



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION
QUARTERLY NEWSLETTER
Summer 2021

Neighborhood Garage Sale - August 14, 2021

Hey! Have you cleaned out drawers, closets, and garages during the pandemic and now you have a lot of accumulated “stuff” that you no longer need? The HOA has the perfect solution. Northmoor Acres is sponsoring a neighborhood garage sale on Saturday, August 14. This is a great time to take advantage of the additional traffic a neighborhood sale will provide. The garage sale is planned for one day, **SATURDAY, August 14, 2021.**

Annual Neighborhood Picnic - August 28, 2021 @ 4:00 p.m.

You are in for a treat this year! The annual picnic is planned for Saturday, August 28 at 4:00 p.m. in the picnic area off of Northmoor Drive. This is a great opportunity to have some fun, meet new neighbors and reconnect with neighbors that you may not have seen in a while. Instead of the standard fare, the HOA will be serving smoked pork BBQ'd sandwiches. Yum! Lemonade, water, plates, utensils, napkins, cups and BBQ sauce will be provided. 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. See you there!

NEW Water Committee

Last month, the Board approved the creation of a new committee who has been chartered to investigate potential irrigation water sources for the Greenbelt and to make a recommendation as to the future use of the Association's water shares. A charter which outlines the purpose of the committee is available on the HOA website. If you are interested in joining this new committee, please contact Jim Kienholz @ Jim.Kienholz@northmooracres.com.

Governing Document Rewrite

The July 31, 2021 Q&A meeting is postponed. As a homeowner, you are aware that the new governing documents for Northmoor Acres are in FINAL draft form and these drafts are available on www.northmooracres.com under Announcements. The original documents are outdated at 40 years old even with some amendments over the years. As you are also aware, Northmoor Acres is run by a homeowner's association (HOA) and Board of Directors. The governing documents specify the Board's authority and obligations, define the rights and responsibilities of Association homeowners and overall are very important to the workings of the HOA.

A Homeowners' Association is created by filing **Articles of Incorporation** for a nonprofit organization with the secretary of state where the development is located. For Northmoor Acres, that is Colorado. The articles are usually brief and contain only the basic information about the Association - its name, location, and purpose.

Once formed, an Association adopts a set of **Bylaws** which are important because they describe how the HOA is run. The Bylaws establish such things as voting rights and procedures, rules for how to call a meeting and how often meetings are held, and lay out procedures for creating the annual budget and determining assessment amounts, to name a few.

The **Declaration of Covenants, Conditions and Restrictions (CC&Rs)** are the “King” of governing documents. They contain the most comprehensive information about the development and its operation. If there is anything in another governing document that conflicts with a provision of the CC&Rs, the CC&Rs are the controlling document. Every homeowner must abide by all the rules, restrictions, terms, and conditions found in the CC&Rs, and courts assume that an owner has knowledge of the covenants as a matter of law because they are in the “chain of title” and attach to the property.

NEW Dog Waste Bags and Garbage Cans

You may have noticed newly installed dog waste bags and garbage can stations at our Greenbelt access areas. A big thanks to our neighborhood girl scout, Jessica Balderson, for making this happen. Jessica will be maintaining these stations as part of her duties. Upon her project completion, the Greenbelt committee has committed to continuing the operations and maintenance of the stations. Thanks again to Jessica and everyone who has helped get them installed.

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 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 one member, 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 community events. This is a fun and fulfilling committee. If you are interested in serving on this committee, please contact Valerie Tams at valerie.tams@northmooracres.com.

Greenbelt Committee "Tree Planting" Day

The Greenbelt Committee planted new trees in the open space on Saturday, June 26. ***A BIG THANK YOU*** to all who participated. In addition, a neighborhood picnic was held at noon to celebrate the committee's hard work and for the Northmoor Acres neighbors to gather. Burgers, brats and hot dogs were BBQ'd. It was a nice day for working outside and for neighbors to catch up.

Tips & Reminders

- School will be back in session soon and children will be 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!

***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 typically held on the third Thursday of each month (7:00 PM) at the Johnstown YMCA. You may also attend 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	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

Events Committee

Valerie Tams, Chairperson
Cindy Eldenburg
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.