



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER

Summer 2019

It's a HOT Summer!!!

We hope everyone is enjoying the beautiful weather, although rather hot, and staying cool!

ARCHITECTURAL CONTROL

Architectural Control Committee (ACC) 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. If you are interested in volunteering for this committee, please contact Joanne Stroud, Chairperson at 970-587-0282 or at ACC@northmooracreshoa.org.

UPCOMING COMMUNITY EVENTS

2019 Annual Picnic planned for Saturday, September 7. 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, September 7 beginning at Noon 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!

Property Maintenance Update – Committee Meeting set for September 30

This year 7 more trees were planted in the open space, of which 4 were replacement trees. Along with the 7 planted last year, 14 trees have been added in the last two years. All of the trees are surviving and seem to be quite healthy. As they mature, they will be a great addition to the green belt. There will be a Property Maintenance committee meeting Monday September 30, 7:00 P.M. at 20517 Nolina Court. The objective will be to reset the committee which has been inactive the last few years. Planning needs to be done to layout how to maintain the open space and in what direction to take it. Any Northmoor Acres homeowner is welcome to join the Property Maintenance committee.

SPECIAL THANKS

“Tree Planting & Clean Up” day Volunteers

THANK YOU! to the volunteers who showed up to help on Saturday, May 18. The Association greatly appreciates all of your help to complete the needed projects. It was a very busy and successful day.

PAST COMMUNITY EVENTS

Annual Community Garage Sale

The annual garage sale was held on Saturday, June 8. If you participated, we hope it was a successful endeavor for you.

ARCHITECTURAL CONTROL

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.

MOTORIZED VEHICLES

Motorized Recreational Vehicles:

- in Green Belt (Not Allowed)

- on HOA Roads (Must be Licensed)

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. Therefore, motorized vehicles that are not, or cannot, be licensed are not allowed on paved roads in Northmoor (go-carts, dirt bikes, ATVs, etc).

MAINTENANCE

Pesky Goat Head Thorns!



It's summertime and time to keep these thorn producing weeds cleared from the front of your properties. They are very hard on dog paws and bicycle tires. To minimize the number of thorns, please spray before additional thorns form and thus provide seeds for even more weeds. If thorns are on the plants, the plant should be pulled or dug out. Please be considerate of your neighbors and keep your property clear of these terrible thorns. Our two-wheeled and four-pawed friends will be very appreciative.

ATTENTION ALL Horse Owners

Summer is 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 as soon as possible. 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.

Additionally, be sure to remove the manure piles on your lot on a regular basis. Do NOT "collect piles" of horse manure on your lots as they become unsightly and unsanitary and will be in violation of the covenant that requires HOA members to keep their lots in a "sightly and sanitary" condition.

SAFETY

Tips & Reminders

- Be considerate about not mowing too early in the morning. Please wait until after 8:00 a.m.
- School is back in session and children are on the streets in the mornings waiting for the school bus. **Please** drive slowly in our neighborhood—the speed limit is 30 mph. If you are walking on the street past dusk, please wear reflective clothing.
- 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.

SAFETY (Continued)

Tips & Reminders

- Even though the summer is wrapping up, if you are BBQing, please remember to be very careful with coals/ashes from grills especially in windy weather and do not dump the grill coals in any of the surrounding ditches. There has been dangerous fire damage in the past due to this practice, which included catching the ditch on fire and partially burning a transmitter pole which supplies electricity to the subdivision. The Fire Department had to be called to put out the fire.
- 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.
- Prairie dogs can be very damaging to our properties and dangerous for horses. Please notify Kim Gardner at 970-481-5415 if you see any prairie dogs within Northmoor Acres or immediate vicinity.
- 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.

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
Ginny Hersch

Dave Klink
Art Szallar

Norm Thielbert

Broadband Committee

This committee has been approved by the Board to study the possibility of broadband internet in Northmoor.

Mark Hoekstra, Chairperson
Norm Thielbert, Co-Chairperson
Cindy Eldenburg

Dave Eldenburg
Annie Kienholz
Jim Kienholz

Joanne Stroud

Governing Documents Committee

Deb Coulson, Chairperson
Jerry Carson
Kathy Carson

Kim Gardner
Linda Gardner
Susy Ruof

Robert Sprague
Joanne Stroud

Neighborhood Committee

Valerie Tams, Chairperson
Cindy Eldenburg

Dave Eldenburg
Myra Rieke

Paul Tams

Property Maintenance Committee

Kim Gardner, Chairperson
Jerry Carson
Kathy Carson
Mitch Cheek
Linda Gardner

Dave Klink
Jim Kienholz
Bryan Mason
Jim Overlin
Karen Overlin

Robert Sprague
Rick Staples
Norm Thielbert
Brian Van Horne

Deb Coulson

- Newsletter Editor & Financial Consultant to Board

Ben MacFarlane

- Oil & Gas Consultant to Board