



## NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Summer 2015

### **It's Definitely Summer!!!**

We hope you are enjoying your summer which has definitely arrived!!!!



#### ***Annual Picnic scheduled Saturday, September 12th***

Our annual picnic provides a great opportunity to have some fun, meet new neighbors and reconnect with neighbors that you may not have seen in a while. *The picnic will be held on Saturday, September 12 beginning at 4:00 p.m. in the picnic area off of Northmoor Drive.* The Neighborhood Committee will BBQ hamburgers and hot dogs. Provided by the HOA will be lemonade, water, plates, utensils, napkins, cups and condiments. Please bring your favorite dish to share and a beverage, if you want something other than water or lemonade. Also bring chairs, table or any other items needed for your seating. Come and be a part of your community!

#### ***Summer Clean Up Reminder***

The appearance of your lot not only affects the value of your property, but affects the value of your neighbor's property and it becomes a reflection of Northmoor Acres as a subdivision.

Considering the amount of moisture this area received this spring and early summer, keeping your lot mowed to a reasonable length is very important for potential health reasons. With the number of rabbits here, it's possible some may die within the deep grasses. As you may know, some rabbits have been found to carry a disease called Tularemia. A man died in Boulder when his mower hit a dead rabbit (that had Tularemia) and he inhaled the fumes from that impact. Additionally, tall grasses could stay moist and may harbor insects – particularly mosquitoes. West Nile has been reported in Weld County so it's a real risk.

Another aspect of keeping your lot sanitary and sightly, and also not allowed by Weld County, is junk. Per Weld County, a noncommercial junkyard is not allowed and is defined as: An area where any waste, junk, used or second hand materials are stored or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, building materials and bottles. This may also include the storage or keeping of derelict vehicles. Junk is defined by the County as: scrap brass, iron, lead, tin, zinc; all other scrap metals and alloys; bones; rags; used cloth, rope, rubber, tinfoil, bottles, old or used machinery of any type; used tools, used appliances; used lumber or crates; building materials, fabrication of any material; used pipe or pipe fittings; used conduit or conduit fittings; used automobile parts; derelict vehicles; used tires and other manufactured goods that are so worn, deteriorated, or obsolete as to make them unusable in their existing condition.

The Board is asking the members of Northmoor Acres to keep their lots mowed and trimmed and to remove junk from their property.

### **Statement for Annual, Temporary and Trash Assessments – Payment Due**

You should have received your statement for the 2015-16 assessments. The full annual assessment and the first half of the trash assessments were due July 1, 2015. Payments not made or postmarked by July 31, 2015 will be considered delinquent. According to the amended Collections Policy that is posted on the Northmoor Acres website [www.northmooracres.org](http://www.northmooracres.org), late fees of \$5.00 per month will begin to accrue on September 1, 2015.

### **Oil & Gas Update**

At the special Oil and Gas homeowners meeting in January 2015, the homeowners unanimously approved the Board negotiating and executing an oil and gas lease for the mineral estate owned by the HOA; that lease was signed in March 2015. As was discussed in that special January homeowners' meeting and in the March homeowners' annual meeting, it has been the Board's objective to pursue the disbursement of bonus and royalty payments to homeowners since the HOA as a whole owns almost all of the mineral estate under the subdivision. This task has turned into a much more complicated process than we anticipated and we do not yet have a resolution. The process has involved working with several different attorney and CPA firms in Colorado on the HOA, corporate and tax issues, and consulting with national sources as well. As we discussed in the homeowners' meetings, Northmoor Acres HOA is in a very unique situation regarding the ownership of its mineral rights – we have been told that we are in only .5% of all HOAs in the United States in that regard – so there is not a “ready made” template for us to follow. The Board is continuing to work with our attorneys and CPAs and hope to have the corporate, HOA and tax issues resolved soon. We very much appreciate the patience of the homeowners as we work to resolve these issues and we will keep you posted.

### **GOT Horses???**

We would like to share this advice with you from a very knowledgeable Northmoor Acres neighbor.

“It is OK for horses to be confined in small spaces; so long as they have room to move around. Most of the properties I have observed, there is enough room to confine the horses to a small portion of the land. It would leave approximately 3/4 acre for pasture. Plant the pasture in a dryland grass. Let the horses graze just enough to condition their stomach to fresh green grass. Otherwise they might colic or founder. Then when you go away overnight or for a weekend you can turn the horses out and not have to have someone feed them. Then the property will be green and keep down the dust and mud.

Make your horse like going for a ride. When you are out for a ride always stop somewhere and let them eat for 15-20 minutes. Next time they will think they are going out for dinner.”

If you are interested in consulting with this Northmoor Acres' neighbor and getting more information, please contact the Board at [BOD@northmooracres.org](mailto:BOD@northmooracres.org) and we will give you the contact information.

### **Entrance Signs**

Have you noticed the newly painted entrance signs? **THANK YOU** to our Northmoor neighbor, who bought and paid for the paint, painted the signs and wishes to remain anonymous.

### **Internet Service Provider (ISP)**

Are you looking for another option for an ISP? Watch for a postcard coming in the mail soon from Neteo and stay tuned for updates. The Board learned about this alternative recently and we are passing it along for your information.

### ***Hazardous Waste Drop-Off***

There are two free drop off places for household hazardous waste for Weld County residents. The link is provided below.

<http://www.co.weld.co.us/Departments/HealthEnvironment/EnvironmentalHealth/HazardousWasteHousehold/index.html>

The drop off in Greeley, is open Tuesdays and Saturdays. The one in Dacono, Hwy 52, is open Fridays and the 1st and 3rd Saturdays.

### ***Water Share Rental***

The Board successfully rented Northmoor's water shares for Supply for \$800.00 and is working on renting our ISH water shares which will offset those respective ditch assessments.



### ***Northmoor Acres Committee Updates***

#### ***Architectural Control Committee (ACC)***

The ACC generally meets the first Wednesday of each month. This committee is looking for new members. Also, if you have projects that need ACC approval, please submit your request at least 5 days before the first Wednesday of the month. Please contact Secretary, Joanne Stroud at 587-0282 if you have any questions, if you are interested in being a part of this committee, or if you have a project to submit.

#### ***Neighborhood Committee***

***The annual garage sale*** held on Saturday, May 30, was a success. We had good participation. There was a lot of traffic and sales were brisk. We will continue to support the Saturday only format and late May schedule. We hope it was a successful endeavor for all of you that participated.

### ***Tips & Reminders***

- Please drive slowly in our neighborhood—the speed limit is 30 mph.
- Please remove those pesky stickers (goat heads) from the edge of your property along the road. These stickers are very hard on dog paws and flatten bicycle tires.
- Please be conscientious about not mowing early in the morning. Consider waiting until after 8:00 a.m.
- We had a lot of moisture earlier this year. Please be sure you have no standing water in tires, buckets, etc. West Nile Virus is a public health concern.
- It's getting darker earlier. If you are walking in the evening, please be sure to wear light colored and/or reflective clothing.

## *Serving our community:*

### **Board of Directors** [BOD@northmooracres.org](mailto:BOD@northmooracres.org)

Susy Ruof	President	587-2596
Cindy Eldenburg	Vice President, Director of Technology	587-2514
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Ginny Hersch	Secretary	587-5627
Deb Coulson	Director of Committees	587-8533
Kim Gardner	Director of Members	481-5415
Mike Martin	Director, Board Historian	587-2557
Shawn Rieke	Director of Property	587-0959
Roy Rutt	Director - Governmental Liaison	587-4368

### **Architectural Control Committee (ACC)**

Joanne Stroud, Secretary	Ginny Hersch	Chuck Krueger
Barbra Ding	Dave Klink	Chuck McCollum

### **Property Maintenance Committee**

Shawn Rieke, Chairperson	Mitch Cheek
Jerry Carson	Dave Klink

### **Governing Documents Committee**

<i>Deb Coulson, Chairperson</i>	Robert Sprague
Kim Gardner	Joanne Stroud

### **Oil & Gas Committee**

<i>Deb Coulson, Chairperson</i>	Ben MacFarlane	Joanne Stroud
Amy Bock	John O'Brien	
Kim Gardner	Robert Sprague	

### **Water Analysis Committee**

<i>Deb Coulson, Chairperson</i>	Ben MacFarlane	Joanne Stroud
Kim Gardner	Robert Sprague	