

# Noble Park HOA

## July 2023



### **GREETINGS EVERYONE!**

Here we are halfway through the summer and back with some HOA news and reminders.

### **REMINDER --- SUMMER PICNIC AUGUST 5TH**

Come on over the Christensen Park on August 5<sup>th</sup> for our annual cookout! We'll be there ready to go at 11:00 and working the grill until 2:00. See you there!

### **HOA APPROVALS YOU NEED**

After the fast and furious pace of projects submitted last year, things have slowed down a bit, but just to remind everyone here's a partial list of what must be approved – exterior changes to your home (i.e., decks, siding, paint, solar, a/c units) landscaping projects or changes, fencing, etc. These all require the written approval of the HOA. Project requests must be submitted at least 30 days in advance of signing a contract or work commencing to ensure approval is obtained in time. We are happy to work with you - but please do not disregard the requirement for approval prior to initiation.

### **LAWN MAINTENANCE**

After such a wet spring and start to the summer we all enjoyed the vibrant green and multi-colors of the neighborhood landscaping. As the heat sets in and drier air prevails the need for additional vigilance in maintaining our yards has started. Please take whatever steps are needed to remove weeds – especially from the curb lawns ("devil strip), regularly mow and water your lawn to keep it healthy, trim plants, trees and shrubs as needed and to prevent them from intruding into the walking spaces of the sidewalks, and refresh mulch or ground cover. For those who have "xeriscape" planting areas, please remember to maintain those as well.

### **LANDSCAPING**

The Board has been working on revisions to the NPHOA Rules and Regulations to (1) more clearly define the minimum requirements for the landscaping of homeowner Lots to reflect the NPHOA Covenants, the Boulder Municipal Code, Colorado law and (2) broaden the interpretation of the Covenants requirement for greenery to promote greater consideration to the use of drought resistant and native species plant materials.

## **PERIMETER FENCE REPLACEMENT**

The Fence Replacement working group is well underway with preliminary fact-finding and planning for the fence replacement project. The team is looking at city requirements, engineering and design elements, communications with the primary stakeholders (owners living on the fence line) as well as the HOA community as a whole, and how to finance/pay for the fence.

It is the Board's intention to schedule a Special Meeting of the NPHOA owners in the fall for a presentation and vote on the payment options. There will be additional communications between now and that time; however, we wanted to make sure we start early in advising the membership.

## **COLORADO HOA TASKFORCE**

Colorado House Bill 23-1105, "Homeowners' Association and Metropolitan District Homeowners' Rights Task Forces", passed and became law on May 24, 2023. This action created two task forces to examine issues affecting certain homeowners' rights. If you are interested in more information about this subject, here is the link to the Colorado Division of Regulatory Agencies, Division of Real Estate, HOA Center: [HOA Center | Division of Real Estate \(colorado.gov\)](https://colorado.gov/hoa-center)

## **COVENANT REQUIREMENTS**

Here's the "hit list" of Covenant requirements that everyone should know for every day consideration:

**Mowing/Lawn Equipment/General Contractors – HOA Normal Working Hours** - The "normal working hours" as defined by the NPHOA Board are: Weekdays: 8 am to 7 pm  
Weekends: 9 am to 7 pm. Please be sure that you or your contractors (including lawn maintenance workers) are not disturbing your neighbors outside of these hours.

- **Trailers, Campers, Work/Commercial Vehicles, Storage PODs** - are not allowed in driveways or parked on the street in the neighborhood, and must be parked outside of Noble Park.
- **Trash/Compost/Recycle Bins** - are not permitted to be put out for pick up before Wednesday evening, and must be returned to the garage or out of sight by Thursday night.
- **Short Term Rentals (Airbnb, VRBO, Etc.):** Transient, short term or similar rentals in Noble Park **are strictly prohibited**.
- **Exterior Lights:** We hope everyone will contribute to the increased safety and security of the neighborhood by leaving exterior lights (porch and/or garage) ON overnight.
- **PETS: Please - be respectful.**
  - **Animal Waste:** Do not use your neighbors' yards as bathrooms for your pets. If it is unavoidable then clean up the mess.
  - **Cats:** The Covenants prohibit an owner from allowing any pet to run at large, requiring all pets to be under the owner's control. Please keep your cat(s) in your house and yard.

## **NPHOA BOARD BIZ**

The Board's email is [YourNobleParkBoard@yahoo.com](mailto:YourNobleParkBoard@yahoo.com). Contact us at any time with suggestions, complaints, and information to share.

And with that we will close this communique and wish everyone a Happy Summer.

Mike, Zuza, Joe and Carol