

NorthPointe News

Budget Highlights

The budget for 2021 will be reviewed and the 2022 budget will be adopted at the upcoming board meeting on Tuesday, November 9th. (The budget numbers in detail are on page 4 of the newsletter) Here are some highlights:

- The income for our homeowners association comes from dues payments.
- The budget for 2021 is \$84,788. 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.

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.

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Beautification of our Subdivision

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](#)

NorthPointe Little Free Library

The GRAND opening of NorthPointe's very own "Little Free Library" was held on October 4th, 2021. It is on the corner of Sun Pointe Ct. and NorthPointe Dr. This was made possible by Reenie and Bob Bradley.

THANK you Reenie and Bob for bringing this treasure to our neighborhood!

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
- A treasure to our neighborhood



Grounds Maintenance Committee

Your NorthPointe Grounds Committee has been hard at work over the summer and into Fall.

Here is a bulleted list of items to keep you in the know:



- Fall activities continue as long as the weather is nice.
 - Some of the activities are finished, some in the process and some still to be done.
 - The brick entrances are being acid washed and new tuck-pointing to seal them up.
 - Excavation on part of the detention area is now finished. This was needed because of all the sand, gravel and debris that 13" of rain caused that was deposited in that area.
 - Final clean ups from the January 2021 ice storm finally are done.
 - Grass seeding done in selected area.
 - Plans to put in some deciduous trees instead of evergreen varieties, for a cost savings.
 - A tree assessment to be completed for removal and planting.
 - North dock continues to be a fall project for cleaning and sprucing up. With the good weather, we may be able to get to a portion of our plans completed.
 - Three-year extension for lawn maintenance with LKM.
 - The South entrance signs have been repainted and are looking good
 - The middle dock had a ramp put in, making it ADA accessible for all homeowners. (See picture on page 5 of newsletter)
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- 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 is scheduled for **North Pointe Elementary School on November 9, 2021**

The 5:30 meeting is the regular board meeting, the 6:30 meeting is for electing board members and 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 are hoping to see many new faces at the November 9th meeting.

Social Committee–Nancy Smith/Susan Crumbaugh



15th ANNUAL “Let There Be Lights” Home Decorating Contest!

Will You Light Up The Neighborhood?

Dig out your holiday lights, wreaths, reindeers, etc. Every year in December the association encourages residents to get in the holiday spirit with their décor.

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 15th Annual Holiday Lights Contest sponsored by NPPOA starts December 5th.

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 6-10th, before 10:00 p.m. AND if you as a resident of NorthPointe would like to be in on the judging of this most prestigious award, please let Susan or Nancy know.

Be sure to have your lights on every evening during that period. Winners will be announced Dec. 11th or 12th 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 5th 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

North Pointe Home Owners Association
2021 Activity and 2022 Budget Estimate

10/26/21

INCOME		Budget 2021	Actual 2021 To Date	Budget 2022
4010 Assessments		\$ 66,040.00	\$ 66,201.00	\$ 66,040.00
4020 Interest		\$ 100.00	\$ 16.57	\$ 6.86
4060 Condo Ins Payments		\$ 20,821.57	\$ 20,821.57	\$ 20,825.00
Total Income		\$ 86,961.57	\$ 87,039.14	\$ 86,871.86
EXPENSES		Budget 2021	Actual 2021 To Date	Budget 2022
5100 Administration		\$ 4,010.00	\$ 3,025.10	\$ 4,300.00
5101 Admin - Accounting Fees		\$ 2,800.00	\$ 2,690.10	\$ 2,200.00
5103 Admin - Bank Charges		\$ 10.00	\$ 33.00	\$ 50.00
5105 Admin - Income Tax Prep			\$ 125.00	\$ 250.00
5106 Admin - Legal Fees		\$ 100.00	\$ -	\$ 50.00
5107 Admin - License & Fees			\$ 48.00	\$ 50.00
5108 Admin - Lien Recording Fees			\$ 76.00	\$ 100.00
5111 Admin - Newsletter		\$ 500.00	\$ -	\$ 500.00
5113 Admin - Postage		\$ 200.00	\$ -	\$ 700.00
5115 Admin - Social Committee		\$ 400.00	\$ 53.00	\$ 400.00
5116 Admin - Website Expense			\$ -	\$ -
5200 Insurance		\$ 23,258.01	\$ 23,695.01	\$ 23,288.00
5201 NPPOA Insurance (Entrance & Liability)		\$ 1,423.44	\$ 1,423.44	\$ 1,450.00
5202 Liability Umbrella		\$ 1,013.00	\$ 1,450.00	\$ 1,013.00
5203 Insurance Payments		\$ 20,821.57	\$ 20,821.57	\$ 20,825.00
5300 Lake Care		\$ 6,060.00	\$ 1,953.00	\$ 5,600.00
5301 Lake Care - Clean Up Committee		\$ 400.00	\$ 270.00	\$ 400.00
5302 Lake Care - Inspection		\$ 1,200.00	\$ 1,100.00	\$ 1,200.00
5304 Lake Care - Dock Repairs			\$ -	\$ 1,500.00
5306 Lake Care - Other			\$ -	\$ 2,000.00
5308 Lake Care - Snow Removal		\$ 500.00	\$ 140.00	\$ 500.00
5309 Lake Care - Water Quality		\$ 3,960.00	\$ 443.00	\$ -
5400 Lawn Care		\$ 39,000.00	\$ 31,739.86	\$ 39,000.00
5401 Lawn Care - Mowing		\$ 26,500.00	\$ 24,488.42	\$ 27,500.00
5402 Lawn Care - Mulch/Landscaping		\$ 11,000.00	\$ 6,964.95	\$ 11,000.00
5403 Lawn Care - Seeding		\$ 1,500.00	\$ 286.49	\$ 500.00
5500 Trees		\$ 8,670.00	\$ 7,920.91	\$ 5,200.00
5501 Trees - Removal		\$ 7,300.00	\$ 7,115.41	\$ 2,000.00
5502 Trees - Replacement		\$ 1,170.00	\$ 805.50	\$ 3,000.00
5503 Trees - Spraying / Watering		\$ 200.00	\$ -	\$ 200.00
5600 Repairs		\$ 5,300.00	\$ 4,124.36	\$ 6,000.00
5601 Repairs - College Ave. Entrance		\$ 500.00	\$ -	\$ 1,000.00
5602 Repairs - Roto Rooter		\$ 2,000.00	\$ 2,469.36	\$ 2,500.00
5603 Repairs - Fence		\$ 500.00	\$ -	\$ 200.00
5605 Repairs - Retention Basin		\$ 1,800.00	\$ 1,655.00	\$ 1,800.00
5606 Repairs - Sidewalk		\$ 500.00	\$ -	\$ 500.00
5700 Utilities - Totals		\$ 1,400.00	\$ 1,051.82	\$ 1,400.00
5701 Utilities - Electricity		\$ 600.00	\$ 401.67	\$ 600.00
5703 Utilities - Water		\$ 800.00	\$ 650.15	\$ 800.00
TOTAL EXPENSES		\$ 87,698.01	\$ 73,510.06	\$ 84,788.00
TOTAL INCOME		\$ 86,961.57	\$ 87,039.14	\$ 86,871.86
NET INCOME		\$ (736.44)	\$ 13,529.08	\$ 2,083.86
UNPAID HOME OWNERS DUES TOTAL			\$ 1,816.00	

Current NPPOA Board of Directors:

Welcome new board member, Lara Davis to the NPPOA Board of Directors!

Jim Cantrell (President) jcantrell@nppoa.org

Ben Rhodes brhodes@nppoa.org

Bill Hurd bhurd@nppoa.org

Bob Starckovich rstarckovich@nppoa.org

Carl Franklin cfranklin@nppoa.org

Lara Davis ldavis@nppoa.org

Nancy Smith nsmith@nppoa.org

Susan Crumbaugh scrumbaugh@nppoa.org

Pictures below include: Homeowners fishing on dock with grandchildren, A large catch in Northpointe lake (look at those smiles), The middle dock with a ramp for ADA accessibility to benefit all Northpointe homeowners.



