

Noble Park HOA

“HELLO”

September 2022

GREETINGS EVERYONE!

It's hard to believe it's been two years since we last sent out any HOA neighborhood news. We hope everyone has had a chance to enjoy these summer months after the last two difficult years.

You might have noticed that we are saying hello, and not calling this a “Newsletter”. In hopes of not overwhelming you with a deluge of information, we plan to touch base now, and then follow up with one or two more communications in the next few months. With a number of new neighbors joining us in the last two years, we'll include some ongoing reminders of Covenants and courtesies to share, and a few other items to bring everyone up to date.

Let us first start with some shout outs to HOA members who deserve a round of applause:

THANK YOU to Anne Watson for planning, coordinating and leading the multi-neighborhood group of volunteers for the Spring Cleanup of the Christensen Park and adjacent area in April. Anne has been the tireless champion of this activity, creating an opportunity that benefits the larger community of multiple neighborhoods and serves the much larger goal of awareness of the environment and good stewardship that Earth Day represents. And a thank you and job well done to all who participated.

THANK YOU to Joe Houlihan for his help in planning the 2022 Summer Cookout and manning the grill on a very hot day to serve his amazing freshly ground smashburgers. Thank you as well to everyone who dropped by to visit, bring goodies to share and support the event.

THANK YOU to Kathy Hunter and Ron Hoffmeier for once again donating, and maintaining, the lovely flowers at the entry sign to the neighborhood. What a lovely floral greeting for all who visit and live here.

LET'S TALK LANDSCAPING

THANK YOU to everyone who has kept after the weeding, fertilizing, mowing and watering of lawns, helping to keep the neighborhood attractive and inviting.

Noble Park is a great place and sometimes the familiar becomes invisible. While we've sent out individual reminders as needed, we do have some pretty universal issues negatively impacting Noble Park's curb appeal:

- While recognizing the need for thoughtful water conservation, many yards this year showed browned out turf and wilting or shriveling greenery.
- We're seeing a significant increase in the number of garbage/recycle/compost bins out on the street or in the driveway throughout the week. The bins do need to be in the garage or out of sight except for the roughly 24-hour period of the night before pickup and the night of the day Western Disposal picks up.
- Far too many of the neighborhood's curb lawn areas between the sidewalk and the curb are in sad, sad shape with bare ground, prolific weeds, and dead plants. These eyesores sadly impact the overall curb appeal of not only those property owners, but their neighbors as well.
- Like the curb lawns, there are more than a few rocked areas along driveways or in front yard planting areas with weeds and bare ground, presenting guests and visitors with another unappealing public sign of maintenance needed.

The HOA is directed by the Covenants and Declarations to “ensure that properties are kept in a safe and attractive condition” and “protect the value of the real property of the owners”. We hope we all can work together to meet that purpose.

Now is a good time to remind everyone that if you are planning any landscaping projects, you will need to submit your plans to the HOA for review and approval. If in doubt whether something needs approval, please send an email to the Board for clarification.

THE “USUAL SUSPECTS” LIST OF REMINDERS

- If shrubs, tree branches or other landscaping is intruding into the sidewalk at ground level or hanging down over the sidewalk, please be considerate of others and trim things back so there is clear and full sidewalk space for transit.
- PET waste is still being left in homeowner’s yards. It’s so disappointing to know that there are some people who are so inconsiderate.
- Please leave your porch and exterior lights ON at night, and your garage doors closed except when in use (something required by the Covenants as well) to enhance the overall security of the neighborhood.

2023 ANNUAL DUES FORECAST

The windstorm in late December 2021 was a hard-hitting reminder of the HOA’s challenge to meet its obligation to adequately fund the maintenance and replacement of the common property of Noble Park. Sections of the very old and failing perimeter fence were damaged or knocked down at 10 homes, three evergreens were completely blown over and at least one maple tree has failed to survive the damage of the toppled trees.

The cost of the repairs to the fence were for the most part covered by insurance, but once again a failing fence was more or less “propped up”, kicking the can down the road for a total replacement. We are now in the midst of new fence repair projects for two homes following some wind events this summer.

The HOA took action the night of the storm to get someone out to do some tree trimming to open up one of the cul-de-sac streets, and then again had the contractor cut the trees into sections and haul them off. Only a small portion of that expense was reimbursed by insurance. The trees were owned by the City of Boulder, and they did eventually come to remove the remaining stumps and will be replacing the trees this winter. The HOA will now be responsible for ensuring the irrigation of the new trees, a cost that has not been in the HOA budget for more than a decade.

The Board has raised the annual assessment by 10% over each of the last two years, as is allowed by the Covenants without a vote of the homeowners. Those increases were driven by the increasing costs of the service contracts for landscape maintenance and snow removal, and an expected increase in normal fence repair costs.

The Board will begin budget planning for 2023 in the next month or so, and will have to deal with increased insurance policy rates, new one-time and ongoing irrigation costs, an expectation of increased service contract costs, and the very real need to accelerate funding the capital reserve for fence replacement and additional maintenance of the traffic circles. While we don’t have any answers at the moment, we did want to share this information with you.

We’ll bring this communicate to a close for now.

Mike, Zuza, Joe and Carol