



GREETINGS EVERYONE!

A THANK YOU SHOUT OUT TO SUSAN JONES for again coordinating the NPHOA spring cleanup of Christensen Park. And thank you as well to everyone who showed up to help prune bushes, remove dead wood, weed and mulch around the trees, and pick up trash. We appreciate all of your hard work and the opportunity to connect as neighbors!

COMING IN JULY – WILDFIRE PRESENTATION

We are arranging for a presentation by an urban wildfire specialist to talk about wildfire risk and steps or actions owners might take to protect their homes. In advance of this meeting, a Detailed Home Assessment will be completed for one of the owners in Noble Park. Since all homes in or neighborhood were constructed with essentially the same materials and Lot elements the report for this address can be used as a representative analysis for all homes. Details of the date and time will be forthcoming.

LANDSCAPING AND LAWN MAINTENANCE POLICY

Last spring we published an updated landscaping policy detailing the minimum standards for landscape planning, directions for submitting landscaping projects for HOA approval, and minimum guidance for lawn maintenance. This policy reflects the NPHOA Covenants, the Boulder Municipal Code, and Colorado law. We have also broadened the interpretation of the Covenants requirement for greenery to promote greater use of drought resistant and native species plant materials. The policy and rules are available on the HOA website.

The new maintenance guidelines address irrigation, mowing, ground cover replenishment, weeding, trimming and recommendations for turf management. The principles in this section of the policy represent the basic scope of the HOA's compliance activities.

ON THE SUBJECT OF POLICIES

We continue to develop new policies required by Colorado statutory changes and revisions to existing 20+ year old operational rules and policy documents. Some policies in the works:

Outbuildings: We are putting the final touches on a policy for projects to add Outbuildings (non-ADU structures to include sheds, workshops, greenhouses) with guidelines and requirements for the structures. While we have a few more details to work out we can share some key elements:

- Interior square footage may not exceed 110 square feet. Note: Custom-built structure greater than 81sf will require compliance with city regulations.
- Height of outbuilding may not exceed 8 feet, measured from the lowest point of ground to the peak of the roof including any foundation, pad, or footing.
- Plastic or "plain" vinyl buildings are not allowed.
- Metal buildings may be considered; however, we have not finished defining the descriptive parameters that will be applied for aesthetic purposes.

Homeowners wishing to pursue structures will need to submit a project proposal to the HOA for approval.

Low-Profile and Pop-Up Style Pickup Campers: In the last meeting the Board approved a Policy Resolution to interpret Covenant Article 7.17 “Vehicular Parking, Storage and Maintenance” to permit low profile camper shells and pop-up pickup campers to be parked in homeowner’s driveways.

New and Revised Policies to be discussed at the next board meeting:

- NPHOA Reserve Study Policy
- NPHOA Reserve Funds Investment Policy
- NPHOA Inspection and Copying of Association Records – revision ion.

New Policies in Development:

- Fence Project Requirements
- Annual Dues and Reserve Funds Fulfillment Model

THOSE PESKY BINS – IT’S NOT JUST AN HOA REQUIREMENT

In the last six months we’ve experienced an increase in compliance issues related to trash/recycle/comp0st bins being out on the street both prior to pick up and after pickup.

BUT, did you know that in addition to this being a Covenant issue – this is a violation of the City of Boulder Municipal Code. Relevant code details are included in an attachment to this email.

Please – do not put bins out before 8:00 p.m. the night before pickup and return the bins in the garage or out of sight by 9:00 p.m. on the night of pickup.

HOA APPROVALS YOU NEED

For those new to the neighborhood and as a reminder to all: Projects that impact the exterior features of your home and the lot that it sits on require the written approval of the HOA. Examples of project include:

landscaping; decks/patios/porches; windows; fencing; outbuildings; siding; garage door replacement; paint; trees/shrubs removal; solar; a/c units; and any similar kind of change.

Project requests must be received at least 60 days before signing a contract or work commencing.

NPHOA BOARD BIZ

NOW AVAILABLE ON NPHOA.ORG --- MONTHLY FINANCIAL STATUS REPORTS – our newest addition as we continue with our transparency initiative.

The Board’s email is **YourNobleParkBoard@yahoo.com**. Contact us at any time.

Board meeting agendas are posted on the NPHOA website. If you wish to attend a meeting, please email the Board at least three days prior to the meeting. The meeting time and address of the meeting will be provided when your email notification is received.

Thanks, from your board:

Mike, Zuza, Kevin, Andrew, Joe and Carol