



## NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Spring 2013

# Summertime is here!

### *Northmoor Acres Community Garage Sale – June 8 & 9*



A community garage sale will be held the weekend of June 8-9. Due to limited funding, we will not be paying for traditional advertising. We will put a free ad on Craig's List and, of course, anyone is welcome to do advertising on their own. However, one of your neighbors paid for the expense of advertising in the Johnstown Breeze.

**MOVING SALE also on June 8 & 9 - 20504 Cactus Drive** Need to sell everything in woodworking shop including welding equipment, saw horses, and work bench table, Delta Radial Arm Saw, Delta Band Saw & Blades, Routers, Leigh Dove Tail Jig, Dewalt , Auger bit set, Plate Joiner, Delta 6 In" Jointer, aluminum extension ladder, 5-foot step ladder, shovel, sledge hammer, a Craftsman Transit Mod. 789.46238 (used on one job-like new condition), and every thing pertaining to maintaining a lawn. Shop/garage Heater (Cadet RCP402S 240V400W Port U-Htr) used only once, Bulk Tape Eraser, walk behind mower, and many other small items. Also household items: table & 4 chairs, two love seats upholstered, two Lazy Boy lounge chairs, a few cans, all gardening items, and miscellaneous household items. Magnavox VHS Camcorder with carousel, & projector screen, a 1950's Singer sewing machine. Also after selling house will have a walk behind mower and rider mower for sale. If interested can call us at 587-5058 for pre-sale buying by appointment.



### *Prairie Dog Sightings!*

Please contact the Board of Directors at [BOD@NorthmoorAcres.org](mailto:BOD@NorthmoorAcres.org) if you see any prairie dogs in the Northmoor Acres vicinity.

### *2013-14 Northmoor Acres Budget – Annual Assessments Increase*

The Budget Committee of Northmoor homeowners gave their report to the Board on May 9. Their conclusion was that this HOA needs more than \$13,000 annually to operate. Since the last HOA assessment increase in 2005, our expenses have risen with inflation, but the assessments have not been raised to keep up with those expense increases. In an effort to offset the two biggest budget items – water and open space – the Board is working to lease the HOA water shares (new lsh and Supply) and to find a farmer to cut and bale the grass in the open space in exchange for the hay. Please contact any Board member if you have information that could assist in these two tasks. Both of these pursuits will save money. In the meantime, there will be a 3% increase in the annual assessments, allowed by Declaration Article IV Section 3, effective July 1, 2013 – from \$100 to \$103.

### **Future Communications with Members of Northmoor Acre HOA**

In an additional effort to reduce expenses, the HOA will go paperless where possible. Most communications will be e-mailed to those homeowners for whom we have e-mail addresses. These communications will include, but are not limited to: Annual Assessment Invoices, Newsletters and any other communications that are sent to all homeowners. When communications are e-mailed, there will also be a phone message through the notification system to inform all homeowners that a communication has been e-mailed.

### **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 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.

### **Northmoor Acres Committee Updates**

#### **Budget Committee**

A committee of interested homeowners was formed after the Annual Meeting in February. The committee made its recommendation to the Board of Directors on May 9, 2013.

#### **Nomination Committee**

There was interest expressed at the Annual Meeting in February of forming a Nomination Committee. We have one person signed up for this committee. If you are interested in joining/forming this committee, please contact Susy Ruof at 587-2596.

#### **Architectural Control Committee**

As reported at the Annual HOA Meeting in February, the ACC Committee approved many projects in 2012 including:

<b>Projects Completed</b>	
Sheds, Outbuilding, chicken coop	4
Fencing	5
Solar Panels	1
Electric Wiring on existing Fencing	1
Awnings	1
Exterior Finishing Changes	2
Window Changes	1

#### **Neighborhood Committee**

Did you notice the new Community Event signs?? They were the background of the Easter Egg Hunt announcement. One of your neighbors paid for the expense of designing and making those Community Event signs.



The Committee hosted a wonderful Easter Egg Hunt on March 30 and received comments from several parents about how much fun it was. THANKS to all the families that participated. All of the eggs, candies, and prizes were donated exclusively by the members of the Neighborhood Committee. No funds were expended from the HOA budget.

*Stay tuned for more information about these potential upcoming events for 2013 in the Summer newsletter.*

Dancing in the Street

Car Show

Picnic

Holiday Lighting Contest

Northmoor Acres Farmers Market/Exchange

Children's Caroling

**Tips & Reminders**

Children are out of school and the improved weather has more people out in the streets. Please drive slowly in the neighborhood.

**A BIG Thank You**

To these neighbors who wish to remain anonymous:

- Paid for the beverages and pastries at the Annual Meeting
- Paid for advertising in the Johnstown Breeze for the Northmoor Acres Community Garage Sale
- Paid for the new Community Event signs

**Serving our community:**

**Board of Directors** [BOD@northmooracres.org](mailto: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 / Chair-ACC	587-0282

**Architectural Control Committee (ACC)**

Joanne Stroud	Deb Coulson	Barbra Ding	Ginny Hersch
Dave Klink	Chuck Krueger	David Schnitzler	Art Szallar

**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	John O'Brien

**Budget Committee**

Deb Coulson	Leif Bothun	Cindy Eldenburg	Dave Klink
Jacque Modenhauer	Dave Schnitzler	Bill Skeldum	Jim Russo