

**Schedule of
Events
Spring 2016**

**Event Date:
4/16/16**

North Point
Neighborhood
Garage Sales
8:00 – 1:30 pm
Will be advertised in:
The Pantagraph
WJBC Site
Next Door Site
State Farm Alf ads

**Event Date:
4/19/16**

NPPOA Board
Meeting,
5:30pm

NPPOA Annual
Meeting - Board
Elections, 6:30 pm at
North Point
Elementary School

North Pointe Property Owners Association

NPPOA Annual Meeting is scheduled for Tuesday April 19th, 2016 at 6:30 pm at North Pointe Elementary School, College Ave Bloomington. This meeting will include the election of the NPPOA Board. The NPPOA Board meeting begins one hour prior to the annual meeting at 5:30 pm in the same location.

Volunteers for Board – Will YOU raise your hand?

Would you like to join one of the best Property Owners Boards around? We have openings immediately on the NPPOA Board. Fully staffed, the NPPOA Board of Directors is made up of ten members: two members from high and medium-density (condo's, townhouses and zero-lot lines) housing, and eight members from low-density housing (single family dwellings). Board members are elected for two-year terms, but members and officers may succeed themselves. The Board of Directors meet five times annually, typically the third Monday of the months of February, April, August, October and November to discuss topics related to keeping our subdivision a great place to live. The Annual Meeting is typically scheduled for the third Monday of April and the Semi-Annual budgeting meeting is typically scheduled for the second Monday in November. The time commitment is approximately 2-4 hrs/month. Please contact a current board member, if you are interested.

NORTH POINTE SPRING Neighborhood Garages Sales

Saturday, 4/16, 8:00am - 1:30pm
Spring is here and that means the North Pointe subdivision garage sale day is just around the corner. Please email Nancy Smith at Ssmitty5@msn.com if you plan to participate and share a general list of items you plan to sell. This will give us information needed for the ads that will be placed. With this event in our neighborhood, keep in mind Garage Sale safety as we welcome a lot of people into our neighborhood to shop during Garage Sale Saturday. Sadly, it's also an opportunity for the public to case out houses without being noticed. Be safe by using common sense and being aware of your surroundings.

Fishing in North Pointe Lake

Fishing in North Pointe Lake is open to North Pointe residents and their guests. Guests of North Pointe residents are allowed to fish as long as a North Pointe resident accompanies them. Also as a reminder, for your safety, ALL FISHING IN NORTH POINTE IS CATCH AND RELEASE!

Annual Dues Increase for North Pointe Property Owners

As mentioned in previous newsletters, in order to keep North Pointe subdivision in great shape and a great place to live, a DUES increase was needed. Our dues had been at \$220.00, annually, for over 10 years.

The board proposed, collected feedback, and finally approved raising the fees to \$260.00 annually beginning in 2016.

WE'RE AGING as a subdivision

North Pointe is turning 30 years old in 2016. The board is planning for a 30-year Celebration sometime in 2016!! HOWEVER, we need your help. If anyone has any ideas or would like to be a part of the planning committee, please contact Nancy Smith at Ssmitty5@msn.com.

Current Board of Directors for 2015- 2016:

B.J. Wilkin
biwilken@nppoa.org
Ben Rhodes
brhodes@nppoa.org
Bill Hurd
bhurd@nppoa.org
Bob Starckovich
rstarckovich@nppoa.org
Nancy Smith
nsmith@nppoa.org
Terri Liston
tliston@nppoa.org

If you'd like to serve on a North Pointe committee, please let one of the board members know. You don't need to be on the board to serve on a committee.

Lake Clean Up Committee:

Keep our Lake area clean for all residents to enjoy! Every year, North Pointe residents help keep the neighborhood clean through the Lake Clean-up Program. Did you know NPPOA pays \$30 for each clean-up. It's a great family event or fundraiser for the scouts or other group. Here are the details:

Jim Bertolet, 205 Lake Shore Circle, coordinates the program. It runs each week between April and October.

If you are interested, please send him the following information via email at jbertolet@nppoa.org: Name, Address, Phone number, and Email address. If more responses are received than are weekend's available, responses will be processed in the order received. You can then enjoy the beauty!

Special Thanks to David

Doss: David Doss had been coordinating the Lake Clean-Up committee for the past few years. Thank you for your contributions to helping beautify the neighborhood.

A Note from the NPPOA

Board: We could really use a few extra hands/heads on North Pointe Board. Please consider donating some of your time to help out the neighborhood. With the board at full strength (10 members), it is much easier to meet the needs of the neighborhood. It takes about 2-4 hours a month. If you are interested, please contact any of the existing board members to learn more about helping out.

There are a few other items, I need to bring to your attention. On top of the usual annual expenses for maintaining the property (lake, common sidewalks, trees, lawns, entrances), we've encountered some additional expenses. 1. Keeping up with Tree maintenance is

becoming a larger issue. For example, the wind/ice storm we had last December resulted in damage to multiple trees on our common properties, and over \$3,000 in unexpected costs. 2. We've needed to spend \$3,375 more than we planned to address the drainage in the primary detention basin. If you look at the south east corner of the detention basin on Northpoint Dr, you will see a large pile of dirt on top of the berm. Under that dirt was a drainage tile that deteriorated, and needed to be replaced. This was discovered when we were having the cement slab, that is just south of this spot, replaced due to cracks and erosion. 3. Our entrance signs/walls are in need of painting and tuck pointing. We will need to spread this work over several years, to spread out the expense. This is a situation we can all identify with. As homeowners, there are the standard periodic expenses to maintain your home. Then there are the "surprises" that come along. I just wanted you to be aware of what was happening on the neighborhood level.

Your board is working hard to assure we address the highest priority items, and do so in a cost effective and quality manner. Finally, I want to thank the board members for their outstanding service to making our neighborhood better. They care deeply, and are working hard in the best interests of North Point.

Bill Hurd, NPPOA President

Updated Budget for 2016.

We are sharing the updated budget for 2016. This replaces the budget we proposed in November of 2015 for 2016. This budget better reflects the annual costs for utilities, insurance, and lawn care (based on our 2015 actual expenses). If you have any questions, please contact any of the board members.

NPPOA 2016 Budget		Actual 2013	Actual 2014	Actual 2015	Budget 2016	
INCOME						
	Assessments	\$ 52,520	\$ 65,520	\$ 46,846	66,040	(254 North Pointe units)
	Interest	270	116	179	88	
	Misc Income (Cornbelt refund)	-	-	51		
	Total Income	\$ 52,790	\$ 65,636	\$ 47,076	66,128	
EXPENSES						
	Accounting Fees	\$ 2,598	\$ 2,292	\$ 2,362	2,400	
	Bank Charges	141	5		10	
	Insurance	1,392	4,339	5,665	6,000	
	Water	790	823	825	780	
	Income Tax	-	-			
	Legal Fees	10	10	10	100	
	Electricity	887	755	737	800	
	Annual Meeting	-	-			
	Newsletter (Printing/postage)	606	644	756	788	
	Website	-	-	256		
	Other Expenses	-	-			
	Social Committee	446	168	519	1,000	
	Miscellaneous	-	22			
Repairs	Detention Basin	-	-	9,624		
	Roto-Rooter for detention basin work			769		
	Dock Repairs	-	-			
	Other Repairs	-	-	2,934		
Lawn	Lawn care	25,045	24,174	29,507	26,000	
	Lawn care-refund	-	-			
	Master Plan	-	-			
Common Areas	Tree Removal & Replacement	8,625	25,238	3,000	5,212	
	Soil and Seed				3,056	
	Sidewalk Repair				2,711	
	Snow Removal	-	1,458	305	500	
	College landscape lighting			450	200	
	College landscape maintenance				5,621	
	Bug spraying	-	-			
Lake Care	Clean Up Committee	390	420	390	450	
	Dam - 25 yr Maint.	-	-			
	Dam Inspection	924	1,000	1,444	1,500	
	Lake Care - Other			1,316		
Master Plan	Reserve				-	
	Landscaping	67,242	-			
	Entry identity sign repair				1,500	
	Entrance Maintenance	-	-		7,000	
	Bloomington "back flow" report				500	
	Other Repair	6,300	-			
	Total Expenses	\$ 115,396	\$ 61,348	\$ 60,869	66,128	
NET INCOME	Net income	\$ (62,606)	\$ 4,288	\$ (13,793)	Zero	