

NorthPointe News

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Budget Highlights

Due to the ongoing Covid19 pandemic, the November 12 NPPOA board meeting will again be open to board members only. The budget for 2020 will be reviewed and the 2021 budget will be adopted. (The budget numbers in detail are on the last page of the newsletter)

Here are some highlights:

- The income for our homeowners association comes from dues payments.
- The budget for 2020 is \$66,040. Based on projections we will be slightly under budget for the year.
- The largest expense is for maintenance of the grass around the lake and the common areas. That is roughly 42% of the total budget.
- The next largest budget item is tree removal, tree trimming, and tree planting.

A few budget items you might not be aware of include:

- Having the dam (west side of the lake) inspected every year at a cost of around \$1200.
- The detention basins need periodic cleaning and for that we budget \$2000 annually.
- Landscaping along College Ave and mulch for all lake and common areas total about \$12,000.

The 2021 budget will be very similar to the 2020 budget.

If you have any questions on the budget at all, please contact a NPPOA Board Member.

Beautification of our Subdivision

The board continues to work diligently each year to maintain an environment in our neighborhood we can all enjoy and be proud of.

A few additional things that have most recently been completed:

- Improved Entry Lighting
- Landscaped areas around the middle and south docks
- A refresh of the north dock with landscaping to come in the Spring
- An ADA approved ramp for the middle dock so all our residents can enjoy the benefits of the lake

A BIG Thank You to Ben Rhodes and Bob Starckovich for their leadership in shaping up the middle and south docks and all the plantings around it.

NPPOA Covenants

Part of keeping our neighborhood beautiful is the enforcement of the Covenants that has been approved and is in existence for our subdivision. Please follow these guidelines as you think about that fence you may want to put up or a pool in your backyard. All those requests need to come to the NorthPointe Board for approval prior to any work being started.

Please click on the following pdf to view or print our subdivision Covenants, By-Laws, and Rules

[NPPOA Covenants](#)

Special points of interest:

- Budget items you may not be aware of.
- Your board works hard to maintain a subdivision you can all be proud of.
- NPPOA Covenants

Grounds Maintenance Committee



The foot traffic around the lake and the detention has increased greatly from the virus outbreak. We are thankful that we have places for our home-bound workers and children to enjoy and take a break. We have received a number of positive comments and suggestions for things that continually need to be updated. I think one of the benefits of the foot traffic has been disturbing the geese in their patterns and they are spending less time around the lake, so less mess!

Bids requests have been sent out for the removal of 20 trees and some stumps, mainly around the lake. These trees are scattered across the common properties (you may have noticed the pink ribbons on the trees and stumps). Our plan is to remove the trees in Nov, Dec or early January. One of the main reasons is to avoid damage to property and grass in the colder, dryer weather. So be aware, the activity could be close to you.

Some of the trees being removed are blue spruce. The Blue Spruce has gotten a disease from the white pine beetle and the tops are dying. Look at the two Spruces by the middle dock on the lake.

The trees budgeted for this year will be planted sometime after Nov. 1. Some of the varieties that maybe planted could include: Norway Spruce, White Pine, Black Hills Spruce or Douglas Fir. We plan to add a few deciduous trees to the mix, mainly along the tree line on the dam. If you have a new tree planted close to your location, the NPPOA Board would appreciate if you would assist that new tree by watering it a couple times a week until the ground freezes. Let me know if you can assist.

“A Certified Arborist developed a list of recommended trees for you to plant...”

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.

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 Bob Starckovich or anyone on the NPPOA Board.

Interested in Joining the NPPOA 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 November 12, 2020**, however due to COVID19, we are 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 budget review. 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 November meeting, but since that will not happen, let us know if you have any interest in serving on your subdivision's board of directors.

Social Committee–Nancy Smith/Susan Crumbaugh



14th 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 14th Annual Holiday Lights Contest sponsored by NPPOA starts December 6th.

The more residents who participate, the more festive our subdivision looks!

Categories for judging include:

- Clark Griswold - (Excessive Use of Outdoor Lighting & Decoration)
- Nostalgic - (Most Old Fashioned, best reminds-me-of-my-childhood display)
- Best Window Display
- Best Tree - Outdoor or Indoor Tree (Easily visible from the street)

"Will YOU Light
Up the
Neighborhood?"

Judging will take place one evening between December 7-12th, before 10:00 p.m.

Be sure to have your lights on every evening during that period. Winners will be announced Dec. 13th 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 6th 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/or on the NPPOA website.
 - 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
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<u>NPPOA 2019 Budget year end actuals</u>		<u>Actual</u> <u>2019</u>	<u>Budget</u> <u>2020</u>	<u>Actual 2020</u> <u>as of 3rd</u> <u>Quarter</u>	<u>Budget</u> <u>2021</u>
<u>INCOME</u>					
	Assessments	68,376	66,040	62,685	66,040.00
	Interest	372	100	282	100
	Late Charges				
	Total Income	68,748	66,140	62,967	66,140.00
<u>EXPENSES</u>					
	Accounting Fees	2982	2800	2550	2800
	Bank Charges		10		10
	Insurance	1464	2000	588	2000
	Water	955	800	712	800
	Income Tax				
	Legal Fees		100		100
	Electricity	167	700	410	600
	Annual Meeting				
	Newsletter	415	500		500
	Postage	250	200		200
	Website		300		
	Other Expenses				
	Social Committee	373	500		400
	Miscellaneous			318	
Repairs	Detention Basin		1500	460	500
	Roto-Rooter	1,444	2500	1148	2000
	Dock Repairs				
	Fence Repair			167	
Lawn	Lawn - Mowing/Fertilizer/Weed control	29,161	26,500	22,525	26,500.00
Common Areas	Tree Removal and trimming	12,546	5200	5950	7300
	Tree Replacement, Spraying	3420	3030	125	1170
	Tree watering (truck rental)	7	100		200
	Seed stump areas				1500
	Sidewalk Repair		500		500
	Snow Removal		500		500
	Mulch	5,112	5200	6266	6500

	College landscaping				1000
	College Ent lighting				500
	Other Landscaping	2870	7000	4705	4500
Lake Care	Clean Up Committee	360	400	330	400
	Dam Inspection	1189	1200	1149	1200
	Dock repairs				
	Water Quality				3960
	Lake Care - Other	10		10	
	Divers to repair dam mechanism				
	Mechanism to raise/lower lake				
Master Plan	Reserve		4550		
	Entry sign		50		500
	Entrance Maintenance	888			
	Close sprinkler system				
	Bloomington "back flow" testing and report				
	Total Expenses	63,612	66,140	47,412	66,140.00
NET INCOME	Net income	5,135			

Current NPPOA Board of Directors:

Welcome new board member, Carl Franklin to the NPPOA Board of Directors!

President: Jim Cantrell jcantrell@nppoa.org

Ben Rhode brhodes@nppoa.org

Bill Hurd bhurd@nppoa.org

Bob Starckovich rstarckovich@nppoa.org

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