



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Winter 2016



Brrr.... It's COLD Outside !!!

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

MARK YOUR CALENDARS:

Northmoor Acres Special Oil & Gas Informational Meeting

A special homeowners' meeting will be held Saturday, February 27 at 9:00 am at the Johnstown Community Center, 101 West Charlotte Street, Johnstown, Colorado. The Board will provide background and present the latest oil & gas information to help HOA members understand how the Board reached the decision outlined in the December 2015 letter.

Northmoor Acres HOA Annual Meeting is set for Saturday, March 19, 2016 at 9:00 a.m.

Our 43rd Annual Homeowners' meeting will be held Saturday, March 19 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 4 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 19. 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.

Calling ALL Board of Director Candidates

Now is your chance to be a part of making a difference within the Northmoor Acres community. We need to fill three or more director positions with new people 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 Deb Coulson at 587-8533.

Architectural Control Committee (ACC)

There is a new email address for the ACC. When sending in information to request approval on a project, please send your request to ACC@northmooracres.org.

GOT Snow?

As a consideration to your community, when we get a lot of snow and you plow your driveway, please move the snow to the side of the road. Please do not place your driveway snow in the middle of the road. Also, we are aware that there are some homeowners who have plowed themselves and their neighbors out and that has been very much appreciated with the recent snow and ice. Thank you.

2015-16 Assessments are 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, 2016. If you have not paid your assessment and special trash assessment, please remain a member in good standing and send your check by February 29, 2016. 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.

Northmoor Acres Committee Updates

Neighborhood Committee

The next scheduled community event will be the Annual Garage sale planned for May, 2016. Watch the Spring Newsletter for details.

Architectural Control Committee (ACC)

All structures and fencing need approval before you start your project. You can find the required submittal form and the ACC Guidelines on the Northmoor Acres website at www.northmooracres.org. 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 by email to ACC@northmooracres.org or in person by calling Joanne Stroud, ACC Secretary at 970-587-0282.

Structures within Northmoor Acres

Too often, structures are being placed on lots without the required Architectural Control Committee approval. If you do not submit a plan for consideration and wait the allowable 30 days review period, you may be required to remove the structure, despite your time, effort and investment. Please note that canvas or vinyl structures are not approved for use in Northmoor.

Tips & Reminders

- At no time should a dog be off your property unless they are on a leash. In the event they do get away from you, please be sure your dog(s) have tags on them.
- If you are walking the streets past dusk, please wear reflective clothing.



Trash Collection –

As a reminder, here is Northmoor’s agreement with Royal Disposal, implemented in September 2014, for weekly household trash pick-up:

- 1) Two 45-gallon roll carts/containers (limit of 50 pounds each); **OR**
- 2) Three 33-gallon carts/containers (limit of 50 pounds each); **OR**
- 3) One 96-gallon roll cart/container (limit of 70 pounds); **OR**
- 4) Four 45-gallon trash bags not in a roll cart/container (limit of 50 pounds each).

On January 1, 2015, Royal Disposal began billing property owners for additional trash in excess of the above noted limits. Invoices are being issued directly by Royal Disposal every three months to the homeowner at a charge of \$1.50 per bag or box.

If your cart is damaged, please call 970-587-8841 for repairs or replacements. Royal will repair minor damage from normal use. However, any cart with damages as a result of abuse or neglect by the property owner will be replaced at a charge of \$25.00 per cart or the cost of a replacement part.

Additional garbage carts are available through Royal Disposal for an additional monthly fee of \$4 (per roll cart) by calling 970-587-8841.

All trash must be bagged even if placed in a roll cart/container. Royal will take a limited number of branches, cut into 4-foot lengths and bundled/tied together. Summer yard waste should be placed in bags outside of the roll cart/container. One 45-gallon yard bag is free each week.

Please place your roll carts/containers facing the point of collection at the end of your driveway by 6:00 a.m. on Thursday mornings - normal collection day. The roll carts/containers should not be blocked by vehicles, objects, or overhanging tree limbs. Residents are responsible for keeping carts clean and odor-free by periodically rinsing them with a little detergent and water.

Royal will collect some materials to be recycled:

- 1) aluminum cans (cleaned, labels removed and no metal lids): and
- 2) newspapers/junk mail/magazines.

Recycle materials need to be clearly marked and/or in a recycle bin (if you have one) and put out on the same day as the trash, but in a separate pile. The paper items should be put in grocery bags (either plastic or paper) and placed on top of the recycle bin of aluminum.

Items Not Accepted: Hot ashes, yard debris, concrete or rocks, clothing, large pieces of metal, dirt, construction debris, household hazardous waste (i.e. batteries, oil, cleaning products, paint or antifreeze), pallets, flammable products, tires, furniture, hot water heaters, appliances, manure, medicine needles or any other hazardous materials.

Serving our community:

Board of Directors BOD@northmooracres.org

| | | |
|-----------------|--|----------|
| Susy Ruof | President | 587-2596 |
| Cindy Eldenburg | Vice President, Director of Technology | 587-2514 |
| Bill Skeldum | Treasurer | 587-0570 |
| 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)

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

Property Maintenance Committee

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|--------------------------|-------------|
| Shawn Rieke, Chairperson | Mitch Cheek |
| Jerry Carson | Dave Klink |

Governing Documents Committee

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

Oil & Gas Committee

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

Water Analysis Committee

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