annual operating budget, including trash, for fiscal year 2018-19 will be \$42,081 and was approved by the membership. If annual assessments were to be collected from the HOA membership, the operating budget effective rate would be \$233/year/lot and the trash assessment would be \$120.00/year/member totaling \$353. For fiscal year 2018-19, which begins July 1, the member assessments will be covered by the oil & gas bonus monies received by the HOA to date.

2018 Northmoor Acres Annual Meeting Highlights

In addition to the approval of the 2018-2019 budget, the membership also approved the minutes from the 2017 annual meeting. These minutes are posted on the Northmoor Acres HOA website at www.northmooracreshoa.org under Documents – Meeting Minutes.

Re-elected Board members included: Kim Gardner and Virginia Hersch. *Congratulations!*

Additional discussion of activities from the year included thanks to:

- All Board Directors and their spouses;
- All prior Board members;
- Mike Martin, who served on the board for 36 years in a variety of positions. He and his family are moving away soon to be closer to their children and grandchildren;
- All community members, and their children, who came out for the cleanup/work days for the last two years;

- 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 retired from the Vice-Presidency of the Board last year but continues to help with financial issues, the Governing Documents rewrite, getting out the Newsletter, maintaining our website and communications;
- 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 Bonnie Smith for assisting with picnic tasks;
- Mitch Cheek for his contributions to the greenbelt;
- Linda Gardner for helping Kim with property maintenance issues;
- Jerry and Kathy Carson for greeting and signing people into the meeting in the past;
- Valerie and Paul Tams for greeting and signing people into the meeting this year.

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

Other review of the year:

- Deb Coulson presented status of the Governing Documents rewrite, which has taken a huge amount of time this year.
- Deb Coulson also presented the financial reports for FY 2016-17, FY 2017-18 and the proposed budget for FY 2018-19 as Treasurer Shawn Rieke was not able to attend.
- Director MacFarlane presented an oil & gas update.
- Joanne Stroud presented the annual ACC report and introduced all the ACC committee members
- Kim Gardner presented an update on property maintenance issues.
- The HOA continues to pursue leasing Northmoor Acres’ water shares with the goal of covering the annual water assessments. Ditch assessments cannot be leased. The water shares were rented again last summer.
- 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.
- Last year’s annual neighborhood Garage Sale was held in May – homeowners at the meeting indicated that they wanted the garage sale to continue.
- Cleanup Day was held again last June; it was well attended, and a lot of work was accomplished. *Thank you!!*
- The greenbelt was mowed by a commercial mower.
- Assessment invoices 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.
- The community Picnic was held September 23rd.
- The trees in the picnic area were trimmed.
- The HOA has started receiving royalty checks for the oil & gas lease.
- Monthly Board meetings are generally held in the Berthoud Community Center on the third Thursday of each month at 7:00 pm.
- 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.

Architectural Control Committee

As reported at the Annual HOA Meeting in March 2018, the ACC Committee approved many projects in 2017 including:

Projects Completed	
Outbuildings, chicken coops, kennels	13
Fencing	5
Exterior finishing, remodels, windows	11

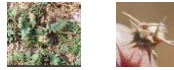
Structures/Fencing within Northmoor Acres

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.

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.

Dead Trees & Shrubs???

As we all know, it's been a dry winter/spring. There are a number of evergreen trees, shrubs in the subdivision that look brown and are either dead or possibly dying. As these can present a fire hazard, please consider having these removed from your properties. We thank you for your consideration.

Horseback Riding on Streets within Northmoor Acres Subdivision

With such beautiful weather lately, 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. 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.

Board Meeting Dates

Regularly scheduled Board meetings are the third Thursday of each month at the Berthoud Community Center. The Board welcomes your attendance at Board meetings; however, the meeting date sometimes changes. If you are planning to attend a Board meeting, *please* first check the HOA website at www.northmooracreshoa.org. All Board and any other meetings will be posted on the Northmoor Acres calendar which is on the HOA home page.

Donations for Johnstown Food Pantry

The Board has approved an effort to collect non-perishable food to be donated to the Johnstown Food Pantry. Your neighbor, Judy Cunningham has volunteered to be the focal point for this effort. Please drop off non-perishable food to 5348 Ocotillo Court starting May 1st. Judy will place a plastic tote outside for your donations. She will publish the color and location of the tote on the Northmoor Acres website by May 1. *Watch for it!*

Motorized Recreational Vehicles in Green Belt – Not Allowed

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.

Update on Bridge Repair – WCR 44.

HOA President, Susy Ruof, talked with the Berthoud Director of Public Works in mid-April to get another update about the bridge replacement. The finish date has been moved back to early May. The Board of Directors will continue to monitor the progress and keep residents posted.

Safety Issue

Please remember to be very careful with coals/ashes from grills especially in windy weather. This spring it was reported to the Board that a grass fire started in the ditch on WCR 42, possibly, according to the Fire Department, due to someone dumping grill coals in the ditch. The coals reignited on one of our very windy days. The Johnstown Fire Department was called to put the fire out, but the fire damaged the electric pole supporting the transformer for the subdivision, which will need to be replaced.

Chickens Killed

It was reported to the Board that a number of chickens in the southeast section of the subdivision have been killed this spring. One of the residents there reported he had seen a mink around his chicken yard. There are also foxes in the area which could be hunting.

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!

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) ACC@northmooracreshoa.org

Joanne Stroud, Chairperson 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	