



## NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Summer 2016

*It's Summertime !!!*

### **2016 Annual Picnic planned for September 17**

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 17 beginning at 4:00 p.m. in the picnic area off of Northmoor Drive.* The HOA will BBQ hamburgers and hot dogs and provide lemonade, water, plates, utensils, napkins, cups and condiments. 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. Please come and be a part of your community!

### **THANK YOU to these Volunteers**

*THANK YOU!* to these volunteers who showed up to help clean the irrigation ditch on the south side of Northmoor Acres subdivision on Saturday, May 21st. It was a very busy and successful day. Your assistance was greatly appreciated. *Charles Bruce, Jerry & Kathy Carson, Dennis Ding, Kim & Linda Gardner, Bryan Marquardt, Chuck McCollum, Ben McFarlane and family, Jim & Karen Overlin and daughters, Shawn Rieke, Susy Ruof & Jesse Strack, Roy Rutt, John Soricelli, Robert Sprague and family.*

### **2015-16 Fiscal Year Annual Assessment Refunds Sent June 13, 2016.**

As discussed at the 2016 Annual Homeowner's Meeting in March, the HOA refunded the assessments that were paid for the 2015-16 fiscal year. The oil & gas bonus funds received in November, 2015 are covering this refund. You should have received your refund check for the 2015-16 Fiscal Year in the mail if you paid your assessments for this fiscal year. To help with our fiscal year end accounting, we hope you cashed your check before June 30, 2016.

### **Calling for Committee Volunteers**

The Board is in need of a committee to focus on records organization, retention, and storage. We currently have 45 years of records which need to be organized, purged as appropriate, and stored. The objectives of the committee will be to determine how to organize the HOA records in a best-practice manner, determine what should be kept hardcopy/digital, for how long, and where/how they should be stored for both easy access and long-term retention. Please send an email to [BOD@northmooracres.org](mailto:BOD@northmooracres.org) or a note by U.S. Mail to P.O. Box 158, Johnstown 80534 if you are interested in being on this committee.

### **2016-17 HOA Invoices Sent by Email or U.S. Post**

Your invoice for Fiscal year 2016-17 was emailed or mailed to you on June 26, 2016. The reason for sending this invoice is to document what annual assessments would have been required had they not been covered by the oil & gas bonus funds. If you did NOT get an invoice, and you have an email address on file, please email [BOD@northmooracres.org](mailto:BOD@northmooracres.org).

### **Prairie Dog Sightings !!!!**

The Board recently received word from a homeowner that they had seen a prairie dog in their backyard. Because prairie dogs can be very damaging to our properties, please let the Board know immediately if you see any prairie dogs in the Northmoor Acres vicinity.

### **Board Meeting Locations and NEW Meeting Night**

In an effort to make the monthly Board meetings more accessible to all HOA members, the Board is holding meetings at a neutral and consistent place. Meetings are now being held at **7:00 p.m.** on the **3<sup>rd</sup> Thursday** of each month at the Berthoud Community Center at 248 Welch Avenue.

### **Enforcement Policy - REMINDER**

The new Enforcement Policy goes into effect July 1, 2016. If you have previously received a letter regarding a covenant violation and have not addressed the issue, you are at risk of getting a fine. Consider reviewing the new policy, posted at [www.northmooracres.org](http://www.northmooracres.org), the subdivision's website, under Governing Documents - Policies.

### **Covenant #7 and #8 Expectations**

Lately, real estate values have increased in Northmoor Acres. This is a sought after community and is an ideal location for a subdivision. The Board would like to provide some guidelines about what is expected when caring for your property. Remember! The appearance of your lot not only affects the value of your property, but may affect your neighbor's chance of selling their property. The appearance of our properties becomes a reflection of Northmoor Acres as a community.

There's been a lot of rain, so the grass/weeds are definitely growing....fast! ***Thanks to all of you who keep your lots mowed, trimmed and looking groomed.*** Your efforts go a long way in keeping this subdivision a beautiful place to live.

The following are included as expectations for these covenants.

**Covenant 7:** These items will be considered noxious activity – constant dog barking, loud music/talking outside until very late hours of the evenings, and the exhibition of speed within Northmoor Acres.

**Covenant 8:** These items will be considered unsightly and unsanitary. 1) All vehicles, trailers, and motor homes without a current license on the vehicle (also a Weld County ordinance); 2) Not mowed/trimmed/maintained front of house. Pastures and yards that include noxious weeds (thistle, tumbleweeds, dandelions, goatheads, bindweed); 3) A collection of junk (as defined by Weld County), see below; 4) Unauthorized structures or fencing; 5) Manure allowed to accumulate and not routinely removed from property; and 6) House siding, fascia and soffit that is not maintained.

Keeping your lot mowed to a reasonable length is very important for potential health reasons and fire danger once the grasses dry out. With the number of rabbits, 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. Additionally, tall grasses could stay moist and may harbor insects – particularly mosquitoes. West Nile has been reported in Weld County so tall grasses could create a risk.

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 also includes 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; used tires and other manufactured goods that are so worn, deteriorated, or obsolete as to make them unusable in their existing condition.

### **Help us be a GREEN HOA!!!**

If you have not yet given the Board your email address, please send it to [BOD@northmooracres.org](mailto:BOD@northmooracres.org). Having your email address allows the Board to send items electronically and eliminates copying and mailing costs. It also helps disseminate messages to Members about public safety and other important neighborhood issues quickly. If you are not receiving emails from the Board, even though they have your email address, consider changing your computer settings to allow emails from [correspondence@northmooracres.org](mailto:correspondence@northmooracres.org). If you learn of a Member who has not received quarterly newsletters or other emails from the Board that you received, please have them contact [BOD@northmooracres.org](mailto:BOD@northmooracres.org). If you have not yet given the Board your email address, please share it so that we have an expedient way to communicate with you. ***Only*** Board sanctioned emails will be sent to your email address. And, of course, this list will ***not*** be provided to any third parties.

### ***Structures/Fencing within Northmoor Acres***

Too often, structures are being placed on lots without the required Architectural Control Committee approval. *All* structures, fencing, exterior remodels and paint color changes need approval before you start your project. If you do not submit a plan for consideration and wait the allowable up to 30 days review period, you may be required to remove the structure, or return your property to its previous state despite your time, effort and investment. Plans are required to be submitted, via e-mail to [ACC@northmooracres.org](mailto:ACC@northmooracres.org) or in person to ACC Secretary Joanne Stroud by calling 970-587-0282, at least 5 days before the first Wednesday of any month. Please note that canvas or vinyl structures are not approved for use in Northmoor. The updated ACC guidelines and the required project submittal form can be found on Northmoor Acres' website at [www.northmooracres.org](http://www.northmooracres.org) under the new Governing Documents section.

Please note the ACC will consider a plan for 16 feet of "screening" to hide your stuff.



### ***Those Pesky Goat Head Thorns!***

The Property Maintenance committee is only planning to spray in the subdivision about 4 feet off the road on a few properties that have an infestation of goat heads in an attempt to keep them from spreading. If you are one of the affected properties, you will be personally notified. Please continue to do your part to keep the front of your property clear of goat heads. Let's keep this a dog and bicycle friendly neighborhood.

### ***Got Scrap Metal?***

Wondering how to get rid of old scrap metal? Gary Aragon, at 970-405-4297 (via text or call), offers free pick-up from the main floor or garage (no basements) of any used appliance, or anything made of metal (propane tanks, grills, lawn furniture, parts, etc.). He will pay for vehicles.

### ***Annual Community Garage Sale***

The annual garage sale, held on Saturday, June 11, had about a dozen participants. There seemed to be a fair amount of traffic early in the day. We hope it was a successful endeavor for all of you that participated. There are 118 homes in Northmoor. Unless more than 12 homes want to participate, it is unlikely the HOA will sponsor a community garage sale in the future

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

The Board successfully rented Northmoor's water shares. We received \$800.00 for Supply and \$1,540 for ISH. Unfortunately, Northmoor cannot rent the ditch rights. We are happy to report that Northmoor has covered their water share assessments with these rentals for this fiscal year.

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

- Be considerate about not mowing too early in the morning. Please wait until after 8:00 a.m.
- Children are out of school for the summer. There are more people out in the streets enjoying the weather! Please drive slowly in the neighborhood.
- If you are walking the streets past dusk, please wear reflective clothing.
- Remember to keep your pets under your control at all times and pick up after your dog, even in the greenbelt.
- Remember that West Nile Virus is still a public health concern. We have had a lot of moisture this spring. Please check your property for standing water and remove it. Protect yourself and your neighbors.
- If you are riding your horse in the street and it leaves a "gift" behind, please return and pick it up!

### **Why is Board communication with owners important in a community association?**

When homeowners accept the position of being on the board, all too often an invisible wall of “us vs them” is constructed. That homeowner is no longer seen as a homeowner but, instead, as a person in a position of power. The relationship has changed. While board members may, correctly, be in a position of power, they are also, absolutely, in a position of trust. Homeowners trust the directors to take action in good faith, prudently and in the best interests of the association. However, without effective communication with the homeowners, that trust is lost. Without effective communication, the board members will lose credibility and the homeowners’ support. If a board communicates effectively it will avoid misunderstandings and surprises from the get-go, prepare the membership for potentially unpleasant news (and hopefully decrease the possibility of naysayers), and paper trail its efforts at being both proactive and transparent in the process.

### **What are some effective tools for communication?**

There are many tools for communication, but using the right channels to communicate is critical to achieving success. For example, the more important the message, the more reason for the association to use as many communication tools as possible to ensure the broadest reach.

1. Goal: Keeping Homeowners Generally Informed Throughout the Year  
*Tools: Newsletter; Website; Telephone phone tree*
2. Goal: Keeping Homeowners Informed of Board Action  
*Tools: Board Meetings; Posting Minutes on Website*
3. Goal: Recaps for the Year  
*Tools: Annual Meeting; Newsletter*

### **Serving our community:**

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

Susy Ruof	President	587-2596
Deb Coulson	Vice-President	587-8533
Ginny Hersch	Secretary	587-5627
Shawn Rieke	Treasurer	587-0959
Kim Gardner	Director of Resources	481-5415
Ben MacFarlane	Director of Analysis	231-9159
Charles McCollum	Director	219-0977
Roy Rutt	Director-Governmental Liaison	587-4368
Robert Sprague	Director of Property	587-5736

#### **Architectural Control Committee (ACC) - Joanne Stroud, Secretary 970-587-0282**

Barbra Ding	Chuck Krueger	Norm Thielbert
Ginny Hersch	Bonnie Smith	
Dave Klink	Art Szallar	

#### **Property Maintenance Committee**

Robert Sprague, Chairperson	Linda Gardner	Norm Thielbert
Jerry Carson	Jim Overlin	
Mitch Cheek	Karen Overlin	

#### **Governing Documents Committee**

Deb Coulson, Chairperson	Kim Gardner	Joanne Stroud
Jerry Carson	Linda Gardner	Paul Tams
Kathy Carson	Robert Sprague	