



## NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Fall 2015

### Fall has Arrived!!!



**Trick or Treat!!!**



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!

#### **2016 HOA Annual Meeting**

The annual HOA meeting will be scheduled for March, 2016. At the 2016 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 Deb Coulson at 587-8533. We will publish your name and background in the Winter, 2016 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, 2015. 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 2<sup>nd</sup> half of trash assessments (\$60.00) will be due January 1, 2016 - thank you in advance for your prompt payment. If you have not paid at least \$213.90 of the annual assessments, your account began accruing \$5.00 per month in late fees as of September 1, 2015. 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](http://www.northmooracres.org).

#### **THANK YOU!!!**

You know who you are. We can see the results of your efforts and they are greatly appreciated. The entrance signs, the picnic area, the path in the open space – all of these areas have been nicely taken care of and look great. **THANK YOU** for caring and taking such an active involvement in your neighborhood.

### ***Semi-Tractors Not Permitted in Northmoor Acres***

Did you know it is against Weld County Code to park a semi-tractor in a residential neighborhood? This means, not on your property or on the street, for any length of time. It is also against Northmoor Acres covenants.

### ***Oil & Gas***

You should have received a letter from Anadarko notifying residents of Northmoor Acres subdivision that Anadarko will begin developing the Wilson Ranch oil & gas wells that were approved earlier this year. With the goal of reducing the impact to our community, their service vehicles will access the location from the south via the I-25 frontage road to CR 40. This is good news for Northmoor residents living on the perimeter of the subdivision.

### ***Have you got Rabbits?***

As many residents have observed, the rabbit population in Northmoor appears to have increased this year. The two links below are provided as a public service announcement for residents. This information is also available on the Northmoor Acres website [www.northmooracres.org](http://www.northmooracres.org).

1. An explanation as to why there are so many rabbits this year from a Wyoming game biologist, posted by Wyoming Public Radio: <http://wyomingpublicmedia.org/post/wet-year-causes-rabbits-breed-well-rabbits>
2. Some information about rabbit fever, posted by Reuters Health: <http://www.reuters.com/article/2015/09/10/us-usa-rabbit-fever-idUSKCN0RA2VA20150910>



### ***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.

Look for the *new* "Amended Policy and Procedure for Architectural Control Committee" document that will be posted on the Northmoor Acres website ([www.northmooracres.org](http://www.northmooracres.org)) within the next 30 days. Please note, there is also a *new* form that needs to be completed and accompany all plans submitted to the ACC for fencing and/or building projects.

#### ***Neighborhood Committee***

***The annual picnic*** was held on Saturday, September 12. There was a lot of great food to sample and lots of good conversation to be had. **THANK YOU** to all who attended.

#### ***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.
- 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.

## Charitable Giving

A member of our HOA provided this article and we're passing it along. Please remember to be wary about charitable giving without doing a little research and ensuring the charity is legitimate.

Avoid any charity or fundraiser that:

- Won't provide proof that a contribution is tax deductible
- Uses a name that closely resembles that of a reputable organization
- Thanks you for a previous pledge that you don't remember giving in the past
- Asks for a bank account or credit card information before you have reviewed information and agreed to contribute.
- Uses high-pressure tactics to secure a donation before you have had a chance to make an informed decision about giving
- Asks for donations in cash
- Offers to send a courier to collect the donation or asks for you to wire money or guarantees sweepstakes winnings in exchange for a contribution
- Refuses to provide written information about its identity, its mission, its costs, and how the donation will be used

### Charity Checklist:

- Be wary of appeals that tug at your heart strings, especially pleas involving patriotism and current events
- Ask for the name of the charity if the telemarketer does not provide it promptly.
- Ask what percentage of the donation is used to support the causes described in the solicitation, and what percentage is used for administrative costs.
- Call the charity directly to find out whether it's aware of the solicitation and has authorized the use of its name.
- Discuss the donation with a trusted family member or friend before committing the funds.
- Don't provide any credit card or bank account information until you have reviewed all information from the charity and decided to donate.
- Ask for a receipt showing the amount of the contribution and stating that it is tax deductible. (Do understand that contributions made to a "tax exempt" organization are not necessarily tax deductible.)
- Before you give, investigate the charity on one of these watchdog sites:
  - [www.give.org](http://www.give.org);
  - [www.charitynavigator.org](http://www.charitynavigator.org); or
  - [www.charitywatch.org](http://www.charitywatch.org).

## Serving our community:

### Board of Directors [BOD@northmooracres.org](mailto: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
Kim Gardner	Director of Members	481-5415
Mike Martin	Director, Board Historian	587-2557
Shawn Rieke	Director of Property	587-0959
Roy Rutt	Director - Governmental Liaison	587-4368

### Architectural Control Committee (ACC)

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

### Property Maintenance Committee

Shawn Rieke, Chairperson	Mitch Cheek
Jerry Carson	Dave Klink

### 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	