



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

January 2013

A HAPPY
NEW YEAR

We hope everyone had a wonderful and safe holiday!

Northmoor Acres HOA Annual Meeting is set for Saturday, February 16, 2013 at 9:00 a.m.

Our 40th Northmoor Acres Annual meeting will be held Saturday, February 16th 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; 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. 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 mail in your proxy card whether you plan to attend the meeting or not; they came to you in the last few weeks. The proxy card is very important since it lets us know that we will have adequate homeowner representation in order to conduct the meeting (a quorum). Homeowners that mail in their proxy card with someone listed as their designee (your own name, the name of a trusted friend/neighbor, the Board secretary Ginny Hersch), will be given their card back at the door when/if they check in at the meeting. If a homeowner that sent in the card is not able to attend the meeting, only the name of the person designated on the card will be allowed to cast that homeowner's vote. Every homeowner's vote is important; if no one is designated on the proxy card and you do not attend, your vote cannot be counted. ***A note of caution – do not sign away your voting rights for any set length of time without knowing the issues – you could be allowing someone to vote for an issue that is not in your best interest! If you cannot attend the meeting, be sure to designate someone you trust!***

The HOA Attorney will be present at the beginning of our annual meeting to explain the status of the lawsuit the HOA was involved in over dangerous dogs. Hopefully, this will resolve any outstanding questions in regards to that lawsuit. The court documents and a summary of the case in the August newsletter can be accessed on the HOA website. At this time, the court has determined the defendants are responsible to pay all legal fees incurred by the HOA in regards to this lawsuit.

At this annual meeting, the Board is proposing a \$25 increase in the yearly assessment – our current assessment is \$100 per year and has not been increased since 2005. We are asking for the increase to cover general inflation of operating costs over the last eight years. A few of the notable expenses include:

- 1) joining the national Community Association Institute and sending Board members to trainings and ordering printed materials. State law now requires education of Board members on HOA issues, who are then required to educate homeowners on those issues.
- 2) maintaining our water shares, which are an important asset to this community.
- 3) maintaining our open space such as spraying greenbelt trees twice a year for pine bark beetles, watering trees throughout the winter months, and exterminating prairie dogs.

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 Susy Ruof at 587-2596

President's Corner:

Northmoor Acres has joined the national Community Associations Institute.

The Board of Directors is excited to inform the homeowners that Northmoor Acres is now a member of the Rocky Mountain Chapter of the national Community Associations Institute (CAI). CAI is a national organization that "provides information and education to community associations and the professionals who support them. Their mission is to inspire professionalism, effective leadership and responsible citizenship" (www.caionline.org). Membership in this organization will help provide necessary training to the Northmoor Board of Directors and our homeowners on a variety of issues affecting our HOA and will keep us informed as to new laws/requirements that affect us. In October, three of our current Board members attended an all-day training in Denver on "The Essentials of Community Association Volunteer Leadership" which included overviews of several Colorado laws affecting our HOA, finances, insurance, board meetings and rules enforcement. This training was free to our Board members as a benefit of joining CAI. Presenters included HOA attorneys, professional HOA managers, and HOA insurance experts. In November, a couple of Board members were also able to attend the CAI Rocky Mountain Chapter Fall Conference at a reduced price and which they paid for out of their own pockets. Membership in CAI allows the Board to access a broad variety of their publications and resources at a reduced cost, and goes toward fulfilling a requirement of the Colorado Common Ownership Interest Act (CCOIA) that HOA Board members receive education on responsible governance of an HOA. The HOA Board is then responsible to provide education to homeowners (often through the newsletter or website) on the general operation of the association and the rights and responsibilities of homeowners. As a result, the Board of Directors will periodically be including information in this newsletter that fulfills the Board's responsibility to educate the homeowners about HOA issues.

At our October CAI training, it was recommended that we review all of our HOA policies in order to update them with any new requirements from the state that we are subject to. Over the next year the Board will be studying our policies to see if we need to make any changes, and we will submit any changes to the homeowners for feedback and comments.

Greenbelt Watering

Residents who live near the greenbelt area may have noticed a few of your Board members (and their spouses) working in the greenbelt last weekend. In this severe drought, our tree consultant has strongly recommended that all the greenbelt trees be watered several times over the winter to keep them from dying or being stressed (ideally once a month). Keeping the trees healthy will also make them more resistant to pine bark beetles, which should also reduce the likelihood the beetles will spread to other homeowners' property. The Board was able to water most of the trees from a hose (a VERY LONG hose) using one of the Board member's outside faucets (thanks to Susy and Jesse Ruof-Strack); the remainder of the trees were watered from a truck and tank owned by a Board member (thanks to Joanne and Steve Stroud). However, watering all the trees took two full days of work by four people. At the annual meeting, the Board will be proposing a community "adopt a tree (or several trees) program" for homeowners who live adjacent to the greenbelt. We are hoping that homeowners who border the south greenbelt area would be willing to help with the watering the next time it is needed and/or allow use of their outside faucets for the process so it doesn't take as long.



Snow Policy

As a reminder, and hoping for more snow, 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 may hire a private contractor. We are aware there are some homeowners that have plowed themselves and their neighbors out and that has been very much appreciated. Please see Snow Removal Policy on the HOA website at www.northmooracres.org.



Results of 2012 "Brighten Up Northmoor"

THANKS to everyone who decorated their homes with lighting for the holidays. They all looked wonderful and

our subdivision benefitted from the different displays of lighting. The Neighborhood Committee is pleased to announce that John and Debbie Benis on Cholla Court were voted the best display of holiday lighting for 2012. An Olive Garden gift card, donated by one of the Committee members, was given to the Benis'. We want to acknowledge these additional homeowners who also had great lighting displays:

- Jerry & Jody Yakel on Northmoor Drive
- Tim & Virginia Hersch on Cactus Drive
- Richard and Michele Davis on Cactus Drive

Neighborhood Committee Plans for 2013

We had an enjoyable year in 2012 with several events planned and orchestrated by the Neighborhood Committee. Mark your calendars for our first event of 2013:



Easter Egg Hunt

Saturday morning, March 30, 2013, 10 am in the picnic area off of Northmoor Drive. The Neighborhood Committee will hide plastic eggs filled with goodies for the children to find. This will be open to all children and different age groups will be staged. There will be a prize for the child who finds the golden egg!

Stay tuned for more information about these upcoming events for 2013:

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| Let's have a Garden Party! | Car Show |
| Dancing in the Street | Holiday Lighting Contest |
| Picnic | Children's Caroling |
| Northmoor Acres Farmers Market/Exchange | |

Community Notification System

In addition to keeping the HOA informed of your current email address, please be sure we have an up-to-date phone number for you. Send changes to the Board through BOD@northmooracres.org. The Board wants our community notification system (Reverse 911) to be able to disseminate time-sensitive messages to every homeowner via telephone. If you have an issue that could benefit from the use of this system, please contact any Board member.

Tips & Reminders

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

Serving our community:

Board of Directors BOD@northmooracres.org

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	587-0959
Joanne Stroud	Director of Members / Chair-ACC	587-0282
Sabrina Schnitzler	Director	303-669-1807

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	Lori Pierce
Steve Stroud	Sabrina Schnitzler	Terry Showalter	Jesse Strack
Paul Tams			

Property Maintenance Committee

Shawn Rieke	John Soricelli	Dave Klink	Jerry Carson
Susy Ruof	Mike McGinty	Mike Martin	