



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Fall 2018

Welcome Fall

Trick or Treat !!!

It's the time of year, when the ghosts and goblins come out to play! This has become a tradition in Northmoor Acres and if you are new to our area and have a child or children **that will be "trick or treating," please 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 HindmanSanchez attorney completed her review of the Governing Documents files and answered questions from the Committee and Board. The Committee and Board are in the process of reviewing her recommendations/answers.

Oil & Gas Update

The HOA continues to receive royalty payments each month. Payments have dropped from July 2017 peak of ~\$21k to an average of ~\$9,000/month Mar-Jul 2018. This drop was anticipated and follows the normal progression of oil extraction; however, both wells continue to produce at or above what 'average wells' of the same age produce. Combined oil production from the two wells is approximately ~190 barrels/day (~8,000 gallons/day).

Trash Collection

Is your trash not being picked up? Did you know there are guidelines that all homeowners of Northmoor Acres need to follow regarding household trash? There are definitely items that Royal Disposal will not pick up. We have provided the guidelines in this newsletter and these guidelines are also posted on the HOA website. <https://northmooracreshoa.org> – References – Trash Collection. Read the guidelines, become informed.

"Clean Up" day Volunteers

THANK YOU! to the volunteers who showed up to help on Saturday, August 18. The Association greatly appreciates all of your help to complete the installation of irrigation lines to the new trees in the greenbelt. It was a very busy and successful day.

HOA Annual Picnic was a Success

About 40-50 folks came out to enjoy the annual HOA picnic held August 18, 2018. The weather was great. A good time was had by all!!! Thanks to all who attended.

2019 HOA Annual Meeting

The next annual HOA meeting will be scheduled in March 2019. 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 2019 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 or send a note by U.S. Mail to P.O. Box 158, Johnstown 80534 **by January 1, 2019**. This is required so appropriate notice can be provided to the membership.

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 Chairperson 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.

Snow Removal!

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.

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 of September, 2014, Northmoor's agreement with Royal Disposal for weekly trash pick-up has been updated and includes:

- 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).

Anything exceeding or outside of these limitations is considered a private agreement between the homeowner and Royal Trash and is subject to additional fees and restrictions by Royal Trash.

Beginning January 1, 2015, if a property owner places additional trash in excess of the above, a quarterly invoice will be issued directly by Royal Disposal 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 5:00 a.m. on Thursday mornings** (our 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: *Ashes of any kind, burnt trash*, 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@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, 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	