



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Fall 2019

Welcome Fall



Halloween will be here shortly!!!

There is not a lot of activity in Northmoor Acres on Halloween; however, it has become a tradition in Northmoor Acres to take your child or children ***“trick or treating” to 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 be sure the path to your doorway is well lit. If the porch light is off, assume that house is not participating. Have fun, be safe and drive slowly!!

Update for Governing Documents Rewrite

The Board and Governing Documents Committee have reconvened and are doing the final review of the documents as submitted from the attorney. Once that review is complete, there are additional questions to be sent to the attorney. Once the questions are answered, the documents will be readied for distribution to the HOA Members. The Members will have a couple months to review, at which point, Q&A meetings will be setup and finally a meeting of the HOA Membership will be set up for presentation and voting for approval of the documents.

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 ~\$3,000/month July-September 2019. This drop was anticipated and follows the normal progression of oil extraction. Anadarko was recently bought by Occidental Petroleum (OXY). Kerr McGee with whom we have our oil & gas lease is a subsidiary of Anadarko. We do not have any information about the effect of this acquisition or when drilling could start on the west side of the subdivision.

Broadband Committee Update

The Northmoor Internet Broadband Committee would like to thank everyone who took the time to complete the survey conducted in September. We received responses from 59% of property owners which, as email surveys go, is a very strong response rate. During October we convened the committee to discuss the results of the survey as well as next steps. According to the survey, general support exists for a neighborhood Q&A and feedback session. We plan to schedule a meeting in the next few months to present the survey results, options we have considered, and discuss potential next steps. Thanks again to all that participated. We look forward to connecting with you again!

“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. It was a very busy and productive day.

HOA Annual Picnic was a Success

Thank you to all who attended the annual HOA picnic held September 7, 2019. The weather was great. A good time was had by all!!!

2020 HOA Annual Meeting

The next annual HOA meeting will be scheduled in March, 2020. 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 2020 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, 2020**. This is required so appropriate notice can be provided to the membership.

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 on the HOA website. <https://northmooracreshoa.org> – References – Trash Collection. Read the guidelines, become informed.

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.
- 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 are a lot of people home during the day and it would be helpful to utilize that for the benefit of the community.
- Please remember to keep your pets under your control at all times **and** remember to pick up after your dog, even in the greenbelt!
- Please be courteous to your neighbors regarding barking dogs. Barking dogs at all hours are a nuisance and disrespectful to 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 or place 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 needs 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	Dave Schnitzler	
Angela Hertrich	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