

North Pointe Property Owners Association Fall/Winter 2019 Newsletter

Semi-Annual Meeting Scheduled for November 11th:

The NPPOA Semi-Annual Meeting is scheduled for Monday, November 11th, 2019 6:30 p.m. at Northpoint Elementary School, College Ave. Bloomington.

Agenda items will include:

- Review and discussion of the 2020 NPPOA Budget (See budget below)
- Grounds Maintenance
- Miscellaneous

13th ANNUAL HOLIDAY LIGHT CONTEST Will You Light Up The Neighborhood?

Will your stunning display of holiday lights and decorations capture the prize coveted by all Bloomington-Normal neighborhoods, but awarded exclusively to those who reside in the best neighborhood in town?

The 13th Annual Holiday Lights Contest sponsored by NPPOA starts December 8th. The more residents who participate, the more festive our subdivision looks!

Tentative categories for judging include:

- Best Use of Lights
- Most Festive
- Classic Christmas/Picture Post-card
- Christmas Cottage

Judging will take place one evening between December 9-13th, before 10:00 p.m. Be sure to have your lights on every evening during that period. Winners will be announced Dec. 14th by a personal visit from a NPPOA board member delivering your gift card. The winners will also be posted online and in the spring newsletter. Each winner will receive a \$25 gift card from a local business.

Rules and Disclaimers:

- Decorating must be completed by Sunday, December 8th at dusk
- Displays must be visible from the street
- All houses, zero-lot lines and condos will be judged as individual entries
- Winners will be contacted for permission to have names and photos of their home published in the newsletter and on the NPPOA website
- Runner-up may be awarded prize if winner is unwilling to give permission
- Homeowners may win prizes more than once, but not in consecutive years
- Displays must not create a safety hazard or violate City of Bloomington codes
- NPPOA assumes no liability with this contest
- NPPOA Board/Committee members not eligible, however they can still decorate their homes

Grounds Maintenance Committee Update:

Ground Maintenance Committee
Fall 2019

In mid- October, the activities of stump removal, aeration and grass seeding took place in several areas. Those areas included the east side of the lake, commons area off North Pointe Dr and the detention basin. We hope the fall moisture will reward us with some good grass growth.

Bids requests were sent out for the removal of more trees and stumps and some trimming of trees. These trees are scattered across the common properties (you may have noticed the pink flags and ribbons on trees). More

new trees will be planted. Some of the varieties that maybe planted could include: Norway Spruce, White Pine, Black Hills Spruce or Douglas Fir. These activities should take place in the months of November, December or January.

Attention to the detention basin over the past few years has significantly improved the drainage. This helped dry out that area for mowing and play. We have adopted a plan of using a drain cleaning company to clean out the lower and upper drain from the detention basin dam. Our plan is to alternate between the two drains.

By the time you receive this newsletter the upgrade of the South entrance to North Pointe should be finished, as we continue to up spruce up that entrance. One of our NPPOA board members is a Master Gardener and a big help in the planning of this task.

If your plans to your property include the planting of trees, make sure you submit your request to the North Pointe board so that we can monitor the kinds of trees:

http://nppoa.org/images/Architectural_Review_Application_for_NPPOA_residents.pdf . We had a certified Arborist develop a list of recommended trees:

http://nppoa.org/images/Tree_Assessment_for_North_Pointe_Recommendations_from_Ken_Detloff.pdf

If you have any concerns, please contact me or anyone on the NPPOA Board.

Bob Starckovich,
Ground Maintenance

Budget Proposed for 2020:

If you have questions, please call or attend the 11/11 Semi-Annual meeting at Northpoint School at 6:30 PM. We welcome your attendance. The NPPOA 2020 proposed budget is displayed below and on the next page.

NPPOA 2020 Budget		Actual	Budget	Actual 2019	Budget	
		2018	2019	As of 9/30/2019	2020	
INCOME						
	Assessments	65,871	66,040	66,296	66,040	254 North Pointe units
	Interest	316	100	278	100	
	Late Charges					
	Total Income	66,187	66,140	66,574	66,140	
EXPENSES						
	Accounting Fees	2917	2800	2457	2800	
	Bank Charges		10		10	
	Insurance	735	2000	-179	2000	
	Water	909	800	721	800	
	Income Tax	10				
	Legal Fees	109	100		100	
	Electricity	563	700	409	700	
	Annual Meeting					
	Newsletter	149	500	283	500	
	Postage	90	200	170	200	
	Website				300	
	Other Expenses					
	Social Committee	329	500	248	500	
	Miscellaneous	175				
Repairs	Detention Basin	2969			1500	
	Roto-Rooter		2500	1,444	2500	
	Dock Repairs	261				
	Other Repairs		200			
Lawn	Lawn -	29,129	26,500	20,985	26,500	
Common Areas	Tree Removal and trimming	5450	8027	7577	5200	
	Tree Replacement, Spraying	4560	4170	3420	3030	
	Tree watering (truck rental)	317			100	
	College East area landscape proposal	1000				
	Sidewalk Repair				500	
	Snow Removal		500		500	
	Mulch			5,112	5200	budget in 2019 Lawn line item
	College Entrance		3000			

NPPOA 2020 Budget		Actual 2018	Budget 2019	Actual 2019 As of 9/30/2019	Budget 2020
	All Landscaping		7000		7000
Lake Care	Clean Up Committee	450	400	240	400
	Dam Inspection	1499	1000	1189	1200
	Lake Care - Other	21		10	
	Divers to repair dam Mechanism to Emergency Action		500		
	Goose consulting		500		
Master Plan	Reserve		4233		4550
	Entry identity sign Entrance			90	50
	Close sprinkler Bloomington "back flow" testing and				
	Total Expenses	51,640	66,140	44,175	66,140
NET INCOME	Net income	14,546		22,399	