

Noble Park HOA

May 2024



HELLO NEIGHBORS!!

With the first quarter of 2024 already behind us we're happy to reach out with a hello and some HOA information and reminders.

ANNUAL MEETING

We had a great turnout for the 2024 Annual Meeting of the Noble Park HOA last month. Thank you to everyone who took time out to drive on over to the library. Along with a pretty thorough review of all that we were busy doing last year, we had a second opportunity for questions and answers about the capital projects of the HOA. An annual report for the HOA will soon be up on the website.

ANNUAL SPRING CLEANUP

THANK YOU, Susan Jones, for leading the crew for the annual Earth Day cleanup of Christensen Park. Weather, and having to move the event to the rain date, may have kept some folks from participating but all hands that were on deck worked hard to accomplish the needed tasks. Hats off to everyone who helped!

PLANNING TO RE-LANDSCAPE ANY AREAS? WE HAVE A NEW POLICY AND RULES

Over the last number of months, we have worked to develop a new Rules document and a policy for landscaping within the Noble Park neighborhood. These requirements will need to be followed anytime a homeowner wishes to make changes to the existing landscaping on their Lot, including the front, back, sides and curb strips between the sidewalk and street. The original Landscaping Rules (page 23) and Landscaping Section of Exhibit L of the 2001 "Rules and Regulations are no longer valid and are replaced by these two new documents.

Several things prompted this effort, including new laws passed by the Colorado legislature, as well as our desire to strongly promote the principles of drought-resistant and pollinator/butterfly friendly plantings. More importantly, we have been asked by several homeowners to clarify what we need in a proposal and what we use to judge proposals when they are submitted. Having clear definitions of the standards for the HOA and more precise descriptions of each element should make it easier for

homeowners to plan and prepare a complete request, and establishes an objective starting point for our evaluation.

Of particular note in this new policy is the introduction of twelve “Pre-Planned Water Wise Garden Designs” for full front yards, side yards, planting areas and curb lawns that we can quickly review in a streamlined approval process.

The new Rule and Policy, along with links to the twelve “Pre-Planned Designs” can be found on the Documents page of the website. We welcome any comments and feedback that you may have on these documents.

PLAN NOW FOR SPRING AND SUMMER HOME IMPROVEMENT PROJECTS

EXTERIOR CHANGES NEED HOA APPROVAL: If you are considering making exterior improvements to your home, the HOA Covenants require written approval for most projects. Project requests must be submitted at least 30 days in advance to ensure approval is obtained prior to commencement of work or signing of a work contract.

Exterior changes needing approval include, but are not limited to:

- Fences - Decks - Porches - Sheds - Siding - Gates
- Driveways - Solar Panels - Structural additions - Landscaping
- Patios - A/C Heat Pump - Solar Panels - Hot Tubs

Approval is not needed for the following if there is no change in design, color or materials from original. We would appreciate a courtesy notice of the project.

- Doors and windows - Exterior Paint - Roofing - Garage Door

2024 CAPITAL PROJECTS STATUS

Irrigation: Surprise!! We Have Trees! That’s how we felt when we learned that the city had planted three Lilac of Japan trees in each of the two circles last week. Due to some confusion within the responsible city officers, that action was taken three weeks earlier than we had been expecting and without any notice given to us. Payment has been made for installation of the meters, and a contract was signed and deposit given for the replacement of the above ground irrigation elements and we are working to accelerate those activities. THANK YOU SO MUCH for everyone living in the circles who have volunteered to hook up hoses and water the trees until we can get this resolved.

Fence Replacement: We petitioned the insurance adjusters to review the payment in 2021 for work done on the fence and discovered that they had “held money in reserve “pending final payment”. We had submitted final invoices two years ago. We produced the document proving our submission and have received a check for \$6,350.