



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

APRIL 2012

Prairie Dog/Gopher Holes in Greenbelt

Several weeks ago the Board of Directors used the community notification (reverse 911) system to inform residents that there were active prairie dog/gopher holes in the greenbelt. Stakes and red tags currently mark the holes we found, but we don't know if we found them all. Several residents around the greenbelt area have now also found holes on their property; those holes have also been staked/red tagged. If you walk or ride horses in the greenbelt common area, please be extremely careful. The Board of Directors is working to remedy this situation.

We are asking every Northmoor resident to please check your property to see if you have holes. If you find holes, please notify the Board immediately – either send an email to BOD@northmooracres.org or call any Board member. We have contracted with a company to treat the holes in the greenbelt area; the Board will also pay to have any holes found on private property treated at the same time as long as we know about them. Please check your property right away and let us know if you find any holes.

Annual HOA Meeting – February 25, 2012

Thanks to all who attended this year's annual meeting. This is your time to be heard and informed about what's going on in your subdivision and to interact with your neighbors in the subdivision.

There were three Board of Director positions open. Current Board Directors were re-elected – Joanne Stroud, Ginny Hersch and Joan Waser. A big "thank you" to these folks and to past Directors for serving our community.

The Budget for next fiscal year beginning July 1, 2012 was reviewed and approved by the members present. Current fiscal year expenditures were reviewed and approved.

A Neighborhood Committee has been formed for planning neighborhood events. Some of these upcoming events are announced in this newsletter.

Jeff Russell from Lawn Doctor has a new phone number 970-567-5046. He has moved from the Ft. Collin's Lawn Doctor office to the Loveland Lawn Doctor office. Jeff is the arborist the HOA Board is using to help control the pine bark beetles in the greenbelt areas.

There were some questions raised about the litigation Northmoor Acres is currently involved with; homeowners are directed to the Northmoor Acres website. The public record court documents have been posted for your review.

Statement for Trash and Annual Assessments – coming in June, 2012

Look for your statement in June, 2012 for the 2012-2013 Northmoor Acres annual assessments and special assessment for trash. The full annual assessment and the first half of the trash assessments are due July 1, 2012. If not paid by July 31, 2012, they will be considered delinquent and subject to interest at the rate of 8% per year. The annual assessment will be \$100 and the trash assessment will be \$120, a total for the year of \$220. These assessments are the same as last year.

Calling all community volunteers.....

We are forming a Property Maintenance Committee. Spring is at hand and there is much to do. There are also things that will need to be done with the association's greenbelt and common property. We are asking Northmoor residents that may have an interest to become a member of the Property Maintenance committee. This committee would take an active part in maintaining and improving common properties. The committee would start by deciding what needs to be done and prioritizing the projects. Northmoor has residents that already take an active part in mowing the walking/riding trails in the greenbelt. These efforts are greatly appreciated and they could use some help. If you have any questions or want to volunteer, please call Shawn Rieke at 587-0959.

Architectural Control Requirements

As a reminder, you need to get approval from the ACC Committee **before** you complete any of the following on your property. 1. New Fencing 2. New building or structures of any type 3. Exterior changes or alterations to existing building.

The process is to submit your plan and/or attend the monthly ACC meeting held the first Wednesday of each month.

Key guidelines are that all structures shall have harmonious tones with matching roof color, trim and exterior wall color. Additionally, new structure considerations are location in relation to surrounding structures and topography, and neighbor views.

If you plan to add/change any of the above, please contact the ACC Secretary, Joanne Stroud at 587-0282 a week before the monthly meeting. You must have ACC approval before you begin a project.

Thanks for your adherence to the ACC Guidelines. It makes a difference for all of the homeowners in Northmoor Acres. For more detailed explanation, please check the Northmoor Acres website.

NOTE: Amendments to the fencing policy have been approved by the Board. The amended policy is posted on the Northmoor Acres website.

2012 Neighborhood Events

The recently formed Neighborhood Committee is excited to bring you the following events this Summer. Mark your calendars now for these upcoming neighborhood events, meet more of your neighbors, socialize.....be a part of your community.

- ***Annual Garage Sale - Saturday and/or Sunday June 23-24***, 9:00 am – 4:00 pm. Please contact Anne Calvert at 587-4982 if you will be participating in the garage sale and let her know if you have any large or notable items for sale. We will include these in our ads.



- ***Picnic - Saturday, July 14***. The Neighborhood Committee will BBQ hamburgers, hotdogs, and provide water/soda. Please bring your favorite dish to share. Also, please bring chairs/blanket to sit on and a table, if needed to sit at. We need RSVPs so we will be sure to have enough food. Please call either Audrey at 970-219-6359 Or Paul at 970-587-5030 with your positive RSVP for participation.



- ***Car Show*** – planned for early September. Stay tuned for details in the July newsletter.

Burn Permits

It's that time of year for yard clean up. Remember, before you do any burning, there is a requirement from Weld County to get a burn permit for your individual property. Northmoor Acres can no longer get a burn permit for the whole subdivision. You may obtain these burn permits at the Department of Public Health & Environment at 1555 North 17th Ave., Greeley, Colorado 80631 (2nd floor); Phone 970-304-6415. You may also obtain a burn permit online at [www.co.weld.co.us/apps/health/burn permits](http://www.co.weld.co.us/apps/health/burn%20permits). Permits are often issued within 24 hours using the online system.

Burn permits are valid for a maximum of two weeks. Burning can begin two hours after sunrise and must be completed no later than two hours before sunset. No burning is permitted when local wind speed exceeds 5 mph. All open burns are cancelled when a "no burning declaration" or "ozone action day alert" has been declared. The local Fire Department must be informed about all burns.

GIVEN HOW DRY CONDITIONS HAVE BEEN THIS SPRING, PLEASE BE EXTREMELY CAREFUL WITH ANY BURNS.

Additional information about burning regulations and permits, including a listing of what can and cannot be burned can be obtained from:

www.co.weld.co.us/Departments/HealthEnvironment/EnvironmentalHealth/index.html

Information about all the conditions under which burning is allowed, including the phone number to call to obtain "Red" and "Blue" day status can be obtained from:

www.co.weld.co.us/apps/health/burnpermits

For any questions about the burn permits – please send questions to: Attention Roy Rutt through BOD@northmooracres.org.

GO GREEN!!!

If you would like to receive this newsletter and other important HOA announcements via email, please send your contact information to BOD@northmooracres.org. There are situations where we need to get written information out very quickly on neighborhood safety issues which affect all homeowners. If you have an email address, we urge you to provide that information to the HOA. We do not publish this information to outside parties.

Community Notification System

In addition to notifying the HOA of your email address, please make sure we have an up to date phone number for you. We request that any changes in phone numbers be sent to the Board through BOD@northmooracres.org. Our community notification system allows the Board to rapidly disseminate time-sensitive messages to every telephone number stored in the database. If you have an issue that could benefit from the use of this system, please contact any board member.

Did you know!

There are yoga classes within 8 miles of Northmoor Acres. Yoga Adobe – check out her website at www.yogaadobe.com. She has a variety of class schedules, provides excellent instruction and her studio is close.

Tips & Reminders

- There are children out playing this time of year. Please drive slowly in our subdivision – 30 mph or less.
- The Berthoud Transfer Station off County Line Road, south of Hwy 56 takes recycling.

Serving our community:

Board of Directors

Susy Ruof	President	587-2596
Mike Martin	Vice President	587-2557
Anne Calvert	Treasurer	587-4982
Ginny Hersch	Secretary	587-5627
Deb Coulson	Director of Events/Chair-Neighborhood Committee	587-8533
Cindy Eldenburg	Director of Technology	587-2514
Shawn Rieke	Director of Property/Chair - Property Maintenance Committee	587-0959
Joanne Stroud	Director of Members/Chair - ACC	587-0282
Joan Waser	Director of Correspondence	590-7059

Architectural Control Committee (ACC)

Joanne Stroud	Deb Coulson	Barbra Ding	Ginny Hersch
Dave Klink	Chuck Krueger	David Schnitzler	

Neighborhood Committee

Deb Coulson	Audry Bothum	Kim Coulson	Tim Hersch
Lori Pierce	Sabrina Schnitzler	Terry Showalter	Jesse Strack
Steve Stroud	Paul Tams	LaRissa Waneka	

Property Maintenance Committee

Shawn Rieke