



**NORTHMOOR ACRES HOMEOWNERS ASSOCIATION
NEWSLETTER**

JUNE 2011

COMMUNITY GARAGE SALE JULY 23 AND 24

The annual Northmoor Acres garage sale is scheduled on Saturday and Sunday, July 23 and 24 from 9:00 am to 4:00 pm. Homeowners do not have to participate both days. The Board (Director Anne Calvert) will take care of the advertisements. Signs will be posted. You just have to clean out your attic or garage, find those hidden treasures, and put them out in your driveway.

DUES STATEMENT COMING OUT SOON

A statement for the 2011 – 2012 Northmoor Acres HOA annual dues and special assessment for trash will be mailed out to homeowners soon. Annual assessments and first half trash assessments are due July 1, 2011. If not paid by July 31, 2011, they will be considered delinquent and subject to interest at the rate of 8% per annum. The annual dues will be \$100, and the trash assessment will be \$120, a total for the year of \$220. These assessments are the same as last year.

HOMEOWNERS MEETING SUMMARY

Special speaker on pine beetles: At the 38th annual homeowners meeting on February 26, 2011, there was a special speaker (Jeff Russell, an arborist with Lawn Doctor in Fort Collins) concerning the pine beetles and other pests attacking trees in the subdivision. There have been several pines trees killed by the beetles – on both the east and west side of the subdivision.

Mr. Russell explained that in order to avoid beetle-kill trees, homeowners must keep trees healthy and spray to control pests when they appear. He discussed our poor soil (often bentonite with too much salt) and bipolar weather as contributing to tree stress in Colorado. Monthly winter watering is the best way to keep trees healthy – water in the morning any time the temperature is above 32 degrees. Both young and mature trees need the most water; juvenile trees need medium watering. A rule of thumb is 5 gallons of water for every inch of girth of tree trunk measured at chest height – watering at the base during the winter, from the base out to the drip line during the summer. He also recommended deep root feeding at a depth of 8 inches around the drip line – he has not found fertilizer spikes to be very helpful. A stressed tree never recovers and growth is stunted forever, so it is important to be diligent and consistent with care. He emphasized to never prune pine trees in the summer – pine beetles are attracted to the smell of the sap. Mr. Russell told members that low nitrogen fertilizer is best for trees to stimulate root growth in both spring and fall; rose food is a good low nitrogen food for shrubs. The

pine beetles start to fly in April and can still be active late in the fall – so anyone with infected trees needs to spray probably twice between April and November – the spray is only good for about 90 days. The current target trees are lodge pole pine, scotch pine, ponderosa and pinion; the beetles are not hitting Austrian pine and spruce yet. Mulching around the tree helps hold the water – don't use cedar mulch or rocks, use a mulch that will break down, depth of 2 to 3 inches but don't pile on the trunk itself. In Colorado, most tree roots are shallow – within the top 12 – 16 inches of soil.

Following the special presentation, the members voted on the following measures:

- 1) To approve the minutes from the 2010 Annual Meeting.
- 2) To approve the budget summary for July 1, 2009 – June 30, 2010 (past); to approve the budget July 1, 2010 to June 30, 2011 (current) and July 1, 2011 – June 30, 2012 (coming year). The budgets are also published on the HOA website.
- 3) To elect Susy Ruof and Dan Ivarson to three-year terms as Northmoor Board of Directors members.

Additional discussion of activities from the preceding and current year included:

Thanks – Vice President Mike Martin extended thanks to:

Bill Skeldum for his service on the Board of Directors for 6 years and also serving as President.

Jim Russo for his service as bookkeeper and webmaster.

Joanne Stroud for her service as the Architectural Control Committee (ACC) secretary and for organizing the car show and cook out.

Anne Calvert for her organization of the annual garage sale.

Tim Hersch for helping with refreshments, setting up meeting room, and refurbishing and setting out the signs.

Thank you to members, including Dave Klink, that help by mowing the greenbelt and paths and rights of way.

Architectural Control Committee Report – Director Joanne Stroud thanked the members of the ACC (Barbara Ding, Michael Gibbs, Ginny Hersch, Dave Klink, Charles Krueger and Dave Schnitzler).

Burn permits: Roy Rutt has, in the past, maintained a community burn permit. The policy has changed and now each homeowner must obtain their own permits (see below).

Goat head thorns: Roy Rutt has sprayed along WCR 11; homeowners were requested to control the plants along their property.

Items from membership: Dan Ivarson asked if the HOA would be interested in purchasing a tractor that then members could borrow. It was noted that there are lots of coyotes in the subdivision, members were warned to watch their small animals. Development in the McWhinney Subdivision seems to be inactive.

CHANGE IN OPEN BURNING PERMIT PROCESS REMINDER

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. You can also obtain a burn permit online at www.co.weld.co.us/apps/health/burn_permits. Once you complete the application online, an email will be sent to the email address you provide indicating the application has been received. Within three business days, you will receive an email from the Weld County Department of Public Health either approving or denying your request for a permit. The permit holder must notify the local fire department about the time/day/location of any burn. Burn permits are valid for a maximum of two weeks. Burning can begin two hours after sunrise, and must be completed no later than two hours before sunset. No burning is permitted when local wind speed exceeds 5 mph. All open burns are cancelled when a "No Burning Declaration" or "Ozone Action Day Alert" has been declared.

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!

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

FLAG ETIQUETTE

With July 4th coming soon, residents are encouraged to treat the American flag with respect. Guidelines established by the U.S. Congress can be accessed at www.ushistory.org/betsy/flagcode.

Volunteers working for your community - Board Members

Susy Ruof	President	587-2596
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 Correspondence	590-7059
Joanne Stroud	Director of Members	587-0282
Dan Ivarson	Director of Events	587-5303
Rich Vance	Director of Committees	587-7044

Architectural Control Committee

Joanne Stroud, Secretary, 587-0282

David Schnitzler	Barbra Ding	Ginny Hersch
Chuck Krueger	Dave Klink	