



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Spring 2014

Is it Spring yet?



Northmoor Acres Community Garage Sale – Scheduled for May 31

Mark your calendars and get your “stuff” ready. A community garage sale will be held May 31, 2014 for Saturday ONLY. The Neighborhood Committee believes advertising for one day only will increase the traffic as Sunday traffic has been very low in the past. We will put an ad on Craig’s List, in the Johnstown Breeze and Loveland Reporter Herald.

2014-15 Northmoor Acres Budget Passes – Statements for Assessments Coming Out End of May

Thank you to all the Northmoor folks who attended the annual meeting and supported our democratic process. The proposed budget for fiscal year 2014-15 was presented to and approved by the Members at this year’s Annual Meeting on March 22, 2014; there were 81 lots represented either in person or by proxy. Effective July 1, 2014, the Members approved an increase in the base annual assessments to \$130/year (71 in favor, 5 opposed). The Members also approved an additional temporary assessment of \$20/year, for a period not to exceed 5 years, to cover legal fees and approved the Board continuing collection efforts to recover the judgments awarded to the Association by the courts (69 in favor, 10 opposed). The Trash assessment will remain the same at \$120 annually. Total assessments for the 2014-15 fiscal year will be \$270.

2014 Northmoor Acres Annual Meeting Highlights

In addition to the votes discussed above to approve the 2014-2015 budget and increase in assessments, the members also voted to approve the minutes from the 2013 annual meeting, which were sent to all members before the annual meeting. The Board plans to continue to send this information in advance of future annual meetings.

As there were no other nominations or volunteers to serve on the Board, it was not necessary to take a vote so Deb Coulson, Cindy Eldenburg, and Susy Ruof were approved by acclamation to serve an additional three-year term on the Northmoor Acres Board of Directors.

Additional discussion of activities from the year included thanks to:

- All Board members and their spouses (reflecting over 150 total years of living in the subdivision);
- Anne Calvert as past-treasurer; Jim Russo as the Bookkeeper, Webmaster and consultant to the Board;
- Deb Coulson and the Neighborhood Committee for all the great neighborhood activities;
- Joanne Stroud and the Architectural Control Committee for all their work;
- Deb Coulson and the Budget Committee for all their work on our financials;
- Tim and Ginny Hersch for helping with refreshments and meeting room set up;
- Dave Klink and Terry Showalter for help in the greenbelt;
- Mitch Cheek for allowing us to use his faucet to water the greenbelt trees;
- Shawn Rieke and Mike Martin for arranging greenbelt and property maintenance; and
- Jerry and Kathy Carson for greeting members and signing everyone in at the annual meeting.

New members to the community were asked to introduce themselves. Members were asked to update their email addresses and phone numbers.

Other review of the year:

- Greenbelt was mowed for free this past year in exchange for the hay, but mowing was done later than desired.
- The HOA was able to lease Northmoor Acres' water shares last year which provided income.
- Prairie dog burrows were found again on the northeast corner of the subdivision. Thanks to our neighbor Greg Potburg, who took care of burrows on both his property and Northmoor's.
- There was brief discussion of last September's floods that washed out the bridge on Road 44 going out to I-25. The Board worked with the Town of Berthoud to get the bridge repaired, and is continuing to follow-up with Berthoud this spring to get the permanent repairs completed before spring run-off.
- There was a short discussion about snow removal. We do have a snow policy. Weld County is responsible for the upkeep of the roads inside the subdivision, including snow removal. Some roads that border Northmoor (Rd 11 and part of Rd 42) belong to Berthoud and are maintained by them rather than being maintained by Weld County.



Burn Permits

Each individual property owner needs to apply for their own open burn permits, which are free. These permits are available at the Weld County Department of Public Health and Environment at 1555 North 17th Avenue, Greeley, Colorado 80631 (2nd floor). Phone 970-304-6415 or 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 (although we have experienced this happening within a matter of a few hours), 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 Fire Department strongly recommends against burning in a barrel.

Northmoor Acres Committee Updates

Three new committees were formed at the annual meeting. If you were not at the annual meeting and would like to sign up for one of these new committees, please contact Deb Coulson, 587-8533. Meetings will be scheduled soon for these committees. They are:

- **Governing Documents**
- **Oil & Gas**
- **Water Analysis**

Nomination Committee

We have two folks signed up for this committee. If you are interested in joining this committee to work on getting Board Director nominees for next year's annual meeting, please contact Deb Coulson at 587-8533.

Architectural Control Committee

As reported at the Annual HOA Meeting in March, the ACC Committee approved several projects in 2013 including:

Projects Completed	
Sheds, outbuildings, chicken coops	9
Fencing including dog enclosure	7
Solar Panels	1
Exterior Finishing Changes	2
Decks and under deck enclosures	3

Neighborhood Committee



The Committee hosted an Easter Egg Hunt on April 19. *THANKS* to all the families that participated. We've been told that everyone had a "hopping" good time. This year there were games added for the children—a spoon race and a bunny hopping race. In the different age categories, these youngsters were the speedsters: Joshua MacFarlane, Kyle Stroud and Jackson Kellar for these events. No funds were expended from the HOA budget.



Dancing in the Street scheduled for June 28

Join us for a fun evening for the whole family on Mesquite Court starting at 7:00 p.m. Has it been awhile since you have done the "Hokey Pokey" or the "Chicken Dance"? Want to experience some basic steps of western square dancing? Bring your children and grandchildren, this will be a fun time for all. There will be a DJ who is also a square dancing "caller". He will play the music he has or a CD that you bring. The Neighborhood Committee will provide lemonade, water and assorted chips. Please bring your favorite finger foods (dips or appetizers) and your lawn chairs!

For the remainder of the year, put these fun events' tentative dates on your calendar.

<i>Car Show</i>	<i>July 26</i>
<i>Farmer's Market</i>	<i>August 23 and September 13 (or more if needed)</i>
<i>Annual Picnic</i>	<i>August 30</i>
<i>Halloween in the Park</i>	<i>October 31</i>
<i>Fireside Christmas Gathering</i>	<i>December 21</i>
<i>Brighten Up Northmoor</i>	<i>December</i>

Tips & Reminders

- Children will be out of school soon and the expected improved weather will have more people out in the streets. Please drive slowly in the neighborhood.
- Pet owners, please remember to keep your pets under your control at all times.
- If you are walking the streets past dusk, please wear reflective clothing.
- West Nile Virus is still a public health concern. Check your property for standing water and remove it. Protect yourself and your neighbors.

A BIG Thank You

To our generous neighbors, who paid for the beverages and pastries at the Annual Meeting and wish to remain anonymous!

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

Neighborhood Committee

<i>Deb Coulson, Chairperson</i>	Kim Coulson	Terry Showalter
Audry Bothun	Carol Lowe	Jesse Strack
Mitch Cheek	Sabrina Schnitzler	

Property Maintenance Committee

<i>Shawn Rieke, Chairperson</i>	Dave Klink	Robert Sprague
Jerry Carson	Mike Martin	
Mitch Cheek	Mike McGinty	

Nomination Committee

<i>Deb Coulson, Chairperson</i>	Jacque Moldenhauer	Robert Sprague
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