

# NorthPointe News

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## Special points of interest:

- Christmas Lights Contest
- Budget numbers for 2022-23

## A Note from our President

Hello NorthPointe residents:

As we close another year I would like to say “thank you” to the many people who help make NorthPointe a great place to live. Thanks to those who periodically clean and garden around the lake. Thanks to those who are continually working to keep the drains clear in the large retention basin. Thanks to the NPPOA board members who volunteer their time.

In the past two years the dock areas have been improved, including adding a ramp at the center dock and a handrail at the north dock. We have had many trees removed and many trees planted. Rock has been added where needed around the lake. The drainpipes under the large retention basin have been cleaned to allow better draining. Water quality in the lake has been checked. The cost of maintaining the subdivision at a quality level has increased and will certainly continue to do so. It is very likely that the \$260 dues will need to increase in 2024. Please check out the budget document.

Common areas are for enjoyment of the subdivision. Please do not plant in those areas without checking with the board.

We are always looking to add board members. Everyone is welcome to attend the December 1 board meeting which will be held in the second floor conference room at 4 Seasons II.

Jim Cantrell, NPPOA president

## Budget Highlights

The budget for 2022 will be reviewed and the 2023 budget will be adopted at the upcoming board meeting on Thursday, December 1st. (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 2022 is \$65,368. 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.

## 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](#)

## Interested in Joining the NPPOA Board?

The NPPOA board currently has 9 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 **Four Seasons II on Thursday, December 1<sup>st</sup> at 6:00 pm.**

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 December 1<sup>st</sup> meeting.

### Current NPPOA Board of Directors:

Jim Cantrell (President) [jcantrell@nppoa.org](mailto:jcantrell@nppoa.org)

Ben Rhodes [brhodes@nppoa.org](mailto:brhodes@nppoa.org)

Bill Hurd [bhurd@nppoa.org](mailto:bhurd@nppoa.org)

Bob Starckovich [rstarckovich@nppoa.org](mailto:rstarckovich@nppoa.org)

Carl Franklin [cfranklin@nppoa.org](mailto:cfranklin@nppoa.org)

Lara Davis [ldavis@nppoa.org](mailto:ldavis@nppoa.org)

Nancy Smith [nsmith@nppoa.org](mailto:nsmith@nppoa.org)

Susan Crumbaugh [scrumbaugh@nppoa.org](mailto:scrumbaugh@nppoa.org)

Sean Collins [SCollins@nppoa.org](mailto:SCollins@nppoa.org)

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## Social Committee–Nancy Smith

### 16th 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 16th Annual Holiday Lights Contest sponsored by NPPOA starts December 11th.

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)

Judging will take place one evening between December 11th-15th, before 10:00 p.m. As a resident of NorthPointe, if you would like to be in on the judging of this most prestigious award, please let Nancy Smith know.

Be sure to have your lights on every evening during that period. Winners will be announced Dec. 16<sup>th</sup> or 17<sup>th</sup> 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/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

"Will YOU Light  
Up the  
Neighborhood?"

North Pointe Home Owners Association  
2021 Activity and 2022 Budget Estimate

11/28/22

INCOME	Budget 2022	Actual 2022 To Date	Remaining 2022	Budget 2023
4010 Assessments	\$ 66,040.00	\$ 66,455.97	\$ 415.97	\$ 66,560.00
4020 Interest	\$ 6.86	\$ 16.89	\$ 10.03	\$ 20.00
<b>Total Income</b>	<b>\$ 66,046.86</b>	<b>\$ 66,472.86</b>	<b>\$ 426.00</b>	<b>\$ 66,580.00</b>
EXPENSES	Budget 2022	Actual to Date 2022 To Date	Remaining 2022	Budget 2023
<b>5100 Administration</b>	<b>\$ 4,800.00</b>	<b>\$ 4,516.81</b>	<b>\$ 283.19</b>	<b>\$ 5,425.00</b>
5101 Admin - Accounting Fees	\$ 2,700.00	\$ 3,345.58	\$ (645.58)	\$ 3,700.00
5102 Admin - Annual Meeting	\$ -	\$ -	\$ -	\$ -
5103 Admin - Bank Charges	\$ 50.00	\$ 1.00	\$ 49.00	\$ 5.00
5104 Admin - Income Tax	\$ -	\$ -	\$ -	\$ -
5105 Admin - Income Tax Prep	\$ 250.00	\$ 150.00	\$ 100.00	\$ 150.00
5106 Admin - Legal Fees	\$ 50.00	\$ 10.00	\$ 40.00	\$ 20.00
5107 Admin - License & Fees	\$ 50.00	\$ 50.00	\$ -	\$ 50.00
5108 Admin - Lien Recording Fees	\$ 100.00	\$ 382.80	\$ (282.80)	\$ 400.00
5111 Admin - Newsletter	\$ 500.00	\$ 122.60	\$ 377.40	\$ 300.00
5113 Admin - Postage	\$ 700.00	\$ 287.83	\$ 412.17	\$ 400.00
5115 Admin - Social Committee	\$ 400.00	\$ 167.00	\$ 233.00	\$ 400.00
<b>5200 Insurance</b>	<b>\$ 2,463.00</b>	<b>\$ 1,013.00</b>	<b>\$ 1,450.00</b>	<b>\$ 2,463.00</b>
5201 NPPOA Insurance (Entrance & Liability)	\$ 1,450.00	\$ -	\$ 1,450.00	\$ 1,450.00
5202 Liability Umbrella	\$ 1,013.00	\$ 1,013.00	\$ -	\$ 1,013.00
<b>5300 Lake Care</b>	<b>\$ 5,600.00</b>	<b>\$ 2,181.07</b>	<b>\$ 3,418.93</b>	<b>\$ 3,100.00</b>
5301 Lake Care - Clean Up Committee	\$ 400.00	\$ 270.00	\$ 130.00	\$ 400.00
5302 Lake Care - Inspection	\$ 1,200.00	\$ 1,157.50	\$ 42.50	\$ 1,200.00
5304 Lake Care - Dock & Shoreline Maintenance	\$ 1,500.00	\$ 256.52	\$ 1,243.48	\$ 500.00
5306 Lake Care - Other	\$ 2,000.00	\$ 71.22	\$ 1,928.78	\$ 500.00
5308 Lake Care - Snow Removal	\$ 500.00	\$ 425.83	\$ 74.17	\$ 500.00
<b>5400 Lawn Care</b>	<b>\$ 39,000.00</b>	<b>\$ 30,416.09</b>	<b>\$ 8,583.91</b>	<b>\$ 36,500.00</b>
5401 Lawn Care - Mowing	\$ 27,500.00	\$ 14,464.03	\$ 13,035.97	\$ 25,000.00
5402 Lawn Care - Mulch/Landscaping	\$ 6,000.00	\$ 6,752.29	\$ (752.29)	\$ 6,000.00
5403 Lawn Care - Seeding	\$ 500.00	\$ 262.48	\$ 237.52	\$ 500.00
5404 Lawn Care - Weed/Fertilizer	\$ 5,000.00	\$ 8,937.29	\$ (3,937.29)	\$ 5,000.00
<b>5500 Trees</b>	<b>\$ 3,200.00</b>	<b>\$ 4,300.00</b>	<b>\$ (1,100.00)</b>	<b>\$ 6,700.00</b>
5501 Trees - Removal	\$ 2,000.00	\$ 4,300.00	\$ (2,300.00)	\$ 5,000.00
5502 Trees - Replacement	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,500.00
5503 Trees - Spraying / Watering	\$ 200.00	\$ -	\$ 200.00	\$ 200.00
<b>5600 Repairs</b>	<b>\$ 7,500.00</b>	<b>\$ 4,024.33</b>	<b>\$ 3,475.67</b>	<b>\$ 9,200.00</b>
5601 Repairs - College Ave. Entrance	\$ 500.00	\$ -	\$ 500.00	\$ 2,500.00
5602 Repairs - CK Brush	\$ 2,500.00	\$ 1,224.33	\$ 1,275.67	\$ 2,500.00
5603 Repairs - Fence	\$ 200.00	\$ -	\$ 200.00	\$ 200.00
5605 Repairs - Retention Basin	\$ 1,800.00	\$ 300.00	\$ 1,500.00	\$ 1,000.00
5606 Repairs - Sidewalk	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00
5607 Repairs - Reserve Fund	\$ -	\$ -	\$ -	\$ 500.00
<b>5700 Utilities - Totals</b>	<b>\$ 1,400.00</b>	<b>\$ 980.00</b>	<b>\$ 420.00</b>	<b>\$ 1,980.00</b>
5701 Utilities - Electricity	\$ 600.00	\$ 142.40	\$ 457.60	\$ 900.00
5703 Utilities - Water	\$ 800.00	\$ 837.60	\$ (37.60)	\$ 1,080.00
<b>TOTAL EXPENSES</b>	<b>\$ 63,963.00</b>	<b>\$ 47,431.30</b>	<b>\$ 16,531.70</b>	<b>\$ 65,368.00</b>
<b>TOTAL INCOME</b>	<b>\$ 66,046.86</b>	<b>\$ 66,472.86</b>	<b>\$ 426.00</b>	<b>\$ 66,580.00</b>



