



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

The Board would like to thank you for taking the time to respond to our recent survey. Your responses will help and guide us into 2021. Below are the results:

of Responses

- 66 (56%)

BOARD AND COMMITTEES

Are you or a member of your household interested in becoming a Director on the volunteer HOA Board?

- 14 Members showed interest.

Are you or a member of your household interested in volunteering for a committee?

- 22 Members showed interest.
 - 6 - New Member Committee
 - 7 - Covenant and Policy Enforcement Committee
 - 7 - Architectural Control Committee (ACC)
 - 8 - Maintenance Committee
 - 4 - Neighborhood Committee
 - 8 - Future Committee if needed
- *Total #s will not add up as people volunteered for multiple committees.*

QUARTERLY NEWSLETTER AND WEBSITE

Are the newsletter topics worthwhile and informative?

- 92% - Yes

What topics would be of value to include in the Newsletter?

All comments obtained have been included below; however, names are not revealed.

- Shorter newsletters would help those of us that are busy but topics are generally good. Seasonal suggestions from those with green thumbs would be appreciated.
- Better information on what the board is doing
- New neighbors section
- I would like to see a section like "Horse Corner" with info for the horse community in the neighborhood.
- New Homeowner updates??
- Opinions from residents corner. Useful businesses in the neighborhood. Plumber, electrician, etc.
- proposed changes to our current HOA agreements



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- Comment Column for property owners comment on what is going on or that they believe needs to be taken care of in the association.
- Any information available regarding changes in the area.... for example what is happening at 42/13 (updates), updates on the I-25 project, local northmoor news, etc
- Individual opinions, grievances, solutions, helpful hints (cooking, gardening, etc). What neighborhood business could be utilized and helpful. Real Estate, Yard work, Landscaping, Financial Planning, Jewelry, Makeup, Household wares?
- Potential surrounding development
- I like the way it's been going
- Information about what is going on all around Northwood. Rumors about a golf course , gas leaks, # 13 closed between #42 and #44 for what reason? Now until March. What is going on and why ?
- I don't think this is where personal info needs to be, only info pertaining to Assoc.
- trash pick up dates for holidays
- Events, new projects or construction within 5 mile radius of northmoor
- Any current problem
- current
- The total truth as to what is going on in meetings and pertinent area info - road closures, what's going on with Jtown "annex", etc. - useful info.
- What does the future hold for Northmoor
- The procedure of TDS would have been helpful.
- Minutes from the board meetings and the yearly meeting. Conditions of the roads, ex. CR 44 and CR 13.
- What regulations you plan on getting rid of.
- Burn Requirements, County Ordinance information, local happenings
- Some items more personal to the members of our community. Graduations, businesses achievements, school awards, more items to get to know our neighbors.
- Ways to connect with other neighbors. Maybe a bulletin board type of section or link people can use.
- Anything that affects property values, taxes, etc.
- None

Do you find the website useful (www.northmooracres.com)?

- 23% - Yes, I use it often.
- 65% - Yes, but I rarely visit.
- 6% - No, it's a waste of time.
- 6% - No, I didn't know we had a website.

What modifications would you like to see on the website?

- None



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- I don't visit the website because it is outdated, it needs a fresh look, less scrolling, updated pictures - there are great views from the neighborhood not shown, the grass in the picnic area is much nicer than these photos.
- It needs to be easier to navigate
- To make ACC guidelines clearer
- Individual opinions, grievances, solutions, helpful hints (cooking, gardening, etc) What neighborhood businesses could be utilized and helpful. Real Estate, Yard Work, Landscaping, Financial Planning, Jewelry, Makeup, Household Wares. Opinions, editorials, who's who business wise. A good neighborhood is a useful neighborhood. Knowing about what local businesses are around. We are not a retirement village after all.
- According to Joanne Stroud, main Johnstown must be a garbage heap since there are businesses mixed in with residences!
- direct notification when changes are made...send me an email to check the site now.
- Opinions, editorials, who's who business wise. A good neighborhood is a useful neighborhood. Knowing about what local businesses are around. We are not a retirement village after all.
- Actually updating website more often than every 6 months and making forms and applications available for online submission.
- I'm good with the way it's organized since I designed it!
- Same as above. What is going on all around Northmoor ? Some details
- Last summer, I emailed the board from the website and never received a response. I, also, never followed-up.
- More timely updates of minutes of all meetings of all committees. Not just mentioning that the ACC committee met for an example.
- It used to be great but the last time I looked at it the info was very outdated.
- For the minutes after April 2020, the path to find them is a little complicated. Also when I opened one of them, it appears that I could still make comments and edit the content. Should these only be in PDF format?
- Notification when something is posted.
- Unknown at this point
- Highlight a neighbor in a "get to know your neighbor" kind of callout
- Updates on the oil & gas \$ for the homeowners
- A forum for questions
- I refer to the website when in need of information, but do not review it on a regular basis.
- It needs to be more user friendly - lots of "words", more concise. Example - New project - apply here with a link for the submittal sheet. Things we want the community to know are buried and not transparent. If I was new to the community I would not want to go through all the documents listed. I would want to see a "cheat" sheet for what I really need to know in the community.
- Many documents are permission controlled without context on how to get permission or what they contain.
- Easier access to covenants, rules and related forms and documents.



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

GENERAL QUESTIONS

What do you like most about living in Northmoor Acres?

- Space and quiet. Good neighbors.
- Views, neighbors
- The rustic feel of the neighborhood
- The peace and quiet.
- Our neighbors
- It's so peaceful and quiet. Neighbors are friendly and like to help each other out.
- The size of the property, Limited covenants
- Country Living
- Variety, vitality - This is not a retirement village - Young people, people with kids of all ages, people with all kinds of animals, gardeners, flowers, veggies. A stagnant community is old and boring. Johnstown proper has both businesses (some in houses and residential all fairly mixed together. This is what Northmoor should be in this day and age. The high ups in government state that the new normal will be like this for at least 5 years or more! If no one is allowed a business to make money, then there will be no more Northmoor. And what about all the contamination at the end of the block - is it coming here? I have received no information about this.
- quiet area, good neighbors
- Living in the country with open space and reasonable control of how we use our property.
- Distance from the city, the views, the quiet, the horses
- Open space, HOA and neighbors
- Quiet, laid back attitude
- The peacefulness
- Being in the country
- Quiet, everyone keeps to themselves (mostly)
- Peace and quiet, space between neighbors
- The area and location
- Quiet
- The view
- Room to live
- Quiet
- The quiet.
- The large lot sizes, the rural atmosphere.



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- Quiet, space, privacy, few restrictions, our neighbors
- space, quietness
- no street lights, just the right amount of covenants, greenbelt, friendly neighbors
- Not being bothered
- Property
- View, space and location to I25
- Location and the ability to have our horses.
- The quiet setting with little traffic and big yards. I have many good neighbors.
- peaceful, country type setting
- privacy & no commercial sites
- Safety and quiet
- The QUIET, the PRIVACY, and the beautiful views of the mountains.
- Peaceful, rural, open spaces, away from traffic, has Covenants, nice views, residents are friendly
- Residential with ROOM.
- Location
- Space and quiet
- Good location
- It is quiet, so far carefully managed, a minimum of neighborhood problems.
- Country quiet living. I will miss the cows as I love hearing them. I also appreciate the total darkness at night. The feeling of being secluded.
- What was country. But it's going to change. No cookie cutter houses.
- Beautiful and peaceful place
- Rural atmosphere, quiet, dark.
- Quite, privacy, low traffic, friendly neighbors
- It's a peaceful neighborhood with good neighbors
- Our property is our property and there aren't noise neighbors
- Living space
- relaxed atmosphere and friendly neighbors
- Living in a bucolic area, great neighbors
- Rural feel
- Quiet residential community with a rural feel



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- Quiet neighborhood, not directly in town but still have nearby neighbors.
- Away from city hustle and bustle. Elbow room. No excessive rules telling me what my mailbox has to look like.
- Quiet neighborhood, with good access to communities around us.
- The space and somewhat more private feel it gives.
- My neighbors and the community, development as a whole. Seems like we have numerous like minded people.
- The fact that it is a RESIDENTIAL community
- Quiet, acreage
- More space between houses. Quiet. Proximity to several communities.

What do you like least about living in Northmoor Acres?

- New construction projects around us.
- Residents not showing up to listen to HOA meetings and make their own opinions. Lots of "rumor" mills with all these folks with nothing better to do.
- That it seems to be changing and moving away from the rustic feel
- lack of timely snow removal
- The boards enforcement of rules makes it very confusing for everyone.
- Sometimes the HOA does things that doesn't make sense to me.
- Some long time homeowners are trying to control all the others based on their friendships with each other.
- Rules imposed from 1975
- The Board is not all that open and above board with all situations. I have sat in on a lot of meetings and some board members enjoy making fun of the residences here. The more rules and regulations you force on us the more it feels like living in a German prison camp. All businesses are being lumped together - All businesses are not the same. I get tired of people snooping around my property just to have something to complain about. If you have a problem, come to my door and tell me exactly what is wrong - don't send me a miscellaneous letter with absolutely no information except a threat!
- proposed changes being made to allow home businesses
- Lack of social opportunities to meet other members of the association.
- The resistance to change by some of the "old guard."
- Worried about what will be developed on the dairy to the east
- Not plowing the streets after a snowstorm
- Tumbleweeds blown in from field on Rd 11
- The HOA. There is no logical benefit for the HOA's existence. County zoning laws are sufficient for maintaining use and resolving issues. State data has also shown that properties located within a covenant have decreased property values and decreased overall demand versus comparable properties not located within a covenant.



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- all of the increased traffic because of #13 being closed
- Not being able to build a garage
- Owners not following the covenants.
- increased traffic on county roads due to I-25 construction and the idea of a future subdivision surrounding the neighborhood
- Being bothered
- Trash company and USPS service
- The lack of consistent and fair implementation of the HOA covenants. Changing the by-laws/covenants every time someone feels the need to do so. ie livestock, commercial business operating in a Residential Neighborhood. Northmoor was developed and created as a equestrian-residential neighborhood. While I understand that there is some cause for minor updates to the covenants. There shouldn't be changes made that can cause property values to decrease.
- the constant turmoil in our committees
- barking dogs
- Road work being done every year surrounding the neighborhood
- 1) The roads weren't plowed last year when I needed to get in and out because my husband was in hospitals and other facilities that I needed to visit daily. 2) More and more folks are moving in that don't want to abide by the covenant restrictions.
- Traffic density increasing on I 25 and around the subdivision, some of the effects of drilling for oil/gas this close to homes
- The sloppy neighbors
- unfriendly neighbors
- Barking dogs at all hours and when I step outside my door (periodically).
- HOA
- It seems that the changes now and those coming will negatively affect NA.
- The fact that we are now being encroached from future development!
- HOA hands down.
- Loves, the condition of the roads around us.
- Drama
- The redirect of traffic currently.
- That we have an HOA
- ACC
- unsightly properties
- The growing influx of at home business and many lots becoming RV and vehicle storage lots



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- Seems there is an Increased desire for more covenants, more interference. Previously, a lack of internet access was a big negative- Neteo was a big step up from Rise Broadband (hated). Waiting for feedback on new service being routed- will not be an early participant.
- Not knowing the neighbors, not having the opportunity to meet them.
- Inconsistent rules. Some people are allowed to do things while others are not. It seems based on a "click" of who you know vs. A logic based rule system. If someone doesn't like you on the board/committee or you are new, you do not seem to be treated fairly.
- The traffic (too much lately).
- That there are certain people pushing for allowing at home businesses that would destroy the residential character of this community.
- Businesses
- No ice cream truck

Have you and/or your family felt welcomed into the community by the HOA, neighbors or otherwise?

- 76% - Yes
- 12% - No
- 12% - Mixed

What could the Board do to improve the interaction with Membership?

- Newsletter and get back to meetings, picnics , garage sales and other events.
- More feedback surveys, open conversations, less just sending letters. This is a small enough community that open conversations go a long way to build up a community instead of tearing it down.
- Be more open with what they are working on.
- Really encourage all homeowners to attend board meetings. Let all homeowners know they are the most important part of the process. Without all homeowners input there is really no reason to have a HOA.
- I like that all meetings are online.
- Open meetings-Notifications like this questionnaire
- Allow small businesses - I had a dog grooming business for over 10 years WITH the board's permission. All businesses should be judged individually. The board has placed a great financial burden on our family without cause. Joanne Stroud complains about businesses in the neighborhood, however, she brought her 2 dogs to me every month or two for grooming for about 8 years. Also, see above comments on what I like least about the HOA and living in Northmoor. I used to tell people what a wonderful place this is, but can no longer do that because this is becoming a place where we have no say.
- email more info, not make changes without full membership getting full info and all members being able to vote.
- More social events.
- Nothing.... the board has been very communicative
- Better communication and community involvement in any changes of policy or rules. Rumor control
- Get rid of the nosy ones with too much spare time.



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- Keep communicating in the newsletters, maybe emails of urgent things that arise
- More DETAILED information
- Just an idea: email BRIEF synopsis of monthly meetings to members
- Doing a good job as is.
- We are still new to Northmoor Acres
- See above.
- You are doing ok with the current conditions.
- be upfront and honest on all discussions
- More inclusion of other ideas
- Be totally honest about everything.
- Once COVID is over, have more fun activities for all homeowners like we used to.
- Individual contact
- Meetings on line are an issue for knowing how to do that.
- Once Covid is under control, maybe smaller street meetings or 10 house groups once a year.
- Get rid of the HOA
- Keep correspondence to emails or letters.
- In person meetings
- Getting rid of silly roles that don't affect the neighborhood and let the homeowner do what they want with their property (within reason). Knock off the stupid shit
- Be more transparent
- Stop regulating everything we do with our property.
- Better social gatherings for members, perhaps a budget for block parties
- Increase use of internet based meeting services
- I believe virtual meetings have helped increase attendance, that is a plus.
- Clearly defined guidance regarding rules when requests for clarification are made by someone trying to do the right thing, that eliminates the issue of various interpretations. A more approachable community oriented way of working WITH members rather than what now feels like a "gotcha" approach and attitude.
- Be honest by putting in a communication to all members who is pushing for expanding at home businesses and why
- I feel most people don't want much interaction, just take care of things
- This is difficult to do when in-person contact is limited. We do like being able to attend the board meetings virtually.

What is one improvement you would like to see in Northmoor Acres?



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- snow removal
- Get rid of the HOA
- The board is doing good.
- The ability to ride horses all the way around the perimeter of the neighborhood.
- More tables in the picnic area
- better snow removal
- To have nice entryways at each end of Northmoor Drive
- I would like to see some of the homes that don't take care of their place so well, really step up and clean up their property. It affects the home value of the entire neighborhood.
- walking trail built in the greenbelt, not just irrigation and trees....
- Small businesses allowed. Johnstown proper has residential and commercial businesses mixed - I do not see any slum areas there as stated in the letters sent out by Joanne Stroud. See all of the above. Since there is a riding area in the green belt for horses - I would like to see a dog park in one of the sections - fenced off for the various sizes of dogs like in Milliken.
- waiting to make any changes until we are able to meet in person again. Talk together, able to ask and answer questions face to face.
- I am biased, develop the green belt north of Northmor drive.
- Continue the work in the greenbelt, spend time and money on making the path better for walking and riding (scrape and apply breeze or horse friendly gravel)
- Community riding arena or Community pool
- Plowing the streets after a snowstorm
- Haven't lived here long enough to give any suggestions
- Dissolve the HOAs covenant, disperse oil & gas royalties to private property owners, create a neighborhood committee to maintain common spaces and contract waste haulers.
- Folks taking better care of their properties
- No improvements are necessary. I have lived here for over 30 years.
- We don't think there is a "need" for improvement.
- Foals less than 1- 1 & 1/2 year old should be allowed to exceed the 2 horse limit for obvious reasons (they need their mother). After that should revert back to the 2 horse limit.
- The trees/shrubs on the east side of Northmoor at the last house intersecting CR42 creates a dangerous blind spot with traffic coming from the east. They could benefit from being trimmed back.
- We are still new to Northmoor Acres
- See above.
- Less weeds going to seed.
- gated community, the area is growing fast, too many people just wandering around



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- I think it's something we should think about for the future
- change the bylaws back to the original
- Green belt area have either frisbee golf or set up for more recreational activities
- Have a company like Ace of Blades come out and plow during major snowstorms.
- Maintain the current Covenants. Looser Covenants would make the area less desirable and bring down our property values.
- The green belt north of Northmoor Drive should look like the South of Northmoor Drive
- A permanent shelter in the greenbelt.
- A better enforcement of the rules regarding lots and care of the properties.
- Help enforce keeping our properties clean and junk free. Even parked recreational vehicles.
- No more visible, overflowing dumpsters
- Winter street maintenance, plowing.
- Develop greenbelt space (playground space, frisbee golf, etc)
- Getting rid of silly roles that don't affect the neighborhood and let the homeowner do what they want with their property (within reason). Knock of the stupid shit
- a bicycle/running lane on Northmoor Drive and along Rd 11/42
- address unsightly properties
- Consistent enforcement of covenants and maybe strategically placement of street lighting
- A community trash/clean-up day where we can get rid of items not picked-up by normal trash.
- Getting the members involved, having them want to be involved.
- A playground or place for families with kids to connect with one another.
- A private fishing pond.
- Is there anything that can be done to stop/reduce solicitation? I hate people coming around wanting to sell me windows, roofing, driveway sealing, etc.
- A new board
- Lower speed limits to 25mph.

GREENBELT

Should Northmoor Acres continue to budget for the planting of more trees and shrubs in Tract "C"? Currently, we are planting 6 to 10 trees per year.

- 67% - Yes
- 33% - No



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

Are you happy with the current layout of the natural walkways?

- 90% - Yes
- 10% - No

Should the walkways be improved?

- 75% - No
- 25% - Yes
 - 11% - Loose gravel, crushed rock or similar
 - 12.5% - Packed gravel
 - 1.5% - Hard surface such as concrete or asphalt

Should benches be installed along the walkways at periodic/strategic locations?

- 43% - Yes
- 57% - No

Should Tract "A" be improved similar to Tract "C"?

- 60% - Yes
- 40% - No

Should a walkway be added to Tract "A"?

- 53% - Yes
- 47% - No

Should trees/shrubs be planted and irrigated within Tract "A"?

- 60% - Yes
- 40% - No

Should more picnic tables be added to the Park Area?

- 37% - Yes
- 63% - No

Should a covered shelter(s) be added to the Park Area?

- 27% - Yes
- 73% - No

Should playground and/or workout equipment be added to the Park Area?

- 27% - Yes
- 73% - No

Should the access ramp to the Park Area be improved?



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- 40% - Yes
- 60% - No

Should Northmoor Acres consider building a structure on one of the Tracts to serve as a meeting place, storage area, club house or similar use?

- 18% - Yes
- 82% - No

Should access from Cactus Dr to Tract "C" be established?

- 46% - Yes
- 54% - No
 - 50/50 Split for lots on or accessed by Cactus Dr.

Should dog and/or horse waste stations be installed and maintained within Tract "C"?

- 28% - Yes
- 72% - No

Should a Frisbee golf course be investigated for installation within Tract "A" and/or "C"?

- 27% - Yes
- 73% - No

Tree Limb Deposit: Should a drop location for our membership to use during certain times of the year (not year round) to place their cut branches, etc. be investigated? Northmoor could hire or have a volunteer day to mulch all the branches for membership use.

- 68% - Yes
- 32% - No

Commercial Enterprise (Covenant No. 6)

If Home Business/Occupation were allowed within Northmoor Acres, should employees who do not permanently reside within Northmoor Acres be allowed?

- 27% - Yes
- 73% - No

If Home Business/Occupation were allowed within Northmoor Acres, should signage be allowed?

- 9% - Yes
- 91% - No

If Home Business/Occupation were allowed within Northmoor Acres, what maximum amount of traffic would you allow as related to the home business? Northmoor does not have



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

jurisdiction on Weld County Rights-of-Way but does have jurisdiction on traffic going in and out of the lot. Traffic as generated by the Northmoor resident(s) does not count.

- 38% - Yes
 - 30% - Incidental and infrequent traffic
 - 8% - Up to Weld County limit
- 62% - No

A business should be one which has no obvious visible operations, signs or other that would suggest a business exists on the property?

- 89% - Yes
- 11% - No

A business should be one which does not generate loud noise (sound) of a high volume, or frequencies that extends beyond the property boundaries?

- 93% - Yes
- 7% - No

A business should be one which does not generate offensive odors which extends beyond the property boundaries?

- 93% - Yes
- 7% - No

Please add any additional comments and/or clarifications related to Commercial Enterprise/Home Business here. Your input is valued.

- An exercise trail would be great. I would be a volunteer to help build it. Don't know about the frisbee course although it would encourage use of the green belt. I don't think we should pave the GB. More tables would be okay. Our neighborhood is changing with younger people moving in. We need to accommodate them but not become a city. They shouldn't bring the city with them.
- I do not care for the above question phrasing of "obvious visible operations" not having a definition. An extra car parked in a driveway could be defined as "obvious" but in my opinion it would be fine to allow a car parked, several neighbors have extra cars/boats/RVs parked as it is. Someone selling eggs has an "obvious" chicken in operation.
- Overall, a small home business that doesn't change odor, overall no added sound, no signage, should be allowed. Why shouldn't a sculptor be allowed to have a small business registered to a residential home? A massage therapist? An accountant? A dog groomer? Grandma selling her knitting on Etsy with the help of her granddaughter? A gardener selling flowers? Someone selling local honey or eggs? These are all examples of small businesses that would all be great assets to our community and should be allowed on our private properties.
- I believe the rules should stay as they are. There is no need for business to move into Northmoor. It was set up as a residential area. Not commercial
- I DO NOT want any commercial enterprises/ home businesses in Northmoor Acres!
- The board has so many other items to manage . That business related items should be left up to Weld County to enforce. They have already made rules and enforcement teams for businesses.



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- I don't mind if a home business is a company that is sole run but the home owners. I don't want employees coming into our neighborhood each day, and I also don't want a bunch of equipment outside someones home. For example, a landscape company.
- I do not have a problem with homeowners having a home base business to allow them to perform exterior work elsewhere, ie Landscaper, HVAC, Painting,home remodeling . If you are a woodworker, dog groomer, sell chicken eggs, sell real estate, artist, sculptor that does not affect any of the other homeowners' way of life and I am good with that.
- I do not believe that sign boards should be allowed on properties, however, signage on cars, vans, or trucks should be allowed.
- Please, do not enlarge or open up our regulations that allow any more businesses to be opening in our community. I know this is a very difficult time and people need more choices and help making a living, but not in a residential environment that is family and horse friendly, and wants to stay that way.
- This is a horse community. Several properties have the facilities and means to board horses, but this is not allowed. This should be re-examined. I would like to know why the governing docs prohibit this....? Properties would still be held accountable by other governing docs related to unsightly properties and the number of animals on the property. In my opinion this is a classic example of the "old guard" being resistant to change...
- I've been a real estate Broker for 15 plus years and in my experience every neighborhood that allowed commercial business and trucks are greatly devalued.
- I do not believe that sign boards should be allowed on properties, however, signage on cars, vans, or trucks should be allowed.
- Maintenance and enforcement of existing Weld County zoning regulations is sufficient.
- It should not be obvious that a business is being operated on the Lot
- No extra traffic and or noise
- You never even asked the question if homeowners wanted "commercial enterprise/home business to be expanded beyond the current policy!!!! Wasn't that the point of the survey?
- Home businesses should not be allowed. We moved here to live in a residential area not a business area.
- We didn't answer the question re: traffic because we said "No" to employees, and the incidental traffic included employees. We think infrequent and incidental traffic is acceptable.
- Small home businesses that do not violate any of the above answers are okay. Use common sense.
- This is a neighborhood for residents. If there are businesses they should be invisible to residents
- As mentioned above. There seems to be a strong move to allow commercial businesses to operate in our RESIDENTIAL neighborhood. I know there have been and are some folks that are already operating possibly in this so-called grey area. I am not sure why the HOA board is wishing to open this can of worms. It seems there are more than enough issues in Northmoor to focus on, much less adding this change to your plate. Additionally, why as a HOA board do you want to be put in a position to have to interpret any more rules/regulations than you already have to do? I can see where this would be a slippery slope. We are not in favor of any more commercial businesses being able to operate in our Residential neighborhood.
- There should be no business at all except as the present charter allows.
- The last 3 questions imply agreement.
- If you can't see it, hear it or smell it, that would be one thing. But how long before someone wants to push those boundaries to "Just this once..." repeatedly until a precedence has been set.



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

- A full HOA meeting with all members needs to be held to present transparent information from all perspectives.
- Appreciate this survey!
- Most of the questions are worded as if businesses are already allowed or it is imminent that they will be allowed in Northmoor Acres so I didn't answer them. They ARE NOT allowed. Why the hell do people purposely move into an area where they know the covenants and immediately try to change them? This neighborhood will be like living in town without all the amenities if regular businesses are allowed. Go elsewhere if you want to conduct a business out of your home. And I'm not talking about things like selling on ebay or taking in sewing or babysitting, etc. I'm talking about what most people consider a regular business. My husband died in April of this year. Believe me, if he were still here, he would be totally sick about this. We moved here for the privacy and to get away from a town neighborhood. Please do not destroy one of the best and last decent neighborhoods in the state. Move to a neighborhood that accepts commercial enterprises.
- Many of these questions assume that there will be a business allowed in Northmoor, which we don't want. We don't want ANY additional traffic, noise, frequencies, odors, etc and any "business" activity should only be inside the residence, not in an outbuilding.
- Northmoor is for its residents and guests RESIDENTIAL!
- Limit the vehicle size, like no semi trucks.
- When purchasing here covenants were known. There are other properties other than Northmoor available for a business.
- There should be no overt evidence of any business in NA and it should always be a very quiet desirable exemplary neighborhood. I hope we are not ignoring the 1000 lb. Canary flying around-looming, in the future, for the surroundings of NA. Will we, should we, be incorporated into the city of Johnstown? Do we want a say in the perimeter changes that are planned affecting the borders of NA? I have attended City Council meetings and this is happening as the Canary CHIRPS! The 400 houses and golf course, as our surroundings, is already a done deal and the plans are being developed as I type. The dairy is moving, the zoning is complete, the plans are drawn, and you can see them online by accessing Johnstown City Council meetings. This will, of course, affect anything we think NA is doing or should do, and of course, we will be, already are, outnumbered and out muscled. NA will obviously be affected by this major change to our surroundings! How do we want this to look?
- No commercial enterprise should be permitted in Northmoor beyond what is allowed by Cov 6 and current enforcement policy
- Should large equipment be stored on property?
- We moved here to live in a quiet, peaceful neighborhood, not a business park. We do not agree with allowing home businesses.
- I have no problem with home business if it meets the last three questions.
- Most people are working from home these days. If someone would like to use their home as a business, let me. It's their property. Mind your own business.
- There should be no business in our subdivision.
- No businesses as stated in the covenants
- I'm not totally opposed to small businesses, but we need to have very clear and strict policies. A lot needs to be reviewed and voted on.
- I think defining what "incidental" and "infrequent" traffic means will be important. It will help keep things from getting out of control for those concerned with home business and business owners will need to know what



NORTHMOOR ACRES HOMEOWNER ASSOCIATION 2020 MEMBERSHIP SURVEY RESULTS

the range is to be able to comply. Open to a lot of interpretation as it is written in the question. 2 in 7 days would be where I think I would set as the max for me personally. Amazon runs way more than that but more customers than that could be intrusive.

- No commercial business that violates the current statutes should be allowed.
- do not change the current covenants.
- The above survey questions are rigged in favor of promoting Home Business/Occupation. Why doesn't the first question include a line that says: "Should Home Businesses/Occupation be entirely eliminated from the governing documents?" Why not get the entire range of possibilities before everyone so that an honest survey is taken. The board needs to issue a special newsletter to the members indicating why it is considering changes to the association rules on this subject and state which members are pushing for this change and why.