



**NORTHMOOR ACRES HOMEOWNERS ASSOCIATION**  
**QUARTERLY NEWSLETTER**  
**Summer 2020**

*We hope this newsletter finds all of you safe and staying well!*

**GREAT NEWS!!! - BROADBAND COMMITTEE UPDATE**

TDS Telecom has reported to the Broadband Committee that they have obtained all the necessary permits to begin bringing fiber-optic lines to Northmoor Acres which can provide services such as television, internet and phone. Construction should begin in the coming weeks starting with installation of "aerial" fiber along County Rd 13 & 42 to the edge of Northmoor Acres. The fiber within the Northmoor Acres subdivision will be mainly underground and installed with directional boring equipment. While the Broadband Committee has assisted in making this option available, the HOA does not endorse or promote the usage of TDS Telecom for any of their services. It will be up to the individual homeowner to decide and select their service provider. This is a big win for the community and at no cost to Northmoor Acres.

*Thank you Broadband Committee!! This is an example of what an engaged membership can accomplish.*

**ANNUAL MEETING - POSTPONED**

The Board of Directors is currently trying to evaluate alternative options to reschedule the Annual Meeting to approve the 2020-2021 budget and elect three Directors. Based on legal counsel, the Board continues to implement the previously approved budget (2019-2020) going forward into 2020-2021. As has been done for the past several years, Annual HOA Assessments will continue to be covered by the oil and gas funds.

**PROPERTY MAINTENANCE UPDATE**

Recently, six new crab apple trees were planted in the "Greenbelt" making a total of approximately 20 trees planted in the past three 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.

**Special thanks to Kim and Linda Gardner's continued efforts to maintain and improve our common space!!**



## **NEW BOARD OFFICERS**

The Board held officer elections in April and May of this year. The results are as follows:

**President:** Jim Kienholz. Newly elected, Northmoor Acres neighbor since 2017 and serving on the Board of Directors since April 2019.

**Vice President:** Kim Gardner. Newly elected, Northmoor Acres neighbor since 1976 and serving on the Board of Directors in multiple terms in the 70s, 80s and most recently since 2015.

**Secretary:** Mark Hoekstra. Newly elected, Northmoor Acres neighbor since 2017 and serving on the Board of Directors since April 2019.

**Treasurer:** Shawn Rieke. Re-elected, Northmoor Acres neighbor since 1992 and serving on the Board of Directors in multiple terms from 2003 to 2008 and 2009 to the present.

## **NEW CLOUD-BASED PLATFORM FOR THE BOARD**

The Board has recently started to manage any board related business utilizing a cloud-based system (Google G-Suite). Previously, all Directors conducted Board business and the management of electronic files/records with their personal email accounts and computer systems. The transition to a cloud-based system should provide for safe storage and management of all documents including email in compliance with Colorado Common Interest Ownership Act (CCIOA) requirements; previously all documents were maintained in hard copy (paper) format so were harder to access. In addition, this enables the scheduling of meetings and events through a centralized calendar, conducting official meetings virtually online that are more accessible to Members, especially during the pandemic. Moreover, when board and/or committee members turn over, their documents / accounts are still accessible as required by CCIOA. The Board has also purchased the domain name of NorthmoorAcres.com for its use. Board members can be reached via the email template of [FirstName.LastName@northmooracres.com](mailto:FirstName.LastName@northmooracres.com) (e.g. [Jim.Kienholz@northmooracres.com](mailto:Jim.Kienholz@northmooracres.com)). The ACC committee also has a new email address ([ACC@northmooracres.com](mailto:ACC@northmooracres.com)).

## **TIPS & REMINDERS**

### **Safety**

- Please drive slowly in the neighborhood.
- Please remember to keep your pets and horses under control at all times **and** remember to pick up after your dog or horse, even in the greenbelt! Recently, two horses were running loose on the east side of the subdivision.
- Please remember to be very careful with coals/ashes from grills and/or fire-pits especially in windy weather.

### **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@northmooracres.com](mailto:ACC@northmooracres.com) or in person to ACC Chairperson Joanne Stroud by calling 970-587-0282, and should be submitted 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.northmooracres.com](http://www.northmooracres.com) 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.

## **BOARD AND COMMITTEE VOLUNTEERS\***

### **Board of Directors** [board@northmooracres.com](mailto:board@northmooracres.com)

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

### **Monthly Board Meeting Dates**

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

### **Architectural Control Committee (ACC)** [ACC@northmooracres.com](mailto:ACC@northmooracres.com)

Joanne Stroud, Chairperson 970-587-0282

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

### **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     |                |

### **Neighborhood Committee (Activity Suspended Temporarily Due to COVID-19)**

|                           |                |           |
|---------------------------|----------------|-----------|
| Valerie Tams, Chairperson | Dave Eldenburg | Paul Tams |
| Cindy Eldenburg           | Myra Rieke     |           |

### **Summer 2020 "Greenbelt" Volunteers**

|                |                 |               |
|----------------|-----------------|---------------|
| Kim Gardner    | Tucker Thompson | Jim Kienholz  |
| Linda Gardner  | Shawn Rieke     | Karen Overlin |
| Dave Eldenburg | Mark Hoekstra   |               |

**Deb Coulson:** Financial Consultant to Board

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

**Jim Kienholz:** Newsletter Editor

\* Sincere apologies if a name has been mistakenly omitted from the list(s) above. We appreciate the efforts of all the volunteers.