



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Spring 2016

Is it Spring yet ? ? ?



Northmoor Acres Community Garage Sale – Scheduled for Saturday, June 11

Mark your calendars and get your “stuff” ready. A community garage sale will be held on Saturday, June 11, 2016 ONLY. A single day sale has been the format for the last two years and we have received positive feedback. Northmoor will put an ad on Craig’s List, in the Johnstown Breeze and the Loveland Reporter Herald. All you have to do is put your “stuff” for sale outside at your place. If you are planning to participate, please contact Deb Coulson at 587-8533. Future planning of an HOA sponsored garage sale will depend on the number of homes that participate this year.

2016-17 Northmoor Acres Budget Passes

Thank you to all the Northmoor folks who attended this year’s HOA annual meeting on March 19, 2016 and supported our democratic process. It was an engaging meeting with 82 lots represented either in person or by proxy. The Management Company proposal was presented and there was a lot of discussion. This proposal did not pass, but in its place an approval was given by the members to spend up to \$5,000 per fiscal year for financial and administrative support for the Board. A second proposal was presented and approved to amend, clarify and restate the Governing Documents for a one time fiscal year fee of \$10,000. The total annual budget including trash for fiscal year 2016-17 will be \$49,239 and was approved by the membership. If annual assessments were to be collected, the operating budget effective rate would be \$292.33/year/lot and the trash assessment would be \$120.00/year/member totaling \$412.33. For fiscal year 2016-17, which begins July 1, the member assessments will be covered by the oil & gas bonus monies received by the HOA in November, 2015. Additionally, all assessments collected for FY 2015-16 will be refunded to the homeowners within the next couple of months. The Board will be sending out the approved annual budget details shortly.

NEW Governing Documents Section on NorthmoorAcres.org

As mentioned at the Annual Meeting in March, 2016, the Board has been reformatting all of the HOA policies and revamping the Governing Documents section of Northmoor Acres’ website. *Check it out!* The work is now complete. All governing documents can now be found under the single heading – *Governing Documents*. These include the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, By Laws, Architectural Control documents, and all HOA policies. Each are as originally recorded with either the State of Colorado or Weld County (except ByLaws and policies which are not required to be recorded). As approved at the annual meeting, work will begin soon to update, amend and restate Northmoor Acres’ governing documents.

Enforcement Policy

You should have received the amended Enforcement Policy sent out the week of March 15. Thanks to the homeowners that provided comments. The Board made a couple revisions based on member input and the new policy is now posted on www.northmooracres.org - the subdivision’s website under Governing Documents - Policies. *Please note this enforcement policy becomes effective July 1, 2016.*

2016 Northmoor Acres Annual Meeting Highlights

In addition to the approval of the 2016-2017 budget, the membership also approved the minutes from the 2015 annual meeting. These minutes were sent to all members the week before the annual meeting.

Newly elected or re-elected Board members included: Ben MacFarlane, Charles McCollum, Shawn Rieke, and Robert Sprague.

Additional discussion of activities from the year included thanks to:

- All Board Directors and their spouses;
- Jim Russo as the Bookkeeper, Webmaster and consultant to the Board;
- Joanne Stroud as Secretary and the Architectural Control Committee;
- Deb Coulson for event planning and quarterly newsletter creation;
- Dave Klink and Terry Showalter for mowing on the greenbelt paths and the picnic area;
- Terry Showalter for cooking at the annual picnic;
- Mitch Cheek for allowing Northmoor to use his faucet to water the trees in the greenbelt;
- Dick Branecki for his work with Weld and Larimer Counties 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 and were welcomed to the community.

Other review of the year:

- Director Coulson presented the Management Company proposal, committee status reports for Governing Documents and Water Analysis and gave an update regarding activities in the Neighborhood. Director Coulson also presented an update regarding the Oil & Gas bonus received in November, 2015 and presented the financial reports for FY 2014-15, FY 2015-16 and the proposed budget for FY 2016-17.
- The greenbelt was mowed again last year in exchange for the hay, which decreased property maintenance expenses.
- The HOA continues to pursue leasing Northmoor Acres’ water shares with the goal of covering the annual water assessments. Ditch assessments, as explained in Director Coulson’s Water Analysis presentation, cannot be leased.

Architectural Control Committee

As reported at the Annual HOA Meeting in March, the ACC Committee approved many projects in 2015 including:

Projects Completed	
Outbuildings, chicken coops, remodels	8
Fencing including dog enclosure	7
Exterior Finishing Changes	3
Decks	2
Temporary storage	3

Structures/Fencing within Northmoor Acres

Too often, structures are being placed on lots without the required Architectural Control Committee approval. *All* structures, fencing, exterior remodels and paint color changes need approval before you start your project. 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 ACC@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. The updated ACC guidelines and the required project submittal form can be found on Northmoor Acres’ website at www.northmooracres.org under the new Governing Documents section.

CALLING all Volunteers!!!

The Property Maintenance committee is planning to hold a “Work Saturday” in the very near future. Please watch your email for further information.

Help us be a GREEN HOA!!!

Members were asked to update their email addresses and phone numbers at the annual meeting. Providing your email address helps the Board eliminate copying and mailing costs. It also helps disseminate messages to Members about public safety and other important neighborhood issues in a timely manner. Several members commented that they have not received any emails from the Board even though they have provided their email address. Consider changing your computer settings to allow emails from correspondence@northmooracres.org. If you learn of a Member who has not received quarterly newsletters or other emails from the Board that you received, please have them contact Deb Coulson at 587-8533. If you have not yet given the Board your email address, please share it so that we have an expedient way to communicate with everyone. **Only** Board sanctioned emails will be sent to this email address. And, of course, this list will **not** be provided to any third parties.



Those Pesky Goat Head Thorns!

Also known as very large stickers, please keep these cleared from the front of your properties. They are **very** hard on dog paws and bicycle tires. You must get them **before** the stickers form as the stickers provide the seeds for even more plants. If stickers are on the plants, they must be pulled or dug out. Be a gracious neighbor and keep your property clear of these terrible stickers. And if your neighbor has the stickers, maybe you can also help them keep the stickers cleared. Let's keep this a dog and bicycle friendly neighborhood.

Neighbors Education Corner

Taken from HindmanSanchez Law Firm website

How do you prove the existence of a covenant violation?

What needs to be shown in order to prove there is a covenant violation at a hearing.

At a hearing for imposition of a fine:

- Most governing documents and the Colorado Common Interest Ownership Act (CCIOA) only require associations grant owners hearings prior to imposition of fines. Specifically, CCIOA requires that prior to the imposition of a fine an owner must be provided notice and opportunity for a hearing. That hearing must occur before an “Impartial Decision Maker” and must comply with the terms of the association’s governing documents.
- Many governing documents set forth a hearing process, which must be followed by associations. However, if your governing documents provide no guidance, a good place to start is asking the homeowner charged with a violation to provide information as to why he/she believes there is no violation. After the homeowner presents his/her information, an association representative (or complaining party) can provide contradictory information so that both sides of the story are heard.
- The most common type of document used for a hearing is photos. The benefit to using photos is that photos are generally less likely to be challenged. Other documents that can be useful during a hearing will depend on the nature of the violation, but can include advertisements if the violation is running a business out of a home, or audio recordings if the allegations relate to noise violations.
- Eye witness testimony is the predominant type of proof for any type of hearing. A witness can advise the hearing panel of what he/she saw. Eye witness testimony is frequently challenged by owners, which can lead to a he-said, she-said situation.

Tips & Reminders

- If your vehicles are parked outside, please remember to keep them locked. Same goes for your house too – please keep it locked. Let’s not invite an issue.
- Children will be out of school soon and the warmer weather will result in more people out in the streets. Please drive slowly in the neighborhood.
- If you are walking the streets past dusk, please wear reflective clothing.
- Please remember to keep your pets under your control at all times.
- Remember that West Nile Virus is still a public health concern. Check your property for standing water and remove it. Protect yourself and your neighbors.
- Remember to pick up after your dog, even in the greenbelt!
- If you are riding in the streets and your horse leaves a “gift” behind, please return and pick it up!

Serving our community:

Board of Directors BOD@northmooracres.org

Susy Ruof	President	587-2596
Deb Coulson	Vice-President	587-8533
Ginny Hersch	Secretary	587-5627
Shawn Rieke	Treasurer	587-0959
Kim Gardner	Director	481-5415
Ben MacFarlane	Director	231-9159
Charles McCollum	Director	219-0977
Roy Rutt	Director	587-4368
Robert Sprague	Director	587-5736

Architectural Control Committee (ACC) - Joanne Stroud, Secretary 970-587-0282

Barbra Ding	Chuck Krueger	Norm Thielbert
Ginny Hersch	Bonnie Smith	
Dave Klink	Art Szallar	

Property Maintenance Committee

Robert Sprague, Chairperson	Linda Gardner	Norm Thielbert
Jerry Carson	Jim Overlin	
Mitch Cheek	Karen Overlin	

Governing Documents Committee

Deb Coulson, Chairperson	Kim Gardner	Paul Tams
Jerry Carson	Robert Sprague	
Kathy Carson	Joanne Stroud	