



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER

Fall 2020

Annual Meeting!!!

The Board of Directors is currently planning to host the Annual Meeting previously postponed due to the pandemic later this year. Due to pandemic social distancing, two options will be available for attendance, in-person at the new Johnstown YMCA facility or via video conferencing. The Board is currently looking to conduct the election of three Director positions and to approve the 2020-2021 budget via a mail-in or similar format. As has been done for the past several years, Annual HOA Assessments will continue to be covered by the oil and gas funds.

MORE DETAILS SOON UNDER SEPARATE NOTICE!

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.*** Look for the scary Frankenstein and Clawretta and other decorations fit for this holiday. Oh, and your children will love the treats! 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 house is not participating. Have fun, be safe and drive slowly!!

Governing Documents Rewrite Update

The Board and Governing Documents Committee met with the attorney covering the drafts of the Articles of Incorporation and Bylaws in August. The next meeting with the attorney will occur towards the end of September to cover the Declaration. This document may take a couple meetings due to its complexity. Once the reviews with the attorney have concluded, the documents will be put into final DRAFT and made available to the HOA Members for review. After the time allowed for homeowner review has ended, Q&A meetings will be set up to allow for member feedback/questions. Once the documents have been reviewed and are ready, a special meeting of the HOA Membership will be set up to present the documents for approval. Approvals required will be:

- **Articles of Incorporation** – by a signature of the President and Secretary of the Board of Directors, it is certified after the Amended and Restated Articles of Incorporation receive the assent of 75% of entire membership (i.e. 90 out of 120 lots)
- **Bylaws** – by a signature of the Secretary of the Board of Directors, it is certified after the Amended and Restated Bylaws receive the affirmative vote of a majority of a quorum of Members present in person or by proxy at a regular or special meeting of the Members.
- **Declaration of Covenants, Conditions and Restrictions** - 67% of the entire membership will need to have signed an instrument approving the Declaration. (i.e. 80 out of 120 lots)

Broadband Committee Update

TDS Telecom is continuing with the installation of fiber-optic lines within Northmoor Acres to give residents another option for internet, television and phone services. The fiber within the Northmoor Acres subdivision will be mainly underground and installed with a variety of equipment including 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. According to TDS, installation is anticipated to be completed in October.

Director's Corner

Hello Neighbors, I am Jim Kienholz, your recently elected President of the Board of Directors. As stated in our last newsletter, new officer elections were conducted in April and May of this year. In the interest of maintaining harmony, a sense of community, and maintaining a great place to live, I thought I would share some of my goals and desires for our community which should hopefully allay some fears about the recent workings of the HOA Board of Directors. And hopefully, this Director's Corner continues into future newsletters and you as members can hear from myself or other Directors.

Despite the pandemic, the Board has made a concerted effort to increase communication and subsequently, increase participation in our HOA process. We have made efforts to provide agendas and meeting notices ahead of the monthly meeting, typically the 3rd Thursday of each month, and other special meetings. All members are welcome and encouraged to attend via video conferencing due to the pandemic. If you have not been getting a notification the past few months, please email Mark Hoekstra, Secretary@NorthmoorAcres.com and he should be able to assist you. Sometimes emails can get buried in spam or similar email folders. We can also check to see if your desired email address is up to date in the Board contact database. Mark's expertise and time has been instrumental in transitioning the Board business to our cloud-based system. Meeting attendance has increased over the past few meetings and it has been great to witness no matter the topic or opinion.

Thank you to all who have made statements or simply listened in!!

As always, if you are unable to attend via video conferencing, the discussions/decisions of the Board have been available through the posting of Board meeting minutes/financial reports on the Northmoor Acres website under Documents - Meeting Minutes and Financials ([Link](#)). Minutes are typically posted shortly after approval at the next monthly board meeting.

As you may or may not know, [Covenant No. 6](#) (No commercial enterprise may be conducted.....) has been a hot topic as of late mainly due to Weld County's implementation of a permit process for certain "Home Occupations". Some have incorrectly suggested that Secretary Hoekstra and myself each own and operate home businesses contrary to our HOA governing documents and policies. I am a professional engineer who has worked from home for a global environmental consulting firm for more than 10 years, while Secretary Hoekstra owns a software business and he alone works out of his home office developing software when not located remotely with a client. Both our activities are compliant with the HOA's governing documents including the [2008 "Enforcement of Covenant #6 and Covenant #8" policy](#) which can also be viewed on the Northmoor Acres website or the links provided.

No changes are currently being made to the HOA's policy regarding home occupations. In fact during the July 3 Special Meeting, the Board voted to proceed with the existing policies approved in 2008. The Board, consistent with the advice of legal counsel, is working on conducting a survey of the membership for many topics including interest in being a director, interest in being a committee member, potential greenbelt improvements, and home occupations.

The Board alone cannot change the governing documents such as the articles, bylaws or declaration; however, a Board may revise a Policy. Prior to the revision of any Policy, the HOA membership is notified of the pending change and allowed a review and comment period (10 days) per the 2006 Policy for "Adoption of Policies, Procedures, Rules, Regulations, or Guidelines Policy". All current policies are posted on the Northmoor Acres website under Documents - Governance. Check out what's posted on the website – be informed about what's really going on in the HOA.
www.northmooracres.com

Homeowner Education

How to Become Oriented to your Homeowners Association - There are many ways to become oriented to the HOA:

1. Read and review the governing documents – declaration, bylaws, articles of incorporation, rules, governance policies and plat or map
2. Read the information distributed by the HOA
3. Ask questions of the HOA board of directors
4. Attend a few meetings of the Board of Directors
5. Attend the annual meeting of the members, and determine what candidate to vote onto the board of directors
6. Volunteer and join a committee
7. Obtain, read and review publications on common interest communities from the Community Associations Institute (CAI) at www.caionline.org ...and more.

Responsibilities of Owners and Residents - Subject to the governing documents, each owner or resident typically has the responsibility to:

1. Understand what they own
2. Read and comply with the governing documents of the community. Owners and residents must:
 - a. Pay HOA assessments and proper charges of the HOA on time.
 - b. Comply with covenants in the declaration. This aids in maintaining and enhancing property values, based on established standards.
 - c. Also comply with the articles of incorporation, bylaws, rules, regulations, policies and procedures of the HOA.
 - d. Ensure that those who reside on the owner's property (e.g., tenants, relatives, and friends) adhere to applicable parts of the governing documents.
3. Vote in community elections and on other issues.
4. Maintain their property.
5. Understand, at least generally, and when needed, specifically, the duties and responsibilities of the HOA board members. Owners and residents have the responsibility to know what the HOA and its board/officers can and cannot do for them. Too often, an HOA and its leaders are expected to solve all problems. These expectations are typically broader than the HOA's authority or required actions under the governing documents.
6. Board members serve the interests of the entire community, known as a duty to manage, that requires good faith and the care of an ordinary prudent person in a similar position. As a representative of private governance of the community, the board and those elected to it seek to further the best interests of the community.
7. Treat HOA leaders honestly and respectfully just as owners and residents are to be treated honestly, fairly and with respect by the HOA and its leaders.
8. Offer comments and recommendations to the Board in a respectful and businesslike manner.
 - a. Consider the best interests of the community before and when offering comments to the board and the HOA.
 - b. Offer comments which are relevant to the purpose of the HOA.
9. Request reconsideration when a decision of the leaders of the HOA is viewed by an owner or resident as adverse to the community or adverse to an owner or resident.
10. Provide current contact information to allow the HOA to be able to communicate with an owner.

*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	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 for potential date and location changes.

Architectural Control Committee (ACC) ACC@northmooracres.com

Joanne Stroud, Chairperson 970-587-0282

Barbra Ding	Dave Schnitzler
Ginny Hersch	Art Szallar
Angela Hertrich	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; Newsletter Contributor

Ben MacFarlane: Oil & Gas Consultant to Board

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.