



## **Northmoor Acres Home Owners Association**

### **QUARTERLY NEWSLETTER** *Spring 2022*

#### ***2022 Annual Meeting Voting Results!!***

Quorum was met with 51 eligible mail-in ballots received. 2022-2023 Budget Proposal: Approved 43 Rejected 8  
Budget required 61 votes to reject the budget. The proposed budget will be adopted.

The following are the newly elected Directors who will serve a three-year term until 2025. *Congratulations!*  
**Ginny Hersch**                      **Norm Thielbert**                      **Cristina Walston**

#### ***Board Officer Election Results***

Per Article 8, Section 8.2 of the Association Bylaws, the officers of the Board of Directors shall be elected by the Board for a one-year term at the first meeting of the Board following each annual meeting of the Members. The Board will hold officer elections at the regular monthly Board meeting in May 2022. Officers to be elected will be President, Vice-President, Secretary and Treasurer.

#### ***Volunteers Needed - Committee Sign-Ups***

A form was provided with the Annual Meeting package asking for committee volunteers. The Board sincerely hopes that you have expressed an interest in one of the listed committees.

#### ***Annual Neighborhood Picnic - June 25, 2022***

Last year went so well, we are doing it again! Instead of the standard fare, the HOA will be serving pulled pork sandwiches. The annual picnic is planned for **Saturday, June 25 at Noon** in the picnic area off of Northmoor Drive. **MARK YOUR CALENDARS!** 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. Soda, 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 soda. Bring chairs, a table or any other items needed for your seating. Please come and be a part of your community. See you there!

#### ***Neighborhood Garage Sale - August 20, 2022***

The HOA sponsored garage sale in 2021 had good traffic flow. The Board thinks August is a great time of year to hold a garage sale just as school is starting and folks have returned from summer vacations. There's plenty of time to go through your "stuff" and take advantage of the additional traffic a neighborhood sale will provide. The garage sale is planned for one day, **SATURDAY, August 20, 2022.**

#### ***Covenant Review***

As previously stated in the Winter newsletter, enforcement of the newly approved Declaration of Covenants, Conditions and Restrictions (CC&Rs) has begun. Letters regarding covenant violations will be sent out shortly. If you need a refresher on HOA covenants, please read the article below called *Homeowner Education* and refer to the Northmoor Acres website at [www.northmooracres.com](http://www.northmooracres.com) under Documents - Governance - Declaration of Covenants, Conditions and Restrictions (January 2022). To keep the Northmoor Acres neighborhood looking its best, it takes involvement of all of its Members to report covenant violations. A form has been created for reporting covenant violations. You may **access a copy of this online form** through this [link](#).

## *Spring Gardening Advice*

It is time to create that Victory Garden for those of you who have never gardened before. There will be shortages, I have been told, of food and other things. This year I am doing a postage stamp garden – a lot of plants in a small space – to conserve water expenses. In a 6 foot by 4 foot raised garden, there will be peas that were planted on St Patrick's day. I planted the sweet varieties so that you can eat the pod (otherwise there is waste). After the peas are done, I will plant green beans. In front I will plant mixed salad, beets, radishes and bunching onions. To the left – Danvers Carrots (short, fat carrots). On the back – bok choy, dinosaur kale, and spinach. These are planted by seed. Tomatoes are in the green house along with herbs, squash, broccoli to be planted in large planters when it gets fairly warm. My tomatoes are already forming and should be edible in another week. Use good soil, compost and fertilizers to ensure good vegetables. Plant only what you are sure to eat – Follow directions on packages.

Clean around the berry bushes now. As the sap rises in your trees – trim the bottoms and cut off all branches that cross over other branches. On fruit trees that bear – cut out the center stems to let light in to ripen fruit. For trimming, I measure 6 feet from the center of fruit trees and cut off the ends. This ensures the limbs grow fatter and can support more fruit without breaking. When trees flower, cut off all stems without flowers and energy will be sent to flowering limbs for bigger and better fruit.

Learn how to preserve your fruits and vegetables. I dry, freeze, and can everything. There are many classes on food preservation that are worth taking. Life is about having fun, learning and being prepared. *By Barbra Ding*

## *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.

## *STRAIGHT TALK from the Board*

A Northmoor Acres HOA member reached out to the Board regarding the proposed budget for Fiscal Year 2022-23. One of this Member's concerns was why the Board is budgeting \$1,080 for Board meeting room rentals. The Board wanted to provide this feedback to all HOA Members in the interest of communication. There are several reasons for scheduling a meeting room at the YMCA in Johnstown.

1. Monthly Board meetings are required to be open to all Northmoor Acres HOA Members, which they can attend in person OR via video conferencing (Google Meet).
2. The Board wants to encourage participation and feels that hosting a meeting in a home would discourage Members from attending especially when concerning a potential covenant violation.
3. Meetings in Directors' homes can be a security concern and potentially limit the number of attendees.

In addition, to keep information flowing, it is important for Members to participate and communicate with the Board regarding any input/questions/concerns. The Board offers many ways to participate and communicate with them:

1. Send an email to [board@northmooracres.com](mailto:board@northmooracres.com)
2. Make a Member statement at the monthly Board meeting by contacting [secretary@northmooracres.com](mailto:secretary@northmooracres.com) before the meeting. By doing this, you will be added to the agenda. Members are typically provided three minutes to speak near the beginning of the agenda.
3. Join the monthly Board meetings on Google Meet to hear first hand what the Board is doing. A meeting announcement is typically sent out every month. Minutes of the meetings are typically posted shortly after their approval at the next Board meeting.
4. Physically attend the Board meetings at the YMCA.
5. Talk with a Board Director that you know.

## **Architectural Review Committee**

Per the new governing documents, the Architectural Control Committee is now called the Architectural Review Committee (ARC).

As a reminder, **BEFORE ANY** project begins, submit your project plan by the last Friday of any month via email to [ARC@northmooracres.com](mailto:ARC@northmooracres.com) or in person to ARC Chairperson Joanne Stroud by calling 970-587-0282. Also contact Joanne if you have any questions. The current ARC guidelines and the required project submittal form can be found on Northmoor Acres' website at [www.northmooracres.com](http://www.northmooracres.com) under the Architectural Review section.

The ARC generally meets the first Wednesday of each month. The ARC monthly meeting schedule is on the calendar and the agenda is posted under Announcements, both on [www.northmooracres.com](http://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 day review period, you may be required to remove the structure, or return your property to its previous state despite your time, effort and investment.

## **Homeowner Education**

As a friendly reminder, the new Governing Documents were approved by the Northmoor Acres community earlier this year. The most important document for the community is the Declaration of Covenants, Conditions and Restrictions (CC&Rs). The CC&Rs contain restrictions on the use of each owner's property as well as of the common areas. They specify the Association's authority and obligations and define the rights and responsibilities of Association homeowners.

You should be familiar with the covenants from the CC&Rs, Articles 5 and 6, included below. The CC&R's document can be found on the Northmoor Acres website at [www.northmooracres.com](http://www.northmooracres.com) under Documents - Governance - Declaration of Covenants, Conditions and Restrictions (January 2022).

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**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](mailto:board@northmooracres.com)

Jim Kienholz	President	303-589-2190	Susy Ruof	Director	970-587-2596
Deb Coulson	V.P./Treasurer	720-839-3954	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](mailto: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](http://www.northmooracres.com) for potential date changes.

**Architectural Review Committee (ARC)** [ARC@northmooracres.com](mailto:ARC@northmooracres.com)

Regularly scheduled ARC 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
Ginny Hersch	Art Szallar
Norm Thielbert	Paul Tams

**Covenant Control Committee**

Jennifer Sprague

**Events Committee**

Valerie Tams, Chairperson  
Jennifer Sprague

Cindy Eldenburg

**Good Neighbor Committee**

Annie Kienholz  
Chris Merkle

Amy Thompson

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

\* As of the publication of this newsletter, new Board members, Board officers and committee members will be updated during the May Board meeting. Sincere apologies if a name has been mistakenly omitted from the list(s) above.