



**NORTHMOOR ACRES HOMEOWNERS ASSOCIATION
NEWSLETTER**

DECEMBER 2010

**HOMEOWNERS ANNUAL MEETING SCHEDULED FOR
SATURDAY, FEBRUARY 26 AT 9:00 AM**

Our 38th Northmoor Acres Annual meeting will be held Saturday, February 26th at 9:00am at the Johnstown Community Center, 101 West Charlotte Street, Johnstown, Colorado. Doors at the Community Center will be open at 8:30am for refreshments and socializing with your neighbors. The Board of Directors hopes that you will attend the meeting, especially if you are new to the subdivision; have not been there before; or have not been in several years. The meeting is an opportunity for you to meet new neighbors, catch up with old ones, and be a part of our community's democratic process where we vote on various issues. We will be filling three director's positions at the meeting. If you are interested in the Board's activities or would like to be considered for a Board position, please contact President Bill Skeldum at 587-0570. Please remember to mail in your proxy card whether you plan to attend the meeting or not; they are coming to you soon. The proxy card is very important to the Board since it lets us know that we will have adequate homeowner representation to conduct the meeting.

The agenda for the annual meeting is printed on the last page. **We hope to see you there!** If you have any questions about the annual meeting, please call one of the board members listed below. If you would like to briefly address the membership, there will be a sign-up sheet at the door.

**REMINDER - SECOND PAYMENT FOR TRASH PICKUP
IS DUE IN JANUARY**

If you only paid the first half of your trash payment in the summer, this is a reminder that the second half is due in January; an invoice for the second half will be sent soon. Please submit your second half payment of \$60 to Northmoor Acres Homeowners Association, PO Box 158, Johnstown, CO 80534. Thank you to those of you who have already paid.

CAR SHOW PICTURES AVAILABLE ONLINE

Have a peek at pictures of the September "Car Show" on Northmoor's website at northmooracres.org. This year, it expanded to include tractors and a motorcycle, becoming more of a "Show and Tell" by the proud owners. It appears that a good time was had by all! Pictures compliments of Leif Bothun...Thanks Leif!

CHANGE IN OPEN BURNING PERMIT PROCESS

The 2010 Open Burning Permit for Northmoor expired on Nov. 26, 2010. Starting Jan. 1 2011, the Northmoor HOA can no longer get a burn permit for the whole Northmoor Acres subdivision. Anyone who wants to get a burn permit will have to apply for their individual property. Open Burning Permits are available at Weld County Department of Public Health & Environment at 1555 North 17th Ave., Greeley, Colorado 80631 (2nd floor); Phone 970-304-6415. Permits are issued at the Weld County Office and only to people who request them in person. NO phone requests are issued. The use of the YES or NO on our Northmoor signs will no longer be displayed.

Thanks to Roy Rutt for obtaining our previous burn permits, and for this update!

GO GREEN/GET SAFETY NOTICES IMMEDIATELY

If you would like to receive this newsletter and other important HOA announcements via email, please send your request to BOD@northmooracres.org. Sometimes there is a need to get complex information out very quickly to residents (which are better sent out in written form than by an automated phone call) on neighborhood safety issues affecting all homeowners. We therefore urge residents to provide/update email addresses. A blanket email can go out very quickly while newsletters/safety notifications that need to be sent by regular mail take longer and cost your HOA money for copying and stamps.

COMMUNITY NOTIFICATION SYSTEM

The Northmoor community notification system allows the Board to create and rapidly disseminate time-sensitive messages to every telephone number stored in the database. Therefore, we request that any changes in phone numbers be sent to the Board through BOD@northmooracres.org. If you have an issue that could benefit by use of the system, please contact any board member.

ARCHITECTURAL CONTROL COMMITTEE

If you plan to add or alter a fence or structure, please contact the ACC secretary, Joanne Stroud, at 587-0282, to discuss the process to obtain the required approval.

NEIGHBORHOOD SAFETY

We request that residents continue to inform the Board either by email to BOD@northmooracres.org or to individual Board members by phone (see below) about any safety issues they observe (aggressive/dangerous dogs, discharge of firearms, etc). It is also very important that residents continue to report any safety issues to the proper Weld County agency. The Weld County Sheriff's Office has emphasized to us the importance of notifying them IMMEDIATELY (same day or next day) whenever residents are threatened by aggressive dogs. The supervisor for Weld County Animal Control has requested that we now report aggressive dogs through the county dispatch system. The phone number and website for reporting aggressive dogs is as follows:

Phone: 970-356-4015 and press 1 for Weld County Regional Communication (dispatch).
Reporting website: www.weldsheriff.com/aco.cfm

SNOW REMOVAL

Over the winter months, the Board will monitor snowfalls in case of a Stage III snowfall, characterized as seven inches or more of snow. If Weld County is not able to plow the subdivision in a timely fashion then the Board can hire a private contractor. Please see Snow Removal Policy on the HOA website: www.northmooracres.org.

Volunteers working for your community - Board Members

Bill Skeldum	President	587-0570
Mike Martin	Vice-President	587-2557
Anne Calvert	Treasurer	587-4982
Ginny Hersch	Secretary	587-5627
Shawn Rieke	Director of Property	587-0959
Joan Waser	Director of Events	590-7059
Joanne Stroud	Director of Members	587-0282
Susy Ruof	Director of Correspondence	587-2596

Architectural Control Committee

Joanne Stroud, Secretary, 587-0282

David Schnitzler	Barbra Ding	Michael Gibbs
Chuck Krueger	Dave Klink	Ginny Hersch

Northmoor Acres Homeowners Association 38th Annual Meeting Agenda - 26 February 2011

Refreshments (8:30 am)

Call to Order (9:00 am)

Verification of quorum

Approve agenda

Introduction

Review of the year

Reports

Secretary

Approve minutes of last annual meeting

Treasurer

Budget summary results for 1 July 2009 ó 30 June 2010

Budget for year to date (2010-2011)

Approve report

Budget approval of budget for 1 July 2011 ó 30 June 2012

Architectural Control Committee

Election of Directors

New Business

Announcements

Items from the membership

Adjourn (by 11:00 am)