



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Fall 2013

It's a Beautiful Fall !!!



Trick or Treat !!!

It's that time of year, when the ghosts and goblins come out to play. We have new neighbors in Northmoor, many with smaller children. ***If you have a child that will be "trick or treating," be sure to visit 20645 Catclaw Court.....*** Look for the scary Frankenstein and other decorations fit for this holiday. Oh, and your children will love the treats! If you have candy to give for the "trick or treaters," please be sure to turn on lots of lights and have a well-lit path to your house..... For those of you with children, if the porch light is off, do not visit that house. Happy Holiday!



2nd Annual "Brighten Up Northmoor" Lighting Contest

You can show your holiday spirit by decorating your home for the holidays. The Neighborhood Committee will judge participating homes on Saturday, December 14. The winner will receive a special acknowledgement in the January 2014 newsletter.



Holiday Caroling

Would you, your children, and perhaps grandchildren be interested in getting into the Christmas spirit by singing holiday carols around a campfire? The Neighborhood Committee has scheduled this event for Sunday evening, December 15 in the picnic area off of Northmoor Drive. There will be hot chocolate served and we will be roasting marshmallows. The final details will be provided through e-mail and the notification system. Stay tuned!

2014 HOA Annual Meeting

The annual HOA meeting will be scheduled in March 2014. At the 2014 annual meeting, we will be electing or re-electing three Board Members. It is not too soon to consider whether you would like to run for a Director position on the Board. If you are interested in making a difference in your community, and would like to be considered for a Board of Director position, please contact members of the Nominating Committee: Deb Coulson at 587-8533 or Jacquie Moldenhauer at jacquie@skybeam.com and HOA President Susy Ruof at 587-2596. We will publish your name and background in the January 2014 newsletter.

If you have a topic for consideration that would require a vote of the Northmoor Acres Membership, please present your topic in writing to any Board member by December 1, 2013. This is required so appropriate notice can be provided to the membership.

2013-14 Assessments – 2nd Half due January 1, 2014

If you have paid your assessments for the full year, we thank you. If you paid half of your trash assessment, the 2nd half (\$60.00) will be due January 1, 2014 - thank you in advance for your prompt payment. The \$103 annual HOA assessment

and the first half trash assessment (\$60.00) was due on July 1, 2013. If you have not paid the minimum payment, please send your payment today.

Geophysical (Seismic) Survey Update

The Northmoor Board has researched the survey proposal that many of us received from Anadarko Petroleum and/or Cougar Land Services. We have talked with representatives from Cougar Land Services, the Weld County Public Works Department, the Town of Berthoud, Xcel Energy, Little Thompson Water, a private propane company, our HOA insurance company, and our HOA attorney. In addition, various homeowners have also shared information and opinions with the Board on this issue. Thanks to all of you for taking the time to do that!

The seismic survey process involves using very heavy “thumper trucks” to generate seismic waves so readings can be taken from a variety of sensors in order to compile a 3D map of geological formations under our subdivision which might be related to oil and gas deposits. Complaints about this process in other neighborhoods have included: 1) some reports of damage to house foundations and/or wells/septic tanks; 2) some reports of damage to older clay water pipes; and 3) some reports of animals reacting badly to the thumper trucks. As a result of these issues, the Board has concluded that this survey is too big a risk to our homes and animals (especially since we are a horse subdivision) and we have asked Weld County to exclude the thumper trucks from the roads within our subdivision, which they have granted. However, the thumper trucks may be allowed on some of the county roads around us. The Board has also made the decision to not allow any sensors to be placed in our open space in order to reduce the likelihood of any damage to the underground sprinkler system that waters our greenbelt trees, and to possibly discourage use of the thumper trucks on the county roads around us. Although the sensors by themselves do not pose a risk, the thumper trucks might pose a risk if they were close to homes or animals; there might be little or no reason to bring thumper trucks close to Northmoor if there were no sensors placed within our borders. The Board recommends that residents not give permission for sensors to be placed on their property for the same reason. The Board will continue to monitor this issue and will do its best to notify homeowners if/when any thumper trucks are scheduled to run on the county roads around us.

Update on Road 44 Closure out to I-25

As many of you may know, WCR 44 going west from Northmoor out to I-25 is maintained by the Town of Berthoud, not Weld County (as is WCR 11 on our west side). The Northmoor Board has been in communication with Berthoud about the repair of the bridge and road since the flooding. One of our homeowners, Dick Branecki, has been very helpful to the Board by collecting information as well, thank you! The most recent update from Berthoud on October 24 is that the town is in the process of submitting the paperwork to the Federal Highway Department to be reimbursed for the repairs. They have a survey crew and engineering firm hired to assist with the process, and as soon as they receive approval for the reimbursement they will put this project out for bid. Berthoud is required to follow all the rules that come with the Federal funding, which is taking additional time. The Board will continue to monitor the situation and keep residents informed. In the meantime, we assume that residents know they can go south on WCR 13 to the Mead exit on I-25, or north on WCR 13 to the Johnstown exit on I-25.

Deep Wastewater Injection Well Proposed near Northmoor

A subsidiary of Anadarko Petroleum, Kerr-McGee, has applied to the town of Berthoud to drill a deep wastewater injection well south of the dirt bike track across I-25 from Northmoor (south of CO 56 and east of WCR 7), which would be approximately 2-3 miles southwest of our subdivision. The application states that 85 to 100 tanker trucks would require daily, 24-hour access to the well site. The company would use the well for 50 years to inject wastewater from drilling operations 9,200 feet underground. The application also includes a 180-foot tall communications tower and water treatment facility. Residents near the proposed site complain that the project would lead to unwanted traffic and noise, among other issues. This application has been temporarily placed “on hold” at the company’s request, but may be brought back after Anadarko finishes additional evaluation. Several residents in Northmoor have helped research this issue, thanks for the time you took to do that! The Northmoor Board is continuing to track this proposal and will keep residents informed.

Future Communications with Members of Northmoor Acres HOA

As reported in the Spring & Summer 2013 Newsletters, the HOA has gone paperless where possible to reduce expenses. Therefore, the majority of the Board's communications are being sent via e-mail. For those of you not receiving Board communication by email, would you consider doing so? Please send your email information to BOD@northmooracres.org. As an additional consideration, there will also be a phone message done through the notification system to inform homeowners that an email has been sent.

Community Notification System

In addition to notifying the HOA of any changes to your email address, please make sure we have an up-to-date phone number for you. Send changes in phone numbers to the Board through BOD@northmooracres.org. Our community notification system (Reverse 911) allows the Board to rapidly disseminate time-sensitive messages to telephone numbers stored in the database. If you have an issue that could benefit from the use of this system, please contact any Board member.

Northmoor Acres Committee Updates

Neighborhood Committee

Great! 2013 Picnic

We had a wonderful showing at this year's picnic in August. Several of the new neighbors who have moved into Northmoor attended. It was a great time to meet new people and reconnect with other neighbors. Everyone had an enjoyable time. Thanks to everyone who attended.

Outstanding! 2013 Farmer's Market

For those that had a booth at our first ever Farmer's Market in August, they were awed by the traffic and very pleased with what was sold. There was also a lot of interest expressed by those who did not have a booth this year that they would like to have a booth next year. Due to its success, you can look forward to this event being an annual affair. Thanks for the patronage from those that came by and thanks to those who had booths.

Architectural Control Committee (ACC)

All structures and fencing need approval before you complete 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 or call ACC Secretary, Joanne Stroud, at 970-587-0282.

Nomination Committee

A Nomination Committee was formed after the Annual Meeting last February. There are two of us on this committee. More members would be welcomed. If you are interested in joining this committee, please contact Deb Coulson at 587-8533.

Tips & Reminders

- School has started and children are on the streets waiting for the school bus. Please drive slowly in our neighborhood—the speed limit is 30 mph.
- If you are out walking, please be sure to wear reflective clothing so cars can see you in the darker hours of the morning and evening.

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 / Chair-ACC	587-0282

Architectural Control Committee (ACC)

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

Neighborhood Committee

<i>Deb Coulson</i>	Audry Bothum	Kim Coulson	Lori Pierce
Sabrina Schnitzler	Terry Showalter	Jesse Strack	Paul Tams

Property Maintenance Committee

<i>Shawn Rieke</i>	Jerry Carson	Dave Klink	Mike McGinty
Mike Martin	John O'Brien	Susy Ruof	John Soricelli

Budget Committee

<i>Deb Coulson</i>	Leif Bothun	Cindy Eldenburg	Dave Klink
Jacquie Moldenhauer	Dave Schnitzler	Bill Skeldum	

Nomination Committee

<i>Deb Coulson</i>	Jacquie Moldenhauer
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