



## NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Fall 2016

### Fall is in the air!!!

#### Trick or Treat!!!

It's the time of year, when the ghosts and goblins come out to play! If you are new to Northmoor Acres and have a child **that will be "trick or treating," be sure to visit 20645 Catclaw Court.** Look for the scary Frankenstein and Clawretta and other decorations fit for this holiday. Oh, and your children will love the treats! If other homes have candy to give the "trick or treaters," please turn on lots of lights and have a well-lit path to your door. If the porch light is off, assume that house is not participating. Have fun and be safe!

#### **Emails from HOA to Homeowners NOT being received**

The Board has received information that some homeowners with an email address on file are not receiving emails sent from [correspondence@northmooracres.org](mailto:correspondence@northmooracres.org). This newsletter is being sent via U.S. Mail to ALL homeowners as well as via email to those for whom we have email addresses. If you do NOT also receive this newsletter via email and your email address is on file with the HOA, we think the issue is that you do not have [correspondence@northmooracres.org](mailto:correspondence@northmooracres.org) in your contacts list. Please check your list of contacts and add this email address. If you have [correspondence@northmooracres.org](mailto:correspondence@northmooracres.org) in your list of contacts and did not receive the newsletter email, please send a note to [BOD@northmooracres.org](mailto:BOD@northmooracres.org). The Board greatly appreciates your attention to this matter as sending communications via email is **very efficient** for the Board of Directors and a **cost savings** to the community. Thank you for your efforts.

#### **Governing Documents Legal Review is Complete**

The Board met with Melissa Garcia, an attorney with HindmanSanchez at the October 20 Board meeting for the purpose of reviewing the analysis done by that firm regarding our governing documents. There is a lot of work to be accomplished to bring the Northmoor Acres HOA governing documents in line with law. This review was the first step. The Governing Documents Committee will be involved with this rewrite. If you are interested in being an active part of this committee, please contact Deb Coulson at 970-587-8533. For efficiency, we will limit the committee to 12 HOA members. Currently, there are 8 members on this committee. There is room for 4 additional members.

#### **Barking Dogs**

The Board has received several complaints about barking dogs at various times of the day. The complaints have been general, one barking dog seems to incite others. If you are an owner of a dog(s), please be considerate of the fact that constant barking could be an annoyance to your neighbors. Thank you for your consideration.

#### **Enforcement Policy - REMINDER**

The new Enforcement Policy went into effect July 1, 2016. If you have previously received a letter regarding a covenant violation and have not addressed the issue, you are at risk of getting a fine. Review the new policy, posted at [www.northmooracres.org](http://www.northmooracres.org), the subdivision's website, under Governing Documents - Policies.

### **Anadarko Drilling Near Northmoor Acres**

The Board has received a couple calls regarding the noise, lights and smell from the drilling being done by Anadarko south and west of the subdivision. The original notification was that Anadarko would drill during the daylight hours only Monday through Friday to reduce the inconvenience to the surrounding residents. We understand the drilling is finished at this time; however, as more work progresses, if you are experiencing a disruption to your sleep due to noise, here is the contact information that we have: Phone 866-248-9577 or [AnadarkoColorado@anadarko.com](mailto:AnadarkoColorado@anadarko.com).

### **2017 HOA Annual Meeting**

The annual HOA meeting will be scheduled in March 2017. This year 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 970-587-8533. We will publish your name and background summary in the Winter 2017 newsletter.

Please check [www.northmooracres.org](http://www.northmooracres.org) for the DRAFT meeting minutes from the annual meeting held in March 2016. These will be approved by the homeowners at the March 2017 meeting.

If you have a topic for consideration that will require a vote of the Northmoor Acres Membership, please email your topic to [BOD@northmooracres.org](mailto:BOD@northmooracres.org) or send a note by U.S. Mail to P.O. Box 158, Johnstown 80534 by December 1, 2016. This is required so appropriate notice can be provided to the membership.

### **Structures/Fencing within Northmoor Acres**

We've had this article in the newsletter before and we're including it again as this topic is an issue. *All* structures, fencing, exterior remodels and paint color changes require Architectural Control Committee approval before you start your project. If you do not submit a plan for consideration and wait the allowable up to 30 days review period, you may be required to remove the structure, or return your property to its previous state despite your time, effort and investment. Plans are required to be submitted, via e-mail to [ACC@northmooracres.org](mailto: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. Shipping containers/conex boxes, construction trailers, or other containers are also not permitted. The updated ACC guidelines and the required project submittal form can be found on Northmoor Acres' website at [www.northmooracres.org](http://www.northmooracres.org) under the new Governing Documents section.

### **Architectural Control Committee (ACC)**

The ACC generally meets the first Wednesday of each month. For your projects, please submit your request at least 5 days before the first Wednesday of the month. Please contact ACC Secretary, Joanne Stroud at 587-0282 or send an email to [ACC@northmooracres.org](mailto:ACC@northmooracres.org) if you have any questions or a project to submit.

Please note the ACC will consider a plan for 16 feet of "screening" to hide your stuff.

### **Covenant #2 and Animal Equivalency Policy**

The Board would like to remind you that Covenant 2 allows a maximum of 2 horses per lot unless you have more than 2 acres. Northmoor Acres HOA Covenants and Weld County do not differentiate between size or type of horses; therefore, a horse is a horse. Also, in an effort to be responsive to homeowners who have wanted to keep animals other than horses, the Board created the Animal Equivalency Policy. Please adhere to these guidelines as housing more than two horses or the animal equivalent will result in a covenant violation and based on the Enforcement Policy could result in a fine. Thank you for your adherence to the Northmoor Acres covenants, rules and policies.

### **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 role in your neighborhood.

### Calling for Committee Volunteers

We are again asking for volunteers because we didn't get responses from the first request. This is your chance to contribute to your neighborhood. The Board needs a committee of volunteers to focus on records organization, retention, and storage. We currently have 45 years of records which need to be organized, purged as appropriate, and stored. The goals of the committee will be to determine how to organize the HOA records in a best-practice manner; determine what should be kept hardcopy/digital and for how long; and where/how they should be stored for both easy access and long-term retention. Please send an email to [BOD@northmooracres.org](mailto:BOD@northmooracres.org) or a note by U.S. Mail to P.O. Box 158, Johnstown 80534 if you are interested in being on this committee.

### 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.
- The streets are very dark in the morning until daylight savings falls back. School is in session 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](mailto: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 of Resources	481-5415
Ben MacFarlane	Director of Analysis	231-9159
Charles McCollum	Director of Events	219-0977
Roy Rutt	Director-Governmental Liaison	587-4368
Robert Sprague	Director of Property	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	Joanne Stroud
Jerry Carson	Linda Gardner	Paul Tams
Kathy Carson	Robert Sprague	