



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER *Fall 2021*

Governing Documents are Ready for a VOTE!!!

Thank you to all who attended one or both of the Q&A sessions offered recently regarding the governing documents rewrite. There were great questions and dialogue with the HOA attorney at both meetings..

Every Owner should have received copies of the FINAL three Governing Documents - 1) the Articles of Incorporation, 2) the Bylaws, and 3) the Declaration of Covenants, Conditions and Restrictions. In addition, the ballot for voting on these documents was in the package with a stamped envelope addressed to the HOA. Please let Deb Coulson at deb.coulson@northmooracres.com know if you did NOT receive your document package.

Your vote is very important. Please take the time to review the FINAL documents, if needed, and please *VOTE* and return your ballot to the HOA in the addressed stamped envelope provided. Since a lot of time, effort, and money has been expended on this rewrite, we are hoping that 100% of the ballots will be returned. Should we find that ballots are being returned slowly, it is a possibility that Owners will be individually contacted. We sincerely hope you will take the time to vote.

Only SIGNED ballots can be accepted as this establishes that the vote was actually cast by the Owner of the property. Returned ballots must be received in the P.O. Box at the Johnstown Post Office by December 15, 2021 or they cannot be counted. This is a legal requirement for HOA's voting by mail (60 days are allowed).

You have several options for returning your ballot:

1. Return by mail in the addressed stamped envelope provided
2. Scan and email your ballot to: deb.coulson@northmooracres.com
3. Personally deliver to Deb Coulson or a current Board member

As a reminder, approving these rewritten documents will:

1. Update 50 year old documents and bring Northmoor Acres into compliance with Colorado State law and CCIOA (Colorado Common Interest Ownership Act).
2. Provide needed clarification to the homeowners of what is expected within this HomeOwners Association.
3. Provide the ability to handle surplus funds - NOT possible with today's documents.

The approval requirement for each document is different:

Articles of Incorporation – Need approval of 75% of entire membership or **90 out of 120 lots**

Bylaws – Need approval of a majority of a quorum of Owners with at least one-tenth of the total membership votes or **12 out of 120 lots**

Declaration of Covenants, Conditions and Restrictions – Need approval of 67% of the entire membership or **81 out of 120 lots**

If you would like to volunteer to be on the team to count the ballot results, please contact Deb Coulson via email. If you do not wish to be a counter, you will be given the opportunity to observe the counting process. *Thank you for voting.*

Halloween will be here shortly!!!



There is typically not a lot of activity in Northmoor Acres on Halloween; however, it has become a tradition in Northmoor Acres to take your child or children **“trick or treating” to 20645 Catclaw Court**. Your children will love the treats! Weather permitting (no snow), look for the scary Frankenstein and Clawretta and other decorations fit for this holiday. If other homes have candy to give the “trick or treaters,” please be sure the path to your doorway is well lit. If the porch light is off, assume that the house is not participating. Have fun, be safe and drive slowly within the subdivision!!

Fall Gardening Advice

Fall is a great time to still garden. Plant Mums and Asters which are perennials that will come back year after year as they are purchased from local nurseries or greenhouses. Remember to water them monthly throughout the winter. They LOVE water! You will be rewarded with fall color year after year. Do not trim back your perennial plants as leaving them feeds the wildlife (berries/seeds, etc.) over the winter and provides a watershed holding on to the moisture from rains and snows. Also now is the time to think ahead about spring color. Plant Bulbs such as tulips and daffodils. Enjoy this beautiful weather and any fall planting that you choose to do. *by Kim Coulson*

What is your Board of Directors up to?

The HOA Board of Directors holds a meeting on the third Thursday of each month, in person, at the YMCA in Johnstown. ANY and ALL homeowners are welcome to attend this meeting in person from 7:00-9:00 p.m. If you prefer to watch online, you may join GoogleMeet. The GoogleMeet meeting ID is emailed from the Board of Directors to all homeowners each month a couple days before the Board meeting. There is also the option to join by phone and that number is provided in the same email. There isn't a better way to keep up with what's going on in your subdivision. Take advantage of this opportunity.

Please contact Mark Hoekstra, Board Secretary, at secretary@northmooracres.com prior to noon the day of the scheduled board meeting if you want to make a member statement to the Board.

Updates:

Podtburg Dairy Farm - Regarding Podt burg dairy farm development to the east and north of Northmoor Acres, the Podtburgs are planning to move all of their dairy cows to Eaton where the area is more open. Running a dairy in this area has become challenging due to the growth in the surrounding area population and traffic. Conceptually the plans for the dairy property are to build a golf course and housing development. The Podtburgs did get approval for annexation into the town of Johnstown and their plans are progressing.

County Road 13 Opening - In March 2021, Scott James, Weld County Commissioner indicated the delay in completion of CR13 road work was due to the EPA. At some point during that work, a water main was disturbed. In July 2021, Amy Mutchie, Permitting Coordinator at Weld County Public Works, indicated that the plans had been finalized for the Central Weld County Water District water main relocation. Per Central Weld County Water District, the waterline relocation will begin on October 11th. This will take approximately 2 weeks to complete and then DCP Midstream (gas company) can finish removing and replacing the contaminated soil where the waterline was and the road can be rebuilt and paved. DCP Midstream should be providing an updated closure extension date soon.

I-25 Access from County Road 44 - Great news! There is currently access to I-25 from CR 44 if you are planning to travel north on I-25. If you are coming from the south traveling north on I-25, you should also be able to exit to CR44 and go east. CR 44/Hwy56 continuing west across I-25 to Berthoud is not yet open. The current access onto and off of I-25 may change as road construction continues.

Oil & Gas Royalties - The HOA continues to receive royalties from the oil & gas lease but at a much lower amount versus the amounts received in the beginning, which is as expected. Current monthly royalties are running around \$2,500.

Trash Collection Holiday Schedule - Normal trash collection days are Thursdays. The week of Thanksgiving, trash will be collected on Friday. Christmas and New Years Days fall on a Saturday this year and will not affect the normal trash collection day of Thursday.

Have an idea regarding future newsletters?

If you have an idea on future topics or if you would like to contribute an article to future newsletters, please contact Deb.Coulson@northmooracres.com or Jim.Kienholz@northmooracres.com for consideration.

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 - *SEEKING ADDITIONAL MEMBERS*

Jennifer Sprague

Water Committee

Cindy Eldenburg, Chairperson	Deb Coulson	Shawn Rieke
Devin Allison	Kim Gardner	Loie Rohrbacker
Jerry Carson		

Events Committee

Valerie Tams, Chairperson	Cindy Eldenburg	Jennifer Sprague
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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.