



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION
QUARTERLY NEWSLETTER
Spring 2021

2021 Annual Meeting Voting and Election Results!!

Quorum was met with 73 eligible mail-in ballots received.

Approval of the 2019 Meeting Minutes: Passed (69 - Yes / 1 - No)

Approval of the 2021-2022 Budget: Passed (63 - Yes / 6 - No)

Vote totals for the three Director positions. Directors elected to serve a three-year term are in **bold** text:

- Cindy Eldenburg (28 Votes)
- Bryan Mason (30 Votes)
- **Karen Overlin (35 Votes)**
- Gary Rees (19 Votes)
- **Susy Ruof (37 Votes)**
- **Paul Tams (41 Votes)**
- Christina Walston (18 Votes)

The Board would like to thank the other candidates for their participation and to remind them that every year at the annual meeting, there will be elections for new Directors.

A special thanks to all the volunteers of the Counting Committee for dedicating their precious time to this process.

Counting Teams:

- Jerry & Kathy Carson, Northmoor Drive
- Bob & Ann Hughes, Yucca Court
- Steve & Joan Paukstis, Cholla Court
- Norm & Mary Townley, Mesquite Court

Judges:

- Deb Coulson, Mesquite Court
- Chris Merkle, Mesquite Court

Board Officer Election Results

Per Article VIII of our Association Bylaws, the election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members. The Board held officer elections at the regular monthly Board meeting held April 15. The results are as follows:

President: Jim Kienholz. Re-elected by acclamation (only candidate), Northmoor Acres neighbor since 2017 and serving on the Board of Directors since April 2019.

Vice President: Kim Gardner. Re-elected by acclamation, 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. Re-elected by acclamation, Northmoor Acres neighbor since 2017 and serving on the Board of Directors since April 2019.

Treasurer: Deb Coulson has accepted the Board's appointment to continue as Treasurer. Deb Coulson is a former Director and has voluntarily served the HOA in many different capacities.

Volunteers Needed - Committee Sign-Ups

There are several committees for which you can sign-up and participate for the benefit of the neighborhood.

Covenant Control Committee (CCC) - The Board has created this ***NEW*** committee for the purpose of monitoring covenant compliance, reporting violations and recommending corrective actions to the Board. The goals and objectives include but are not limited to:

1. Oversee the enforcement of covenants
2. Provide a fair, consistent and efficient way of enforcing covenants
3. Oversee and be responsible for following through on covenant violations

The committee currently has two members - Bryan Mason and Jennifer Sprague. Members of the CCC may not be a member of the ACC or Board. If you are interested in serving on the CCC, please contact Jennifer Sprague at jennifer.sprague@northmooracres.com

Greenbelt Committee - The purpose of this committee is to maintain the health and beauty of the Association's open space (greenbelt) under the purview and approval of the Board of Directors.

1. Supervise the Association's irrigation water
2. Oversee the maintenance of projects - old & new
3. Propose projects for the greenbelt considering future needs and interests of the community

In the past, the committee has organized work days to plant trees, clean ditches, and trim grass under the trees. This committee needs people who want to improve and maintain our Association's common space(s). We can use and appreciate the help any time throughout the year. If you are interested in serving on this committee, please contact Kim Gardner at kim.gardner@northmooracres.com.

Events Committee - The purpose of this committee is to plan and coordinate activities for the enjoyment of all in Northmoor Acres. The goals and objectives include, but are not limited to organizing events that:

1. Create a sense of community
2. Encourage Northmoor Acres neighbors to meet and get to know each other

This can be a fun and fulfilling committee. If you are interested in serving on this committee, please contact Valerie Tams at valerie.tams@northmooracres.com.

Covenant Review

One of the first covenants to be reviewed by the CCC is Covenant No. 5 which states, *"No signs, posters or billboards of any kind shall be displayed to the public view, except displaying the owners' name and address and except for signs as displayed by the developer, their agent or successors."*

If you have a sign currently being displayed, please take it down. This includes any political or similar related signage.

Neighborhood Garage Sale - August 14, 2021

It is possible that this past year of the pandemic has given all of us extra time to clean out drawers, closets, garages and now we have a lot of accumulated "stuff" that we no longer need. Or, if you haven't done that yet, there's plenty of time to get it done before Northmoor Acres' sponsored neighborhood garage sale. Take advantage of the additional traffic a neighborhood sale will provide. The garage sale is planned for one day, ***SATURDAY, August 14, 2021.***

Goathead Thorns!

It's that time of year when the weeds are sprouting. 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** thorns form which then provide seeds for more weeds. If thorns are on the plants, the plant should be pulled or dug out.

Greenbelt Committee "Tree Planting" Day & Neighborhood Picnic

The Greenbelt Committee is planning to plant new trees in the open space on Saturday morning, June 26 beginning at 9am. At noon on June 26th, to celebrate their hard work, the HOA will be hosting a picnic for ALL of Northmoor Acres HOA residents to get together. Brats and hamburgers will be BBQ'd for all to enjoy. Chips, condiments, paper plates, and napkins will be provided. Please bring a chair or blanket to sit on. Come catch up with neighbors you know and meet neighbors that you do not yet know.

Homeowner Education - Basics of Colorado Homeowners Association (HOA) Law

Buyers, sellers, and others involved in home transactions may not truly appreciate what it means to be part of an HOA. Living in an HOA community helps to protect property values and creates a structured environment. Everyone is expected to follow the same rules and regulations. The HOA itself is a legal entity that is usually organized as a non-profit corporation and is charged with carrying on the HOA's business. That business generally includes managing finances, enforcing covenants and is run by a board of directors, who are homeowners that have volunteered for the jobs and are elected by the community.

As a general rule of thumb, homeowners are responsible for everything *inside* their home, as well as the exterior and property surrounding it; however, they must maintain the property in accordance with HOA rules and regulations. For example, lots shall be kept in a clean, sightly and wholesome condition. No trash, litter, junk, boxes, containers, bottles, or cans shall be permitted to remain exposed upon any lot so as to be visible from any neighboring lot or street. While it is the homeowner's duty to make sure their home and yard is well-kept, it is the homeowner's and HOA's responsibility to ensure any changes or maintenance are compliant with established rules.

By purchasing the property, a homeowner has agreed to abide by the rules. The HOA and the covenants "run with the land," meaning that they are binding on all owners subsequent to the original neighborhood developer. ALL owners are subject to the HOA obligations (such as assessments) and covenants.

Architectural Control Committee

The ACC generally meets the first Wednesday of each month. The ACC meeting schedule and agenda is posted monthly on www.northmooracres.com. **All** structures, fencing, exterior remodels and paint color or material 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.

Before any project begins, submit your project plan **by the last Friday of any month** via e-mail to ACC@northmooracres.com or in person to ACC Chairperson Joanne Stroud by calling 970-587-0282. Also contact Joanne if you have any questions. The updated ACC guidelines and the required project submittal form can be found on Northmoor Acres' website at www.northmooracres.com under the Architectural Review section.

More Next Time. Thank you for taking the time to read this newsletter.

**Northmoor Acres is a wonderful place to live.
The Board is committed to keeping it that way.
We appreciate the efforts of ALL the volunteers.**

Board and Committee Volunteers*

Board of Directors board@northmooracres.com

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
Mark Hoekstra	Secretary	720-440-2005	Karen Overlin	Director	303-419-4092
Ginny Hersch	Director	970-587-5627	Paul Tams	Director	970-412-8353
Shawn Rieke	Director	970-587-0959			

Directors may also be reached at FirstName.LastName@northmooracres.com
See above for names.

Monthly Board Meeting Dates

Regularly scheduled Board meetings are held on the third Thursday of each month and are available virtually online. 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 for potential date changes.

Architectural Control Committee (ACC) ACC@northmooracres.com

Regularly scheduled ACC meetings are held on the first Wednesday of each month and are available to attend by phone.

Joanne Stroud, Chairperson 970-587-0282

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

Governing Documents Committee

Deb Coulson, Chairperson	Kim Gardner	Robert Sprague
Jerry Carson	Linda Gardner	Joanne Stroud
Kathy Carson	Susy Ruof	

Covenant Control Committee

Jennifer Sprague

Deb Coulson: Treasurer; Newsletter Contributor
Jim Kienholz: Newsletter Contributor & Editor
Board of Directors: Newsletter Reviewers and Approvers

* Sincere apologies if a name has been mistakenly omitted from the list(s) above.