



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION
QUARTERLY NEWSLETTER
Winter 2021

We hope everyone had a wonderful and safe holiday season!

Annual Meeting - By Mail - March 2021

These are trying times with the ongoing pandemic. The Board sincerely hopes everyone is staying safe and healthy. To keep everyone safe, the Board of Directors has voted to handle the 48th Annual Homeowners' meeting scheduled for March 2021 by mail. ***Watch for more details soon under a separate notice.***

Want to CONTRIBUTE to your HOA? Become a Member of the Board of Directors

Now is your chance to be a part of making a difference within the Northmoor Acres community. There will be three director positions up for vote as a part of the annual meeting process. If you are interested in the Board's activities and would like to be considered for a Board Director position, please contact Director Robert Sprague at Robert.Sprague@northmooracres.com.

Governing Documents Rewrite Update

The Committee and Board have met with the attorney regarding her comments and recommendations on the three governing documents (Articles of Incorporation; Bylaws; and Declaration of Covenants, Conditions and Restrictions).

Coming up next:

1. Meetings with the attorney have concluded and the Board/Committee members are currently conducting final review of the three documents.
2. A final Board/Committee meeting will be conducted in early January 2021 prior to sending all documents to the attorney.
3. The attorney and committee chairperson will work to produce a "FINAL DRAFT".
4. At that point, the FINAL DRAFT of the three documents will be made available to HOA Members electronically. Due to the large number of pages, hard copies will only be provided upon request to the Board Secretary. HOA Members will be given several weeks to review.
5. During the HOA member review process, a survey may be sent out to the membership that could provide valued feedback to the committee as far as questions and/or clarifications. A tentative/unofficial vote may also be conducted via the survey. Based on this feedback, it would be determined if a more official live video conference Q&A sessions is warranted. If applicable, the attorney may be made available for this session.
6. Once the member review process is over, a FINAL version of the documents will be produced.
7. The FINAL version will be voted on by HOA membership for approval.

Broadband Committee Decommissioning

TDS Telecom's installation of fiber-optic lines within Northmoor Acres to give residents another option for internet, television and phone services has been completed. While the Broadband Committee had 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. Due to completion of the project, the Board has voted to decommission and close the committee. We would like to thank all of our volunteer community members for helping with this successful project.

New Treasurer!!!

Recently, due to personal reasons, Director Shawn Rieke resigned as the Board Treasurer. Deb Coulson has accepted the Board's nomination and approval to replace Director Rieke as Treasurer. Deb Coulson is a former Director and has voluntarily served the HOA in many different capacities. The Board looks forward to our continued work with Treasurer Coulson.

Member Survey

We had about 50 percent return on the recent survey. ***Huge thanks to all of you who responded.*** The results and comments will be posted to our website in the near future.

Be on the lookout for notification to view the survey results!

President's Corner

Hello Neighbors. This pandemic has affected us all in a lot of different ways. For the HOA, we have been unable to meet in person as a Board or in an annual meeting. As a result, information can get misconstrued and disseminated that is false.

As background, my wife and I moved to Northmoor Acres in 2017 from Firestone, Colorado. My wife and I had great friends who had moved into Northmoor Acres and in our visits to them, we fell in love with the community and eventually found our house on Nolina Court.

My only frustration with this neighborhood was the slow, inconsistent internet so I joined the HOA's Broadband Committee as it was formed. Having enjoyed that experience with the smart, hard-working folks on the committee, I inquired upon the election of Directors in the upcoming 2019 Annual Meeting and I was subsequently voted in by the membership. Once on the Board for a year, I was nominated to run for President, received the majority of Director votes and became President in April, 2020.

Keeping Northmoor Acres the peaceful, tranquil neighborhood that it is today is a top priority, while also ensuring the board enforces the covenants as fairly and as uniformly as possible. Since taking over as President, there has been a lot of activity. I would like to share with you some highlights of the board's work.

- **HOA Records:** Since the subdivision was formed in the early 1970's, there are nearly 50 years of documents that have been stored in boxes in various garages around the subdivision. The Secretary has been very busy digitizing these documents. Headway has been made, but there is a lot to go. If you would like to assist, please contact Secretary Hoekstra at Secretary@northmooracres.com
- **Central Database:** We have begun utilizing a central database to store all board related documentation including email. As such, especially after the HOA records are scanned, it will allow the board to search for historic references and/or decisions made. Readily available information was demonstrated in a recent meeting where a director was able to pull up comments from our legal counsel during our meeting to help focus the discussion.
- **Participation:** One advantage of the pandemic is the usage of video conferencing which I believe has assisted in member participation at our board meetings. Since May 2020, we have had 17 statements at the meetings. In 2019, there was one. Thank you all for your great input.
- **Governing Documents Committee:** The committee is getting close to a final draft that will be made available to the membership for review and comment. See that section above.
- **Survey:** This was the first survey of the membership in almost 25 years.
- **Future:** I have more and you have given me more ideas to sustain and improve upon this great place to live.

Homeowner Education - Governing Documents of a Homeowners' Association (HOA)

The governing documents for Northmoor Acres are in the process of being rewritten and this article provides a general overview of the purpose and content of HOA governing documents. These are important documents for the subdivision and it is important that you understand their uses.

As a homeowner in Northmoor Acres, you are aware that it is run by a homeowner's association (HOA)/Board of Directors (Board). The governing documents specify the Board's authority and obligations and define the rights and responsibilities of Association members (homeowners). Every homeowner must abide by all the rules, restrictions, terms, and conditions found in the Declaration of Covenants, Conditions and Restrictions (CC&Rs).

As an owner of property here, it is a good idea to develop a basic understanding of what the governing documents are and their purpose in order to understand how the HOA is being managed. The governing documents include:

- Articles of Incorporation
- Bylaws
- Declaration of CC&Rs, and
- Rules and Regulations (Policies)

What's in the Articles of Incorporation - Before any property in a planned development is sold, the developer forms a Homeowners' Association to run it. Each purchaser of property in the development automatically becomes a member of the Association. The 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 - Colorado. The articles are usually brief and contain only the basic information about the Association - its name, location, and purpose. Approval of the rewritten Articles will require a "yes" vote from 75% of the entire Northmoor Acres HOA Membership - 90 lots.

What's in the Bylaws - Once formed, the Association adopts a set of bylaws. Bylaws are important as they describe how the Association is run, sets out voting rights and procedures, contains rules for such things as how to call a meeting, how often meetings are held, lays out procedures for creating the annual budget and determining assessment amounts. It also describes the length of the terms for the Board members and the procedures for elections.

It is helpful for an owner to review the bylaws to understand how the Association functions and to be familiar with the powers of, and the restrictions on the Board. Approval of the rewritten Bylaws will require a "yes" vote from a majority of a quorum of Northmoor Acres HOA Members present in person or by proxy at a designated meeting.

What's in the Declaration of Covenants, Conditions and Restrictions (CC&Rs) - The 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.

The CC&Rs contain restrictions on the use of each owner's property as well as of the common areas. They specify the Board's authority and obligations and define the rights and responsibilities of Association owners. Every owner must abide by all the rules, restrictions, terms, and conditions found in the CC&Rs.

Most state laws require recording the CC&Rs in the real property records in the county where the development is located, for Northmoor Acres – Weld County. A copy must ordinarily be provided to a buyer prior to making a purchase. If you are an owner and don't already have a copy of the CC&Rs, get one, and familiarize yourself with its terms. Approval of the rewritten CC&Rs will require a "yes" vote from 67% of the entire Northmoor Acres HOA Membership - 81 lots.

Rules and Regulations (Policies) - Although general rules and regulations may be contained within the CC&Rs, the Board typically also adopts separate "rules and regulations." The Board has discretion to adopt rules and regulations provided they do not violate any state or federal law and do not conflict with the terms of the CC&Rs. Because the rules and regulations can affect how the property in the development is used, owners should be familiar with the rules and regulations and keep up with any changes.

*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	Valerie Tams	Director	970-308-3466
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 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	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	

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

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

2020 "Greenbelt" Volunteers

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

Deb Coulson: Treasurer; 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.