



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Fall 2014

Fall is DEFINITELY here !!!



Trick or Treat !!!

Happy
Halloween

It's the time of year, when the ghosts and goblins come out to play! We have new neighbors in Northmoor, many with small 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 the "trick or treaters," please 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. Have fun and be safe!

3rd Annual "Brighten Up Northmoor"

Show your holiday spirit by decorating your home for the holidays. The Neighborhood Committee will be looking for the most improved, the most creative, the most original, etc. Please have your decorations completed by December 21st for judging. Board members and Neighborhood Committee members are not eligible to win.



Fireside Holiday Gathering

It has a new name, but it is the same event that was held last year that turned out to be a beautiful crisp evening where everyone enjoyed hot chocolate and roasted marshmallows around the campfire. Please come and consider bringing your children and/or grandchildren and enjoy a neighborly event on Sunday, December 21 at 4:00 p.m. in the picnic area off of Northmoor Drive. The hot chocolate and marshmallows will be provided. Share your holiday spirit and join in the fun!

2015 HOA Annual Meeting

The annual HOA meeting will be scheduled for March, 2015. At the 2015 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, Jacquie Moldenhauer at jacquie@skybeam.com or Robert Sprague at 587-5736. We will publish your name and background in the January, 2015 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, 2014. This is required so appropriate notice can be provided to the membership.

Statement for Annual, Temporary and Trash Assessments

If you paid your assessments for the full year, thank you. The 2nd half of trash assessments (\$60.00) will be due January 1, 2015 - thank you in advance for your prompt payment. If you have not paid at least \$210 of the annual assessments, your account began accruing \$5.00 per month in late fees as of September 1, 2014. Invoices will be sent monthly until payment has been received. For your reference, the Collections Policy is posted on the Northmoor Acres website at www.northmooracres.org, and it was sent to you this past summer.

Oil & Gas

As you can see around us, drilling for oil & gas surrounds us. Northmoor Acres has been approached to lease our mineral rights. An Oil & Gas committee was formed at the last HOA annual meeting and it has been meeting to review the pros and cons of oil & gas drilling. The committee and the Board of Directors plan to meet with an oil & gas attorney (initially at no charge) to understand the implications of leasing and to get many questions answered, including the tax implications. The Board and Oil & Gas Committee will be providing additional information to the entire membership as soon as we have information to share.



Trash Collection - UPDATED

As of September, 2014, Northmoor's agreement with Royal Disposal for weekly trash pick-up has been updated and includes:

- 1) Two 45-gallon roll carts/containers (limit of 50 pounds each); **OR**
- 2) Three 33-gallon carts/containers (limit of 50 pounds each); **OR**
- 3) One 96-gallon roll cart/container (limit of 70 pounds); **OR**
- 4) Four 45-gallon trash bags not in a roll cart/container (limit of 50 pounds each).

Beginning January 1, 2015, if a property owner places additional trash in excess of the above, an invoice will be issued directly by Royal Disposal to the homeowner at a charge of \$1.50 per bag or box. The additional charges will be billed every 3 months. Look for a sticker that will be placed on your trash cans notifying you of trash issues.

If your cart is damaged, please call 970-587-8841 for repairs or replacements. Royal will repair minor damage from normal use. However, any cart with damages as a result of abuse or neglect by the property owner will be replaced at a charge of \$25.00 per cart or the cost of a replacement part.

Additional garbage carts are available through Royal Disposal for an additional monthly fee of \$4 (per roll cart) by calling 970-587-8841.

All trash must be bagged even if placed in a roll cart/container. Royal will take a limited number of branches, cut into 4-foot lengths and bundled/tied together. Summer yard waste should be placed in bags outside of the roll cart/container. One 45-gallon yard bag is free each week.

Please place your roll carts/containers facing the point of collection at the end of your driveway by 6:00 a.m. on Thursday mornings (our normal collection day). The roll carts/containers should not be blocked by vehicles, objects, or overhanging tree limbs. Residents are responsible for keeping carts clean and odor-free by periodically rinsing them with a little detergent and water.

Royal will collect some materials to be recycled:

- 1) aluminum cans (cleaned, labels removed and no metal lids): and
- 2) newspapers/junk mail/magazines.

Recycle materials need to be clearly marked and/or in a recycle bin (if you have one) and put out on the same day as the trash, but in a separate pile. The paper items should be put in grocery bags (either plastic or paper) and placed on top of the recycle bin of aluminum.

Items Not Accepted: Hot ashes, yard debris, concrete or rocks, clothing, large pieces of metal, dirt, construction debris, household hazardous waste (i.e. batteries, oil, cleaning products, paint or antifreeze), pallets, flammable products, tires, furniture, hot water heaters, appliances, manure, medicine needles or any other hazardous materials.



Northmoor Acres Committee Updates

Architectural Control Committee (ACC)

The ACC generally meets the first Wednesday of each month. For your fencing and/or building projects, please submit your request at least 5 days before the first Wednesday of the month. Please contact Secretary, Joanne Stroud at 587-0282 if you have any questions or a project to submit.

Nomination Committee

The time to identify nominees to run for a position on the Board of Directors is approaching. We have three folks signed up for this committee. If you are interested in joining this committee to work on getting nominees for the March 2015 annual meeting, please contact Deb Coulson at 587-8533.

Neighborhood Committee

The annual car show that was held on Saturday, July 26 had a great turn out with many different motorized vehicles. A fun time was had by all with lots of food and conversation.

The annual picnic was held on Saturday, August 30. ~~THANKS~~ to all that attended. We met lots of new neighbors. There were new activities to enjoy. Oh, and there was the “surprise ice bucket challenge”!!!

There were two Farmer’s Markets held this year - Saturday, August 23 and Saturday, September 13. This year, locally grown produce, sold by your neighbors included: carrots, corn, onions, red beets, tomatoes, zucchini, cucumbers, and plums. Also available for purchase were: crafts, stained glass, fresh baked apple pies, plum jelly, fresh eggs, breakfast burritos, homemade fudge, and chocolate zucchini bars. More neighbors participated with “booths”. This definitely will continue to be an annual event.

Tips & Reminders

- At no time should a dog be off your property unless they are on a leash. However, in the event they do get away from you, please be sure your dog(s) have tags on them. There was a small white dog wandering recently with no tags.
- 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
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
Mike Martin	Director, Board Historian	587-2557
Shawn Rieke	Director of Property	587-0959
Sabrina Schnitzler	Director of Events/Chair-Neighborhood Committee	303-669-1807
Joanne Stroud	Director of Members/Secretary-ACC Committee	587-0282

Architectural Control Committee (ACC)

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

Governing Documents Committee

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

Neighborhood Committee

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

Nomination Committee

<i>Deb Coulson, Chairperson</i>	Jacque Moldenhauer	Robert Sprague
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Oil & Gas Committee

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

Property Maintenance Committee

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

Water Analysis Committee

<i>Deb Coulson, Chairperson</i>	Kim Gardner	Robert Sprague
Dennis Ding	Shawn Rieke	Joanne Stroud