



GREETINGS EVERYONE!

As we come near to the end of another year, we send our holiday greetings along with some HOA information, and a few reminders. **Please take note of the fence and island irrigation update on the second page.**

COMMUNITY EVENTS

A very belated THANK YOU to Susan Jones for volunteering to plan, coordinate and lead the annual Spring Cleanup this year, and a thanks to everyone who turned out and helped with weeding, mulching and clearing out trash.

THANK YOU once again to Joe Houlihan for his master grillwork in turning out those amazing smashburgers for the annual picnic. A good turnout and lots of food and conversation made for a great afternoon in the park. We appreciate everyone coming out to share in some neighborly socializing.

ANNUAL ASSESSMENT

At the beginning of this month, the NPHOA Annual Assessment letter was mailed with the details you need to make your payment. The 2024 assessment is \$242.00, due by January 31, 2024. Payment can be mailed to the HOA at “NPHOA, 3218 Noble Court, Boulder, CO 80301”, or dropped off at the NPHOA mailbox on Noble Court. **If you have not received the letter**, please contact the board at YourNobleParkBoard@Yahoo.com.

ANNUAL MEETING

The Board will soon begin planning the annual meeting for the FY 2023 review, to be held either in late February or early March. A letter will be sent to all homeowners with the date, time and agenda once we know that information. The meeting will be held at the Meadows Library meeting room

COMING SOON: HOA WEBSITE – NEW AND IMPROVED

The HOA Webmaster (and Treasurer) will soon introduce a newly updated website for the HOA with several additional features. We will be adding a section for Board meeting information (date and time of next meeting with agenda); Board minutes (redacted for privacy); a policy section where draft policies can be posted with a contact link provided to allow homeowners to submit comments; and improvements to the Realtor, Documents and general sections of the site. In the meantime, we have posted the two

newest NPHOA policies to the website – “The Noble Park Homeowners Association Adoption or Amendment of Policies and Rules”, and the” Noble Park Homeowners Association Collection Policy” can be found under the Documents link on the site.

PERIMETER FENCE AND ISLAND IRRIGATION

This has been a challenging two months with one member on an extended trip out of town for family matters, another with exceptionally challenging work demands and the other two juggling personal commitments and the extra demands of the holiday season. Aside from the projects there has been regular Board business to take care of, including getting out the annual assessment notice, working on a budget, reviewing homeowner project approval requests, filing the annual paperwork for the Colorado Secretary of State, drafting policy documents to comply with statutory requirements, securing a new contractor for snow removal for the common spaces, working on revisions to the HOA website.... and the list goes on.

Along with the above, we continue to work on supporting documents, financial analysis and gathering clarifying information to bring to homeowners for discussion of the fence and island irrigation at our next special assessment meeting. In answer to a previous question, the Board will not separate the two projects. We will not initiate either project unless we know we have the full authority to perform, which is to say that we have approval to supplement the existing reserve funds with a new special assessment to cover both projects. We will not draw down the operating funds balance in advance of that approval.

We are working on several different fronts to try and reduce the cost of the irrigation work in the traffic islands:

- We are challenging the city on the need for the HOA to hire an excavating company to upgrade the subsurface meter pits to meet the current code, which is estimated to cost somewhere between 17 and 20 thousand dollars.
- We are finetuning a proposal to present to the city for a cost-sharing agreement between the city and the HOA for the traffic island upgrades, suggesting that the city waive the fees (\$8 to 10 thousand dollars), with the HOA funding the above ground capital investment.
- We are requesting the city forestry department to absorb the water utility costs for the first four months of irrigation, or delay the planting until the end of May. This would eliminate the need for a water delivery by truck, a savings of \$3,600.
- We are working on a similar letter challenging the city’s planning fees for a taller fence, arguing that a full PUD and zoning review (\$9,000) along with surveys and elevation drawings (\$3-5K) should not be necessary to build a new fence in the exact footprint of the old fence.
- We have reached out to the HOA of the adjoining condominium complex soliciting a contribution to the cost of the fence. A similar request will be made to the owners of the Vista Village manufactured homes park.

We look forward to bringing you future updates and thank you for your continued support.

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

Mike, Zuza, Joe and Carol