



## **GREETINGS EVERYONE!**

In this, our second, and last message of 2022, we want to pass along some HOA information, provide a few reminders and some “heads up” news.

### **ANNUAL ASSESSMENT**

By now you should have received the NPHOA Annual Assessment letter with the details you need to make your payment. The 2023 assessment is \$242.00, due by January 31, 2023. 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](mailto:YourNobleParkBoard@yahoo.com).

### **ANNUAL MEETING**

The Board has begun to plan for the first annual meeting since 2019, covering the 2018 Fiscal Year. The meeting for Fiscal Year 2022 will be held in either in late February or early March. A firm date will be set once we know the venue and a letter will be sent to all homeowners with the date, time, location and agenda.

### **THE “USUAL SUSPECTS” REMINDERS – THE ENCORE**

To our disappointment, even after highlighting these issues two months ago, we are still concerned about these:

- GARBAGE/RECYCLE/COMPOST BINS out on the street or in the driveway on days other than Wednesday night or Thursdays.
- PETS being allowed to use neighbors’ yards as bathrooms and cats roaming free in the neighborhood.
- 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 at night.

### **HOA BUDGET AND COMMON PROPERTY**

The September 2022 “Hello Letter” and the 2023 Annual Assessment letter included some information about the HOA’s expenses this year and what types of costs we must account for. To recap, common space property includes:

- ✓ The Noble Park perimeter fence.
- ✓ Internal to Noble Park: The four traffic islands, the turf, sidewalk and rock area along the pathway between Wright Avenue and Noble Court, continuing on to the beginning of the city path at Christensen Park; the emergency services driveway between Franklin Drive and Tesla Court.
- ✓ External to Noble Park: The traffic triangle at the entrance to Noble Park (where the sign is), the traffic roundabout at Edison Avenue and Kings Ridge, and the three medians on Kings Ridge Boulevard between Edison Avenue and Valmont Road.

The budget categories:

<b>INCOME</b>	<b>2022 BUDGET</b>	<b>EXPENSES</b>	<b>2022 BUDGET</b>
Annual Assessments	\$20,900	Accounting Services (taxes; financial audit)	\$1,300
Interest Income	\$400	Administrative (office supplies and mailing costs; HOA insurance, community events, website management)	\$2,400
Late Fees/Penalties	\$200	Fence Repairs	\$4,000
Other Income (real estate fees)	\$300	Landscaping and Groundskeeping Services (mowing and traffic island cleanup)	\$4,000
		Irrigation System (restoration and maintenance)	\$-0-
		Utilities (water)	\$-0-
		Snow Removal Services	\$3,000
		Legal Services	\$100
		Common Space Reserve	\$7,000

### **PERIMETER FENCE REPLACEMENT**

The Noble Park Homeowners Association is legally responsible for the maintenance, repair and replacement of the perimeter fence. This 30+ year old fence divides Noble Park from the Vista Village Mobile Home Park on the north and east, and from the Kings Ridge Condominiums on the west. The fence, constructed as part of the Planned Unit Development (PUD), is held in common by all NPHOA members, even if your house does not border the fence.

When and how to replace the perimeter fence has been a subject of discussion by HOA Boards for more than 15 years. The band aid patchwork of repairs has reached the level where the integrity of the fence may be compromised in any wind event, and additional repairs to those sections of fence will not be possible.

In the mid 2000's and again in 2020, costs were solicited from local vendors. The mid-range cost in 2020 was \$168,000 for a slightly taller fence made of the same materials as exists today. With the impact of inflation and competition for materials and builders caused by the Marshall fire we anticipate needing at least \$250,000 for a new fence. That cost would include permitting, demolition and disposal, construction and project management services.

We clearly cannot reach the required funding through the annual assessments. We are developing options to propose to the HOA members for funding the construction through either special assessment(s) or bank financing that would be repaid through a five-year increase in annual dues. We have had several people volunteer to assist the Board with exploring these options and hope to begin planning discussions early in 2023.

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

Mike, Zuza, Joe and Carol