



North Pointe Property Owners Association

Semi-Annual Meeting Scheduled for November 14h

The NPPOA Semi-Annual Meeting is scheduled for Monday, November 14, 2016 6:30 p.m. at Northpoint Elementary School, College Ave. Bloomington.

Agenda items will include:

- Review and discussion of the 2017 NPPOA Budget (see budget below)
- Holiday light contest
- Miscellaneous

The NPPOA Board meeting begins one hour prior at 5:30 p.m. in the same location.

Ground Maintenance Committee Update

A lot of moisture this year has kept our mowing contractors extremely busy as well as dealing with the tall grass in the detention basin area on the east side of North Pointe.

A number of Austrian pines are deteriorating due to age and storm damage. It is noticeable along Ft Jesse, one of our main corridors that border our subdivision. We also continue to lose some trees to age and damage along the dam on the west side of the lake, as well as some storm damage to some trees on the east side. The NPPOA Board unanimously agreed on a plan to focus on these

areas.

Plans are to remove and or trim trees in the areas: 1) along Ft Jesse 2) along the fence line on the west side of the lake; 3) the area behind Harbor Pointe Cir and the detention basin; 4) selected trees along the east side of the lake. In these areas, some stumps will be removed and new pine trees will be planted.

This is a two-year budgeted project involving removing or trimming 43 trees and planning 37 new ones. Bids were received from 5 tree service companies.

Our plans are to start this fall/winter, with

a finish sometime in 2018.

So if you see some tree cutting and trimming activity in your area, please assist in any way you can, this inconvenience will be rewarded in a better looking North Pointe subdivision, that you will be proud to call home.

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



11th 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 11th Annual Holiday Lights Contest sponsored by NPPOA starts December 11th. 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 11-15th, before 10:00 p.m. Be sure to have your lights on every evening during that period. Winners will be announced Dec. 16 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 11th 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

Presidents Corner: To highlight a few points about the budget...

After over 10 years of having the same annual dues of \$220, the annual dues moved to \$260 in 2016. Did we ever need it! This year, we've seen a significant increase in our Lawn Care expenses due to the wet summer. Normally in late July and August, the mowing frequency/expenses drop off. This year they didn't. Also, we spent \$3000 repairing and painting the wood portions of our entrance signs (hope you like the results as much as we do). We also spent \$1300 adding rip-rap along the east side detention drainage, and over \$5000 removing dead trees or damaged tree limbs from storms.

This newsletter contains the 2017 proposed budget. I wanted to point out a few items:

1. The column "Jan-Sept 2016" shows a "Net Income" of just under \$22,000. Just to be clear, this is the money we have to work with thru the final quarter of 2016. And we will need most of it to cover the planned work and expected expenses.

2. The column "Budget 2017" shows a "Net Income" of -\$4,208. This means that our planned expenses for 2017 will be higher than what we plan to bring in. The board discussed the pros and cons of this approach, and unanimously decided to proceed for the following reasons:

- We are planning a major effort over the next 2 years to remove 32 dead or dying trees and plant 37 new trees at a cost of just over

\$13,000. In the process, we'll also be trimming 11 other trees that need attention.

- The association has a separate money market account and a CD for special projects and emergencies. These total about \$29,000.
- The board agreed to use a portion of this fund, if necessary, to cover the income gap for this project.

Please let me know if you have any questions about these points, or other questions about the budget. The NPPOA Board is working hard to make sure we are using the neighborhood's funds wisely.

Bill Hurd/NPPOA President

Budget Proposed for 2017

If you have questions, please call or attend the 11/14 Semi-Annual meeting at Northpoint School at 6:30 PM. We welcome your attendance. The NPPOA 2017 proposed budget is displayed below and on the next page.

NPPOA 2017 Budget (254 North Pointe Units)		Budget 2013	Budget 2014	Jan - Sept 2016	Budget 2017
INCOME					
	Assessments	\$ 55,880	\$ 55,880	\$ 65,822	\$ 66,040
	Interest	750	100	160	100
	Late Charges	-	-	66	
	Total Income	\$ 56,630	\$ 55,980	\$ 66,048	\$ 66,140
EXPENSES					
	Accounting Fees	\$ 2,400	\$ 2,400	\$ 2,261	2,400
	Bank Charges	10	10	6	10
	Insurance	3,000	3,000	(29)	6,000
	Water	780	780	682	800
	Income Tax	-	-		
	Legal Fees	500	500	43	100
	Electricity	1,000	1,000	498	800
	Annual Meeting	-	-		
	Newsletter (Printing/postage)	500	500	232	800
	Website	-	-		-
	Other Expenses	-	-		
	Social Committee	1,500	1,500	167	500
	Miscellaneous	600	600		
Repairs	Detention Basin	1,500	1,500	1,295	
	Roto-Rooter				300.00
	Dock Repairs	-	-		
	Other Repairs	-	-		
Lawn	Lawncare	45,000	30,000	29,154	30,000
	Mechanism to raise/lower lake	-	-		2,000.00
	Master Plan	500	500		
Common Areas	Tree Removal & Replace- ment	16,000	10,000	5,095	13,000
	Sidewalk Repair				350
	Snow Removal	500	500		500
	College landscape lighting				200
	College landscape mainte- nance				6,238
	North entrance island				1,000.00
	Mulch south end of lake				465.00
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Budget Proposed for 2017 (*continued...*)

NPPOA 2017 Budget (254 North Pointe Units)		Budget 2013	Budget 2014	Jan - Sept 2016	Budget 2017
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EXPENSES	Continued				
Lake Care	Clean Up Committee	450	450	240	450
	Dam - 25 yr Maint.	-	-		
	Dam Inspection	1,000	1,000	944	1,100
	Lake Care - Other			186	150.00
	Rip-rap south of middle dock				585.00
Master Plan	Reserve	(65,000)	-		
	Landscaping	60,000	5,000		
	Entry identity sign repair			3,083	
	Entrance Maintenance	5,000	5,000		2,500
	Bloomington "back flow" testing and report				100
	Reconciliation Discrepancies	7,500	-	260	
	Total Expenses	\$ 82,740	\$ 64,240	\$ 44,117	\$ 70,348
NET INCOME	Net income	\$ (26,110)	\$ (8,260)	\$ 21,930	(4,208)

Current Board of Directors:

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