



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Winter 2014



It's Definitely Winter!!

Happy New Year to all! We hope everyone had a wonderful and safe holiday season!

Northmoor Acres HOA Annual Meeting is set for Saturday, March 22, 2014 at 9:00 a.m.

Our 41st Annual Homeowners' Meeting will be held Saturday, March 22 at 9:00 am at the Johnstown Community Center, 101 West Charlotte Street, Johnstown, Colorado. Doors at the Community Center will be open at 8:30 am 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 or have not attended before. 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. 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. ***We look forward to seeing you there!***

Please remember to sign and mail in your proxy card by March 8 whether or not you plan to attend the meeting.

Your proxy card will be included in the annual meeting packet that is being mailed by February 18. The proxy card is very important because it will tell us if we will have adequate member representation to conduct the meeting (a quorum).

If a member mails in their proxy card with someone else listed as their designee and they do attend, their proxy will be given back at the door when they check in at the meeting. If a member that designates their proxy card is not able to attend the meeting, only the name of the person designated on the card will be allowed to cast that member's vote on issues. ***Whether or not you plan to attend the meeting, please return your proxy card and designate a trusted friend or neighbor.*** Every member's vote is important; if no one is designated on the proxy card and you do not attend, your vote cannot be counted.

At last year's annual meeting, the Board of Directors proposed a \$25 increase to the annual assessments (from \$100 to \$125) to cover operating expenses. This proposal did not pass. Instead, the membership requested that a review of Northmoor's finances be done. As a result, the "Budget Committee" was formed, which included two accountants, and a thorough review of Northmoor's finances was completed.

With the Budget Committee's endorsement, the Board is proposing a \$27 increase to the annual assessment and an additional special assessment of \$20 per year, for a period not to exceed five years. This \$47 annual increase amounts to less than \$4 per month per lot. The total annual assessment would be \$130 (from \$103). The trash assessment will remain \$120 per year and, the new special assessment would be \$20 (not to exceed five years). The total would be \$270 (from \$223). The specifics of these requested increases are outlined in the proposed 2014-15 budget and financial packet being mailed to all Members this week. Please note that the last significant increase in the annual assessment was made in 2005, when the assessment went from \$75 to \$100 per year.

As requested by the membership, the financial reports will be included with the annual meeting package. We hope you will take the time to review the documents. Additionally, the Budget Committee is making themselves available to answer any and all questions regarding the proposed budget on Saturday, March 1, 2014, from 9:00-11:00 am at the Johnstown Public Library, 400 S. Parish Avenue.

We will be filling three director's positions at the meeting. If you are interested in the Board's activities and would like to be considered for a Board Director position, please contact either a member of the Nomination Committee: Deb Coulson at 587-8533 or Jacquie Moldenhauer at jacquie@skybeam.com or contact the HOA President Susy Ruof at 587-2596.

2013-14 Assessments are Past Due

If you have paid your assessments for the full year, we thank you. If you only paid half of your trash assessment, the 2nd half (\$60.00) was due January 1, 2014. If you have not paid your assessment and special trash assessment, please remain a member in good standing and send your check by February 28, 2014. Between March 1 and the annual meeting, only cash, a cashier's check, or a money order payment will be accepted. If your payment has not been received, you will not be considered a voting member at the annual meeting.

Seismic Survey Update – Testing possibly starting this Sunday, February 16

In the fall, there was a seismic test permit proposal that many homeowners received from Anadarko Petroleum and/or Cougar Land Services. As we noted in the HOA Fall Newsletter, the seismic survey process involves using very heavy "thumper trucks" to generate seismic waves so readings can be taken from a variety of sensors in order to compile a 3D map of geological formations under our subdivision which might be related to gas and oil deposits. At that time, the Board talked with a variety of sources and concluded that allowing the thumper trucks inside the subdivision was too big a risk to homes and animals (especially since we are a horse subdivision); and Weld County agreed to "redline" Northmoor Acres and exclude the trucks from our subdivision. At that time, we noted that landowners around us might allow the thumper trucks on their property and the trucks also might be allowed on the county roads around us (Road 42 and Road 11 were our main concerns). We also said that the HOA Board would do its best to notify homeowners if/when any thumper trucks were scheduled to run on either the county roads or open fields around us.

On February 14, the Northmoor Acres HOA Board spoke to both the Weld County Public Works Department and the representative from Cougar Land Services, since we noticed that seismic sensors were being placed in the open fields all around the subdivision. The Board again received confirmation from both Weld County and Cougar that the thumper trucks will not coming into the subdivision. They apparently also will not be running on either County Road 42 or County Road 11 but they will be running in all the open fields around the subdivision. This process could start as soon as this Sunday, February 16, or sometime later this coming week. The representative from Cougar Land Services has said he will try to contact us with further updates as to when this process will start, which hopefully he is able to do. We will immediately post any information we receive on our website. We don't know what effect this process could have on horses/pets, so we are including this update both in the newsletter and posting it on our website to alert homeowners so they can take whatever precautions they feel might be necessary. Please contact the Board by email at bod@northmooracres.org or call any Board member (phone numbers on page 4) for additional information or updates.

Rights and Responsibilities for Better Communities

There is an excellent article recently published by the Community Associations Institute. More than a destination at the end of the day, a community is a place people want to call home and where they feel at home. This atmosphere is best achieved when homeowners, non-owner residents, and association leaders recognize and accept their rights and responsibilities. Check out the full article attached or on the Northmoor Acres website at: www.northmooracres.org.

Northmoor Acres Committee Updates

Neighborhood Committee



2013 "Brighten Up Northmoor"

MANY THANKS to everyone who decorated their homes with beautiful lighting displays, who took the time and definitely "Brightened Up Northmoor." They all looked wonderful and our subdivision benefitted from the different displays of lighting.

2013 Fireside Christmas Gathering!

The fire was welcoming and warm. Those that attended had a delightful time roasting marshmallows and drinking homemade hot cocoa. The weather was absolutely perfect! Thanks to those that participated in the event.

2014 Upcoming Events

Mark your calendars for our first event of 2014:



Easter Egg Hunt

Saturday morning, April 19, 2014, at 10:00 am in the picnic area off of Northmoor Drive. The Neighborhood Committee will hide plastic eggs filled with goodies for children and grandchildren to find. This event is open to children of all age groups as different areas will be staged. There will be a prize for the child who finds the golden egg. Last year's event was a big hit. Come and enjoy the morning with us!

Stay tuned for more information about these possible events in 2014:

Garage Sale
Picnic
Car Show

Dancing in the Street
Northmoor Acres Farmer's Market
Brighten Up Northmoor

Fireside Christmas Gathering

Architectural Control Committee (ACC)

All structures and fencing need approval before you start your project. The ACC generally meets the first Wednesday of each month. If you have a project, please submit your request at least 5 days before the first Wednesday of the month to BOD@northmooracres.org or call ACC Secretary, Joanne Stroud, at 970-587-0282.

Serving our community:

Board of Directors BOD@northmooracres.org

Susy Ruof	President	587-2596
Mike Martin	Vice President	587-2557
Bill Skeldum	Treasurer	587-0570
Ginny Hersch	Secretary	587-5627
Deb Coulson	Director of Committees/Chair-Neighborhood Committee	587-8533
Cindy Eldenburg	Director of Technology	587-2514
Shawn Rieke	Director of Property	587-0959
Sabrina Schnitzler	Director of Events	303-669-1807
Joanne Stroud	Director of Members/Secretary-ACC Committee	587-0282

Architectural Control Committee (ACC)

<i>Joanne Stroud</i>	Ginny Hersch	Dave Schnitzler
Deb Coulson	Dave Klink	Art Szallar
Barbra Ding	Chuck Krueger	

Neighborhood Committee

<i>Deb Coulson</i>	Kim Coulson	Terry Showalter
Audry Bothun	Sabrina Schnitzler	Jesse Strack

Property Maintenance Committee

<i>Shawn Rieke</i>	Dave Klink	John O'Brien
Jerry Carson	Mike Martin	Susy Ruof

Budget Committee

<i>Deb Coulson</i>	Dave Klink	Bill Skeldum
Leif Bothun	Jacque Moldenhauer	
Cindy Eldenburg	Dave Schnitzler	

Nomination Committee

<i>Deb Coulson</i>	Jacque Moldenhauer	
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Rights and Responsibilities for Better Communities

Principles for Homeowners and Community Leaders

More than a destination at the end of the day, a community is a place people want to call home and where they feel at home. This goal is best achieved when homeowners, non-owner residents and association leaders recognize and accept their rights and responsibilities. This entails striking a reasonable balance between the preferences of individual homeowners and the best interests of the community as a whole. It is with this challenge in mind that Community Associations Institute (CAI) developed Rights and Responsibilities for Better Communities.

Rights and Responsibilities can serve as an important guidepost for all those involved in the community—board and committee members, community managers, homeowners and non-owner residents.

Homeowners Have the Right To:

- A responsive and competent community association.
- Honest, fair and respectful treatment by community leaders and managers.
- Participate in governing the community association by attending meetings, serving on committees and standing for election.
- Access appropriate association books and records.
- Prudent expenditure of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
- Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
- Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

- Read and comply with the governing documents of the community.
- Maintain their property according to established standards.
- Treat association leaders honestly and with respect.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- Request reconsideration of material decisions that personally affect them.
- Provide current contact information to association leaders or managers to help ensure they receive information from the community.
- Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

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Community Leaders Have the Right To:

- Expect owners and non-owner residents to meet their financial obligations to the community.
- Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
- Respectful and honest treatment from residents.
- Conduct meetings in a positive and constructive atmosphere.
- Receive support and constructive input from owners and non-owner residents.
- Personal privacy at home and during leisure time in the community.
- Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

- Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
- Exercise sound business judgment and follow established management practices.
- Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
- Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
- Establish committees or use other methods to obtain input from owners and non-owner residents.
- Conduct open, fair and well-publicized elections.
- Welcome and educate new members of the community—owners and non-owner residents alike.
- Encourage input from residents on issues affecting them personally and the community as a whole.
- Encourage events that foster neighborliness and a sense of community.
- Conduct business in a transparent manner when feasible and appropriate.
- Allow homeowners access to appropriate community records, when requested.
- Collect all monies due from owners and non-owner residents.
- Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
- Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
- Initiate foreclosure proceedings only as a measure of last resort.
- Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
- Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees. (Community associations may want to develop a code of ethics.)

Sponsored by CAI's President's Club

Visit www.caionline.org; write cai-info@caionline.org;
call (888) 224-4321 (M–F, 9–6:30 ET)