



## NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Winter/Spring 2015

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### Is it Spring yet?



#### **Northmoor Acres Community Garage Sale – Scheduled for May 30**

Mark your calendars and get your “stuff” ready. A community garage sale will be held May 30, 2015 for Saturday ONLY. One day was the format for last year’s garage sale and it seemed to go well. We will put an ad on Craig’s List, in the Johnstown Breeze and Loveland Reporter Herald. If you are planning to hold a garage sale, please contact Deb Coulson, 587-8533 so that we can get a count of how many homeowners are planning to participate.

#### **Northmoor Acres Signs Oil & Gas Lease**

There was an HOA meeting held January 17, 2015 during which a presentation was given to update HOA members about the current status of the oil & gas leasing offer from Anadarko. It was unanimously approved to have the Board continue to pursue and sign an oil & gas lease for Northmoor Acres HOA. The oil & gas lease was signed March 12, 2015; however, a notice that all of you should have received from Anadarko indicated that drilling for the Whisper Rock wells will not begin until 2016. The Board is still working out details on how to share the bonus money that will be forthcoming from signing the oil & gas lease. We will keep you posted.

#### **2015-16 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 2015-16 was presented with a unanimous approval by the Members at this year’s Annual Meeting on March 21, 2015; there were 65 lots represented either in person or by proxy. Effective July 1, 2015, there will be an increase in the base annual assessments of 3% or \$3.90 to \$133.90/year. The temporary assessment of \$20/year remains the same as does the Trash assessment of \$120/year. Total assessments for the 2015-16 fiscal year will be \$273.90.

#### **2015 Northmoor Acres Annual Meeting Highlights**

In addition to the votes discussed above to approve the 2015-2016 budget, the members also voted to approve the minutes from the 2014 annual meeting, which were sent to all members before the annual meeting.

Newly elected or re-elected Board members included: Ginny Hersch, Kim Gardner and Roy Rutt. They will serve a three-year term.

Additional discussion of activities from the year included thanks to:

- All Board members and their spouses;
- Jim Russo as the Bookkeeper, Webmaster and consultant to the Board;
- Joanne Stroud and the Architectural Control Committee;
- Deb Coulson and the Neighborhood Committee;
- 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;
- Dick Branecki for his discussions with county folks regarding road repairs around Northmoor after the September 2013 floods;
- 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, which helps the Board stay in touch with Members about public safety notices and other important neighborhood issues through blanket emails and the community phone notification system.

Other review of the year:

- Director Coulson gave a report updating the members on activities of the Neighborhood, Oil & Gas, Governing Documents and Water Analysis committees.
- The HOA was able to lease Northmoor Acres' water shares last year at a higher rate which provided increased income.
- The greenbelt was again mowed last year in exchange for the hay, which decreased property maintenance expenses.
- Director Coulson presented updated information regarding the Oil & Gas lease and potential disbursement of bonus and royalty monies to the members of the HOA.
- Director Eldenburg presented information regarding the possibility of hiring a management company to run the homeowners association.



### **Burn Permits**

Each individual property owner needs to apply for their own open burn permits from the County, which are free. These permits are available at the Weld County Department of Public Health and Environment at 1555 North 17<sup>th</sup> Avenue, Greeley, Colorado 80631 (2<sup>nd</sup> floor). Phone 970-304-6415 or online at [www.co.weld.co.us/apps/health/burn\\_permits](http://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 property owner must also obtain a burn permit from Front Range Fire Rescue Authority (Johnstown & Milliken), 970-587-4477, which costs \$30. For questions, or to receive a burn permit by email, contact Jesse Molinar, Fire Marshal, Front Range Fire Rescue Authority, at [JMolinar@frfr.com](mailto:JMolinar@frfr.com). Burn permits from Front Range are required for any open burning (confined/unconfined, enclosed/unenclosed), for bonfires, and for recreational fires or campfires. A Front Range Fire Rescue Authority burn permit is NOT required for portable outdoor fireplaces or fire-pits, but they must be 15 feet or more from structures or combustible materials. The property owner must notify the local fire department about the time/day/location of any burn by calling Weld County Dispatch 970-350-9600 with the above information, or by description on the burn permit itself. Burn permits from the County are valid for a maximum of two weeks; burn permits from Front Range Fire Rescue Authority are only good for the date issued on the permit. Burning can begin two hours after sunrise, and must be completed no later than two hours before sunset for most permits. 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. Open burning without prior authorization or a permit is subject to issuance of a Municipal Court summons and/or fines from the Colorado Department of Public Health.

Updated burn information will be posted on our website soon, including the Open Burn Permit Application for Front Range Fire Rescue Authority.

### **Architectural Control Committee**

As reported at the Annual HOA Meeting in March, the ACC Committee approved many projects in 2014 including:

<b>Projects Completed</b>	
Sheds, outbuildings, chicken coops	17
Fencing including dog enclosure	11
Exterior Finishing Changes	3
Decks	3

All structures and fencing need approval before you start your project. 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 to [BOD@northmooracres.org](mailto:BOD@northmooracres.org) or call the ACC Secretary, Joanne Stroud, 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. Plans are required to be submitted, via e-mail to [BOD@northmooracres.org](mailto:BOD@northmooracres.org) or in person to ACC Secretary Joanne Stroud by calling 970-587-0282, at least 5 days before the first Wednesday of any month. Please note that canvas or vinyl structures are not approved for use in Northmoor.

### **2014-15 Assessments are Past Due**

If you have paid your assessments for the full year, we thank you. If you only paid half of your trash assessment, the 2<sup>nd</sup> half (\$60.00) was due January 1, 2015. Late fees for 2<sup>nd</sup> half trash began to accrue in March, 2015 at \$5/month. If you have not paid your annual, temporary or trash assessments for the 2014-15 fiscal year, late fees continue to accrue at \$5/month which began in September, 2014.

### **Tips & Reminders**

- Please remember to keep houses and vehicles locked – there was a robbery of an unlocked vehicle on the southwest side of the HOA several months ago.
- 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.

*Serving our community:*

<b>Board of Directors*</b>	<a href="mailto:BOD@northmooracres.org">BOD@northmooracres.org</a>	
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	481-5415
Mike Martin	Director, Board Historian	587-2557
Shawn Rieke	Director of Property	587-0959
Roy Rutt	Director	587-4368

\*Officers of the Board will be elected for the next year at the regularly scheduled Board Meeting in May.

**Architectural Control Committee (ACC)**

Joanne Stroud, Secretary	Ginny Hersch	Chuck Krueger
Barbra Ding	Dave Klink	Art Szallar

**Property Maintenance Committee**

Shawn Rieke, Chairperson	Mitch Cheek	Mike Martin
Jerry Carson	Dave Klink	Robert Sprague

**Governing Documents Committee**

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

**Oil & Gas Committee**

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

**Water Analysis Committee**

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