



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION
NEWSLETTER
Summer 2018

It's a HOT Summer !!!

2018 Annual Picnic planned for August 18 at 4:00 pm.

Our annual picnic provides a great opportunity to have some fun, meet new neighbors and reconnect with neighbors that you may not have seen in a while. The picnic will be held on Saturday, August 18 beginning at 4:00 p.m. in the picnic area off of Northmoor Drive. The HOA will BBQ hamburgers and hot dogs and provide lemonade, water, plates, utensils, napkins, cups and condiments. Bring your favorite dish to share and a beverage, if you want something other than water or lemonade. Also bring chairs, table or any other items needed for your seating. Please come and be a part of your community!

"Clean Up" day Volunteers

THANK YOU! to the volunteers who showed up to help on Saturday, May 12 even in the rain!! The Association greatly appreciates all of your help to complete these maintenance projects on such a dreary day – cleaned out the ditch, removed dead trees and planted new ones in the greenbelt, and other general clean-up. It was a very busy and successful day.

Second Northmoor Work Day Planned for 9:00 am August 18 (same day as picnic)

A second work day has been planned for August 18 starting at 9:00 am. The plan is to install irrigation lines to the new trees in the greenbelt. The Association will be renting a trenching machine and hopes to put in about 250 feet of new line. Please meet at the west end of Mesquite Court at the entrance to the greenbelt. Please wear gloves and bring any of or all of these: shovels (flat blade or pointed), rakes, pitch fork, and trenching spade. 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. Thank you in advance for your anticipated participation. See you there!

GOT Mail?

Most recently, the following was sent via email or U.S. post. If you did **not** receive or you know of someone who did not receive this via email, please inform the Board at BOD@northmooracreshoa.org.

- Fiscal year 2018-19 annual assessment notices were sent on July 9, 2018. The notice is to document what annual assessments would have been required had they not been covered by the oil & gas bonus funds.

Structures/Fencing within Northmoor Acres

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. 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 or vinyl structures are not approved for use in Northmoor. 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.



Those Pesky Goat Head Thorns!

Please continue to do your part to keep the front of your property clear of goat heads. Let's keep this a dog and bicycle friendly community.

Annual Community Garage Sale

The annual garage sale was held on Saturday, June 30. The traffic seemed to be very good. If you participated, we hope it was a successful endeavor for you.



As a Reminder – Northmoor Acres 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.

Tips & Reminders

- Be considerate about not mowing too early in the morning. Please wait until after 8:00 a.m.
- Children are out of school for the summer. There are more people out in the streets enjoying the weather! Please drive slowly in the neighborhood.
- If you are walking the streets past dusk, please wear reflective clothing.
- Remember to keep your pets under your control at all times and pick up after your dog.
- 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.
- If you are riding your horse in the street and it leaves a “gift” behind, please return and pick it up!

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, 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	