



**NORTHMOOR ACRES HOMEOWNERS ASSOCIATION
NEWSLETTER
Winter 2020**



Brrr! It's been cold!

Happy New Year to all ! We hope everyone had a wonderful and safe holiday season!

***Mark your calendars – Northmoor Acres HOA Annual Meeting
is set for Saturday, March 14, 2020 at 9:00 a.m.***

The 47th Annual Homeowners' meeting will be held Saturday, March 14 at 9:00 am at the Johnstown Community Center, 101 West Charlotte Street, Johnstown, Colorado. Doors at the Community Center will be open at 8:30 am for refreshments and socializing. The Board of Directors hopes that you will attend the meeting. This is a great forum for meeting new neighbors and being a part of our community's democratic process. If you have any questions about the annual meeting, please call one of the Board members listed below. If you would like to briefly address the membership, there will be a sign-up sheet at the door. ***We look forward to seeing you there!***

Please remember to sign and mail in your proxy card by March 1, 2020 to let us know if you plan to attend the meeting. Your proxy card will be included in the annual meeting packet that will be mailed in February. The proxy card is ***very important*** because it will tell the Board if there will be adequate member representation to conduct the meeting (a quorum).

If a member mails in their proxy card with someone else listed as their designee and they do attend, their proxy card will be returned to them at the door when they check in at the meeting. If a member that designates their proxy card is not able to attend the meeting, only the person designated on the card will be allowed to cast that member's vote on issues.

Whether or not you plan to attend the meeting, please return your proxy card and designate a trusted friend or neighbor. Every member's vote is important; if no one is designated on the proxy card and you do not attend, your vote cannot be counted.

2020-21 Annual HOA Assessments

As presented at the 2016 Annual Meeting, and continuing through today, annual assessments and trash will be covered by the oil & gas money until these funds are depleted. The proposed annual budget will be presented at the March, 2020 annual meeting for the upcoming fiscal year which is July 1, 2020 through June 30, 2021. Please attend the annual meeting so you can participate in the budget review process.

Want to CONTRIBUTE to your HOA? Become a Member of the Board of Directors

Now is your chance to be a part of making a difference within the Northmoor Acres community. There will be three director positions up for vote at the annual meeting. If you are interested in the Board's activities and would like to be considered for a Board Director position, please contact Karen Overlin at 303-419-4092.

Northmoor Broadband Update

By way of a quick update on the Northmoor Broadband initiative, we have some exciting news to share!

Late last year the Northmoor Broadband Committee met separately with TDS Telecom and Neteo to discuss options to bring more reliable, high speed internet to our neighborhood. After meeting with TDS, TDS reps decided to make an appeal to their corporate offices to run a fiber network to our neighborhood given the expected growth around us over time. Corporate granted approval to proceed with the build out at NO out-of-pocket cost to our neighborhood. Wow! We didn't expect that! Also, as we currently understand the proposal, there will be no out-of-pocket cost to homeowners for running a fiber line into our homes from the main line that is being installed. We will continue to work closely with TDS as their plans progress.

What we know so far is that TDS has already started locating existing utilities in our neighborhood to help design the fiber optic network. If you see utility flags around the neighborhood, that is likely the reason why. TDS plans to submit their design to Weld County in the March timeframe and will be providing information about plans / options that we will have if/when each house signs up for service. Click [here](#) to learn more about TDS services, which include high-speed internet, television, and local "land-line" phone service.

Finally, we'd like to extend a BIG thanks to the Northmoor Broadband committee. Their efforts are a testament to how an engaged community can bring about positive change for our neighborhood!

More to follow, but rest assured that we are progressing rapidly toward modernizing our neighborhood's technology!

Home Business Updates

In the interest of keeping residents informed, the Board is providing information about the revised Weld County rules on home businesses. The Weld County Code was updated in the fall of 2019, so much of this information might be new to residents.

Northmoor Acres is zoned as an "Agricultural Subdivision". According to the revised Weld County Code (Section 23-4-990.A), almost all home businesses now require a Home Occupation Zoning Permit from the County. According to the updated Code, Home Occupations are divided into Class 1 and Class 2 categories, which are more clearly described in their respective application forms. The procedural guide/application forms for both categories can be accessed online at https://www.weldgov.com/departments/planning_and_zoning/land_use_applications at the bottom of the page under Z for Zoning.

Please note that Northmoor Acres Governing Documents only allow the Class 1 Home Occupation category and have never permitted Class 2 Home Occupations. For your convenience, the Board has posted a copy of the procedural guide/application form for the Class 1 Home Occupation category on the HOA website under References (<https://northmooracreshoa.org/home-business-updates/>). The County has told us that the application process generally takes between 30 and 60 days.

The Northmoor Acres HOA Governing Documents that address home businesses are in Covenant #6 and a corresponding policy, adopted in 2008, which can be found on the HOA website under Documents/Governance/ Policy:

http://www.northmooracreshoa.org/wp-content/uploads/2017/01/Enforcement_Covenant_6_8_Policy_0708.pdf

For your convenience, a copy of this HOA covenant and corresponding policy is posted on our website under References (<https://northmooracreshoa.org/home-business-updates/>).

Since almost all home occupations are now required to be permitted by Weld County, homeowners/residents in Northmoor Acres who currently have a home occupation should read the documents referenced in this article to determine if they think the updated code regulations apply to their home business situation. Homeowners/residents whose situation falls within the guidelines should apply to Weld County for the appropriate zoning permit. In order to bring current Northmoor home occupations into compliance with the County, and to maintain the look and feel of an attractive rural/residential

environment, the Board will track those applications on the County website. If the Board does not see an application posted by March 1 from a particular property that appears to have a uncompliant home business, then the Board will have no choice but to initiate the process to enforce our own Governing Documents and address the apparent non-complying business with Weld County for its initiation of its applicable enforcement and compliance procedures.

Hopefully, every homeowner/resident who is engaged in a home-related business will find this information of assistance. Your Northmoor Acres HOA Board is available to address any concerns you might have, and to assist you in complying with the requirements of both Weld County Code and the applicable HOA covenants and governing documents. For assistance/questions, you can contact the Board by email at bod@northmooracreshoa.org, or by letter to PO box 158, Johnstown, CO 80534, or by phone call to President Ruof at 970-587-2596. You may also contact the Weld County Planning Department, Bethany Pasco, Zoning Compliance Officer, at 970-400-3555, or bpasco@weldgov.com.

Status of Governing Documents Rewrite

The Committee and Board have received comments/revisions from the attorney. Coming up next:

1. Board/Committee will meet with the attorney.
2. Once the Committee and Board are comfortable that we have the final drafts, we will make the documents available to the homeowners through email and on the Northmoor Acres website. There will be a 2-3 week homeowner review/input/feedback period.
3. Once the homeowner review period is over, if changes are necessary, they will be made at this time.
4. Next step will be a formal approval. There are different requirements for each document. Once we get to this stage, homeowners will be notified.

Oil & Gas Update

Royalty payments continue to decrease. The last check received was in December for \$1,723 covering August, September and October for about \$2,500 each month with \$6,000 deducted for a December, 2017 adjustment.

Architectural Control Committee (ACC)

The ACC generally meets the first Wednesday of each month. For your projects, please submit your request at least 5 days before the first Wednesday of the month. Please contact ACC Chairperson, Joanne Stroud at 587-0282 or send an email to ACC@northmooracreshoa.org if you have any questions or a project to submit.

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.

Trash Collection

Please be aware that 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. These guidelines are posted on the HOA website. <https://northmooracreshoa.org> – References – Trash Collection. **Read the guidelines, become informed.**

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. Remember to keep your pets under your control and pick up after your dog.
- Please remember to come back and pick up after your horse(s) after a ride. The Board has received increasing complaints about horse manure on the streets and in front of other residents' property.
- School is again in session after the holidays and children are on the streets and waiting for the school bus. **Please** drive slowly in our neighborhood—the speed limit is 30 mph.
- If you are out walking, especially early in the morning, at dusk or at night, please be sure to wear reflective clothing so cars can see you.

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)

Joanne Stroud, Chairperson, 970-587-0282	Angela Hertrich	Art Szallar
Barbra Ding	Dave Klink	Norm Thielbert
Ginny Hersch	Dave Schnitzler	

Broadband Committee

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	

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	

Newsletter Editor & Financial Consultant to Board - Deb Coulson

Oil & Gas Consultant to Board - Ben MacFarlane