



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION  
QUARTERLY NEWSLETTER  
Spring 2020

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We hope this newsletter finds all of you sheltering in place and staying well!

### ANNUAL CLEANUP DAY - CANCELLED

To help protect everyone's health and maintain social distancing, the Northmoor Acres HOA Board of Directors has decided to cancel the annual spring Clean Up and "Dogs and Brats" picnic which typically follows the cleanup. The Board is actively monitoring the situation and will continue to follow State of Colorado directives and the Health Organizations' expert advice before resuming neighborhood events, including rescheduling the Annual Meeting that was postponed in March.

### ANNUAL MEETING - POSTPONED

The Board of Directors plans to re-evaluate and reschedule the Annual Meeting to approve the budget and elect three Directors when the "stay at home" and the risks recommendations related to COVID-19 allow it. Based on legal counsel, the Board will continue to implement the previously approved budget going forward. As has been done for the past several years, Annual HOA Assessments will continue to be covered by the oil and gas funds.

### GARAGE SALE

Due to both COVID 19 and the lack of participation in recent years, the Board has decided not to "host" and advertise for the neighborhood garage sale this year.

### NEIGHBORHOOD PANDEMIC VOLUNTEERS - DO YOU NEED GROCERY & ESSENTIAL HELP!?!?

During the times of the "stay at home" recommendation and the risks provided by COVID 19, several of your neighbors are offering to help you out. If you are in need of essential groceries, paper goods, or medication please contact Amy Thompson at 970-310-5065 or [athompson@weldre5j.org](mailto:athompson@weldre5j.org). As Amy and her team have volunteered over the past several weeks, they would continue to be happy to purchase and deliver goods to your front porch.

**Thank you Amy, Annie, and the Volunteer Team!!!**

### TIPS & REMINDERS

#### **Safety**

Please drive slowly in the neighborhood. The warm weather and the pandemic's "stay-at-home" order has resulted in more pedestrians and equestrians utilizing the streets.

Please remember to keep your pets under control at all times **and** remember to pick up after your dog, even in the greenbelt!

Please remember to be very careful with coals/ashes from grills and/or fire-pits especially in windy weather. Please do not dump the coals/ashes in any of the surrounding ditches.

#### **Structures/Fencing**

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 from the ACC before you start your project. Plans are required to be submitted, via email to [ACC@northmooracreshoa.org](mailto: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. The ACC guidelines and the required project submittal form can be found on Northmoor Acres' website at [www.northmooracreshoa.org](http://www.northmooracreshoa.org) under the Architectural Review section.

#### **Goathead Thorns!**

Please be considerate of your neighbors and keep these thorn producing weeds cleared from your property. 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.

#### **Horse Owners**

Please be considerate of your neighbors and return to pick up those piles as soon as possible after your ride. 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 over a long period. This is a requirement of the covenant that requires HOA members to keep their lots in a "sightly and sanitary" condition.

## **COMMITTEE UPDATES AND MEMBER VOLUNTEERS**

### **Board of Directors** [BOD@northmooracreshoa.org](mailto:BOD@northmooracreshoa.org)

Jim Kienholz	President	303-589-2190	Susy Ruof	Director	970-587-2596
Kim Gardner	Vice-President	970-481-5415	Robert Sprague	Director	970-587-5736
Shawn Rieke	Treasurer	970-587-0959	Karen Overlin	Director	303-419-4092
Ginny Hersch	Secretary	970-587-5627	Valerie Tams	Director	970-308-3466
Mark Hoekstra	Director	720-440-2005			

### **Monthly Board Meeting Dates**

Regularly scheduled Board meetings are virtually online during the pandemic on the third Thursday of each month. The Board welcomes your attendance at Board meetings; however, the meeting date may change occasionally. As such, please check the HOA website at [www.northmooracreshoa.org](http://www.northmooracreshoa.org) for potential date and location changes.

### **Architectural Control Committee (ACC)** [ACC@northmooracreshoa.org](mailto:ACC@northmooracreshoa.org)

Joanne Stroud, Chairperson 970-587-0282

Barbra Ding	Dave Klink	Dave Schnitzler
Ginny Hersch	Art Szallar	
Angela Hertrich	Norm Thielbert	

### **Broadband Committee**

The Northmoor Acres Broadband Committee received an update from TDS on their plans to bring fiber optic internet to our neighborhood. Like many companies, TDS faced delays due to the coronavirus situation; however, we do have very good news to report. TDS submitted all of the required permits to Weld County for all of the "in ground" work including the back-build from our neighborhood to their main network. Those permits are expected to be approved by early June. TDS also submitted and currently await responses to applications that allow them to attach fiber to some of the poles in the southwest corner of Northmoor Acres. They indicated that they have all of the equipment needed to begin the work when the permits are complete, which we believe will be underway this summer.

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	Mitch Cheek	Jim Kienholz
Jerry Carson	Linda Gardner	Bryan Mason
Kathy Carson	Dave Klink	Jim Overlin
Karen Overlin	Rick Staples	Brian Van Horne
Robert Sprague	Norm Thielbert	

**Deb Coulson:** Financial Consultant to Board

**Ben MacFarlane:** Oil & Gas Consultant to Board