

# NorthPointe News

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## Staying Safe during COVID19

The North Pointe Homeowners Association Board hopes this newsletter finds you and your families well and staying safe during these challenging times.

Many things have been cancelled and it's hard for so many reasons.

But the good news is that it's been great to see our

families of North Pointe enjoying the amenities of our beautiful neighborhood. Fishing together off the docks, having picnics together on the grass along the back-side of the lake, walking on the sunshiny days and even the not so nice weather days, riding bikes, jogging and tending to their gardens and yards. My family

enjoyed seeing the baby ducks swimming with Mom and Dad in the lake. Ahhh...the simple things in life. We hope you are finding ways to enjoy this time.

See some pictures below of the way families are enjoying being outside enjoying our grounds.

Nancy Smith, NPPOA Board

## Subdivision Grounds

The North Pointe Home Owners Association (NPPOA) board continues to work diligently to maintain the subdivision grounds, lake and trees. In fact, most of the homeowner dues goes toward these tasks. The subdivision is reaching the age where many of the original trees are dying and need to be removed or replaced. Trimming, removing and planting trees is very costly.

When homeowners plant trees, be aware that along easement area sidewalks there is a 9 foot easement from the center of the sidewalk. The easement area is NOT the responsibility of NPPOA as far as planting and maintaining trees or landscaping. In an effort to clarify responsibility the board had planned an agenda item for the April meeting. There was to be discussion of

homeowners' responsibility for trees or landscaping planted within the 9 foot easement. The covenant reminder is that an individual property owner incurs the expense of planting, maintaining and eventually removing that landscaping on NPPOA easements. On legally owned NPPOA property (around lake) NPPOA has responsibility for expense.

- Jim Cantrell, President

## Interested in Joining the North Pointe Property Owners Association Board?



The NPPOA board currently has 8 members. We would like to have at least 10. Any homeowner is welcome to place him/herself in nomination for a board seat. There are 5 regular board meetings annually. The next board meeting was scheduled for **North Pointe Elementary School on April 21, 2020**, however due to COVID19, we were not able to meet in person. Typically, the 5:30 meeting is the regular

board meeting, the 6:30 meeting is for electing board members, and the 7:30 meeting is for electing officers. We would welcome more homeowners participating in the duties of the association. We are a fun group of loyal homeowners who love the comfort and beauty of our subdivision. Each board member also has the opportunity to serve on a committee(s). Committees are as follows: Architectural

Control, Grounds Maintenance, Finance, Covenants By-Laws & Regulations, Social, and Lake Monitor. We were hoping to see many new faces at the April meeting, but since that didn't happen, let us know if you have any interest in serving on your subdivision's board of directors. - Jim Cantrell, President NPPOA

## Grounds Maintenance Committee – Bob Starckovich

*“Are you enjoying the beautiful grounds of North Pointe Subdivision?”*

The activities of stump removal, aeration and grass seeding took place in several areas last fall. Due to the funny fall/winter weather, the pine trees were not able to be planted and will go in sometime in early April. Some of the stump removal process took place around the lake and the newly seeded grass is up or will be coming soon. The tree varieties to be planted are Norway Spruce, White Pine, Black Hills Spruce or Douglas Fir.

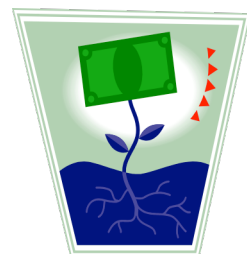
As our North Pointe subdivision ages, the Board is working to keep things operating and in good shape. The past few years a number of activities have taken place. Some of those activities were:

The tree removal and planting is an on-going activity. The concrete pad

below the detention basin on the east side was replaced. Some trimming of the sidewalk edges has been done with more of that to come this year. The College Ave frontage was completely redone a few years ago and the South entrance was redesigned and replaced last fall. New lights were installed at the South entrance as well. Some new plant and flowers were put in place on the North entrance. All of the entrance signs were repainted. New seeding was put down in some of the bare spots in the subdivision.

The activity of tree removal, tree planting and stump removal over the past 4-5 years has resulted in: Trees removed- 70; trees planted- 86 and stumps removed-40. The Austrian pines are slowly dying because of age and disease.

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](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](http://nppoa.org/images/Tree_Assessment_for_North_Pointe_Recommendations_from_Ken_Detloff.pdf)



## Social Committee – Nancy Smith/Susan Crumbaugh

**Garage Sales** - It was hard to have to cancel the North Pointe Garage Sales in April, but it was the right thing to do with the state of Illinois being “Shelter In” until at least May 31st. Since we’ve all had time to clean out houses/garages, the Spring garage sales would have been beneficial. However, not knowing how long the “Shelter In” policy would be in effect, it was hard to know when to postpone them to without it being too close to the fall garage sales, so a decision was made to cancel the Spring Sales.

**Easter Egg Hunt** – Thank you to a few homeowners who were in the process of organizing an Easter Egg Hunt for our subdivision children in the retention basin, right as COVID19 hit us, therefore cancelled before we even announced it.

**Bear Hunt** – A huge shout out to Molly Robinson for organizing the North Pointe Subdivision Bear Hunt in early April. More houses participated than Molly anticipated and it was great to give our subdivision children and others an activity to do on their family walks throughout the neighborhood. The board appreciated the creativeness by other homeowners throughout the subdivision to create social while practicing “Social Distancing”. Please let us know of any other ideas you have.

## North Pointe Home Owners Association: Land ownership and maintenance responsibility

*“Important Info  
to keep you in  
the know”*

TO THE RESIDENTS OF North Pointe Subdivision:

The annual assessments have been collected and the Board feels it is important to clarify the expenditures of all funds under its control for the maintenance and improvement of our subdivision. We want all residents to enjoy their investment in the subdivision. Also, we want to be as prudent as possible with your funds.

The following is a clarification of one very important section of the covenants, one that needs to be fully understood by all the residents of our beautiful subdivision.

### **Preface:**

The North Pointe Home Owners Association (NPPOA) has two types of land restrictions that impact the residents of the North Pointe subdivision:

1. Legal OWNERSHIP of lands held IN COMMON for the use of all residents of the subdivision, and,
2. Legal EASEMENT on land owned by a resident(s) that permits the NPPOA legal access to the properties for those needs to maintain and improve / alter certain lands that will benefit the quality of life of the residents of the subdivision.

The two separate yet distinct types of land rights were established at the creation of the subdivision in 1985.

The legal ownership properties are generally described as those lands of the three (3) main water detention basins:

- A. North Pointe “lake” on the Western boundary,
- B. Large detention basin located between Harbour Pointe Cir. & LakeShore Cir. ,and,
- C. Smaller detention basin located North of the City of Bloomington’s parkland.

Also NPPOA has legal ownership of certain lands held in common for the access and enjoyment by the residents to these areas via sidewalks,, roads ways, and similar access points.

The easement is defined as nine feet each side from the center point of the sidewalk that is used in common by all home owners and guest to access the communal properties of the subdivision. There are two exceptions to the right-of-way easements: the sidewalks that border the city owned property by legal title (the land between the sidewalk and the curbing (generally 12 feet as per property title that the home owner is responsible for the maintenance) and, secondly, the North/South sidewalk located on the

Western side of the Unit 5 school commonly known as North Pointe (there is a 50 foot easement for that section of the communal property ( owned separately by Unit 5 school district and the City of Bloomington ( park and recreation department )

**Resolution:**

Now, be it known by all, the North Pointe Property Home Owners Association (NPPOA) has voted and approved for clarification and without objection at its regularly scheduled meeting of the directors of the Association, with all home owners invited to attend, the following:

For the protection of the individual and collective assessments of the Homeowners of the North Pointe subdivision, the right to plant trees and similar live landscaping material on NPPOA easements has and continues to be granted with the understanding that the individual property owner assumes the current and future responsibility to remove said landscaping from the NPPOA easement at their own expense without reimbursement of the NPPOA. The removal will be in accordance with the standard of the NPPOA practices currently enforce at the time of the removal of the landscaping ( I.e. removal of the tree and the stump of the tree with dirt and over-seeding with grass or similar landscape material)

Be it further known, the NPPOA will use the annual home owners fees assessed each year for the continued maintenance and enjoyment of the lands held IN COMMON for the residents and their guests of the North Pointe subdivision including those items deemed by the Board of the NPPOA to be appropriate expenditures for the quality of life of all residents. This includes but is not limited to the mowing of all grass areas under the ownership of the NPPOA, refurbishing of the docks, sidewalks, tree plantings, stump removals, correction of soil erosion areas, painting and repair / replacement of signage, lighting, and those other items that require repair and /or replacement.

A final note: The above resolution and explanation is to help all residents understand a covenant that has been somewhat dubious in the years past. With clarification and approval of this resolution, a more business like approach can be used to better your investment in the future. North Pointe holds an admirable reputation within our community as a charming and desirable place to enjoy life.

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