

NorthPointe News

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Special points of interest:

- Christmas Lights Contest
- Budget numbers for 2023-24

A Note from your Board President

Hello NorthPointe Residents:

We want the North Pointe subdivision to continue to be a desirable place to live. To that end we want to remind everyone that the NPPOA dues will increase from \$260 to \$320 beginning in 2024. The most recent increase was in 2017. The costs for lawn care, tree removal and planting, repairs to sidewalks and entrances, and accounting have all increased. There are 254 properties, so the amount collected will increase from \$66,040 to \$81,280 each year for the board to maintain the subdivision lake, dam, sidewalks, detention basins and common areas.

There are currently 10 board members who meet formally 5 times each year and informally many other times. The volunteer board members provided 100+ hours of their time this year. In addition to the 5 board meetings, they worked on the 3 dock areas, removed brush and trees, planted grass seed and maintained the drainage in the large detention basin. They supervised removing and planting trees. They have planned social events, sent out newsletters and coordinated the spring and fall garage sales.

Thank you to the many non-board members who contribute to our neighborhood:

- Jim and Sherri Bertolet ... 15+ years of coordinating the subdivision clean up
- Doug and Patty Love 15+ years of maintaining the beautiful planter at the south end of the lake
- Dennis Nolan..... 30+ years of providing his expertise to help solve electrical issues with the lights at the College Ave. entrance

Finally, thank you to all of you for supporting your NPPOA Board members, providing input, sharing concerns and saying thank you to those who unselfishly volunteer their time to make our neighborhood safe and beautiful.

We all wish you and your families a safe and happy holiday season and we look forward to all that 2024 will bring.

Jim Cantrell

Beautification of our Subdivision

NPPOA Covenants

Part of keeping our neighborhood beautiful is the enforcement of the COVENANTS that had been approved in 1986 at the start of our subdivision. Please follow the Covenants, respecting your neighbors, 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 visit the www.NPPOA.org website to see a copy of our NorthPointe Subdivision covenants.

Interested in Joining the NPPOA Board in the future?

The NPPOA board currently has 10 members. Any homeowner is welcome to place him/herself in nomination for a board seat.

We would welcome more homeowners finding out about the duties of the association for a future opening by attending a future meeting or contacting any one of the board members below. 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.

Current NPPOA Board of Directors:

Jim Cantrell (President) jcantrell@nppoa.org

Lara Davis ldavis@nppoa.org

Ben Rhodes brhodes@nppoa.org

Nancy Smith nsmith@nppoa.org

Bill Hurd bhurd@nppoa.org

Scott Zurek szurek@nppoa.org

Bob Starckovich rstarckovich@nppoa.org

Sean Collins scollins@nppoa.org

Carl Franklin cfranklin@nppoa.org

Susan Crumbaugh scrumbaugh@nppoa.org

Social Committee–Nancy Smith

17th ANNUAL "Let There Be Lights"

Home Decorating Contest! – Starts December 10th

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 17th Annual Holiday Lights Contest sponsored by NPPOA starts December 10th.

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 10th-14th, 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. nsmith@nppoa.org or 309-838-9644.

Be sure to have your lights on every evening during that period. Winners will be announced Dec. 15th or 16th 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 10th 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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INCOME		Actual 2023 to Date	Budget 2024
4010	Assessments	\$ 67,290.00	\$ 81,280.00
4020	Interest	\$ 7.06	\$ 8.00
Total Income		\$ 67,297.06	\$ 81,288.00
EXPENSES		Actual 2023 to Date	Budget 2024
5100	Administration	\$ 3,403.47	\$ 6,003.00
5101	Admin - Accounting Fees	\$ 2,587.76	\$ 3,700.00
5103	Admin - Bank Charges	\$ 265.50	\$ 5.00
5104	Admin - Income Tax	\$ 10.00	\$ 10.00
5105	Admin - Income Tax Prep	\$ -	\$ 150.00
5106	Admin - Legal Fees	\$ -	\$ 20.00
5107	Admin - License & Fees	\$ -	\$ 50.00
5108	Admin - Lien Recording Fees	\$ -	\$ 400.00
5111	Admin - Newsletter	\$ 127.60	\$ 300.00
5113	Admin - Postage	\$ 146.30	\$ 600.00
5115	Admin - Social Committee	\$ 266.31	\$ 400.00
5116	Admin - Website Expense	\$ -	\$ 368.00
5200	Insurance	\$ 2,463.00	\$ 2,465.00
5201	NPPOA Insurance (Entrance & Liability)	\$ 1,450.00	\$ 1,450.00
5202	Liability Umbrella	\$ 1,013.00	\$ 1,015.00
5300	Lake Care	\$ 1,318.70	\$ 7,300.00
5301	Lake Care - Clean Up Committee	\$ 240.00	\$ 400.00
5302	Lake Care - Inspection	\$ 1,000.00	\$ 1,200.00
5303	Lake Care - Dam Renewal	\$ -	\$ 4,000.00
5304	Lake Care - Dock & Shoreline Maintenance	\$ -	\$ 500.00
5306	Lake Care - Other	\$ -	\$ 500.00
5307	Lake Care - Signs	\$ 78.70	\$ 200.00
5308	Lake Care - Snow Removal	\$ -	\$ 500.00
5400	Lawn Care	\$ 30,342.00	\$ 37,500.00
5401	Lawn Care - Mowing	\$ 10,107.61	\$ 20,000.00
5402	Lawn Care - Mulch/Landscaping	\$ 10,615.79	\$ 9,500.00
5403	Lawn Care - Seeding	\$ 49.12	\$ 500.00
5404	Lawn Care - Weed/Fertilizer	\$ 9,569.48	\$ 7,500.00
5500	Trees	\$ 4,559.00	\$ 6,700.00
5501	Trees - Removal	\$ 4,400.00	\$ 5,000.00
5502	Trees - Replacement	\$ 159.00	\$ 1,500.00
5503	Trees - Spraying / Watering	\$ -	\$ 200.00
5600	Repairs	\$ 2,867.59	\$ 19,200.00
5601	Repairs - College Ave. Lights & Lighthouse Repair	\$ -	\$ 9,500.00
5602	Repairs - CK Brush	\$ 525.00	\$ 2,500.00
5603	Repairs - Fence	\$ 92.59	\$ 200.00
5605	Repairs - Retention Basin	\$ -	\$ 1,000.00
5606	Repairs - Sidewalk	\$ 2,250.00	\$ 5,000.00
5607	Repairs - Reserve Fund	\$ -	\$ 1,000.00
5700	Utilities - Totals	\$ 1,556.81	\$ 2,100.00
5701	Utilities - Corn Belt Energy Corp.	\$ 691.96	\$ 1,000.00
5703	Utilities - City of Bloomington (Storm Drain)	\$ 864.85	\$ 1,100.00
TOTAL EXPENSES		\$ 46,510.57	\$ 81,268.00
TOTAL INCOME		\$ 67,297.06	\$ 81,288.00

For questions on the budget, contact President Jim Cantrell or Treasurer Carl Franklin. They will be glad to respond or refer your comments to the committee chair.

