

NorthPointe News

A Note from your Board President

INSIDE THIS ISSUE:

NPPOA Board Note	1
Beautification	2
Homeowners Board	2
Social Committee	3
Budget numbers	4

Hello NorthPointe Residents:

Thank YOU NorthPointe residents for passing the updated Covenants, by-laws and rules and regulations. The short-term rental on Beacon Ct is no longer taking reservations, much to the relief of the neighbors. The home has been sold. The net cost for accomplishing this was around \$8,000.

Due to the unexpected legal expenses this fiscal year, tree trimming and tree planting was reduced. As was adding rip-rap to the east bank of the lake. However, some trees will be planted in the next few weeks around the lake, along Fort Jesse, and retention basin. Some landscaping will also be done on the east side of the lake.

The geese have caused the west bank of the lake to erode and that will require attention and funding. Please do not attract the geese by feeding them. The large detention basin continues to get clogged causing the water to move slowly through the pipes. The board had the pipes cleared 3 times this spring/summer to the tune of slightly more than \$1600.

Thank you to those residents who regularly beautify the subdivision by picking up litter from in and around the lake and the common areas. Thank you to those residents that have stepped up to plan social events such as the most recent successful Fall Festival and the upcoming Cocoa-Cookies-Caroling. Thank you to the board members who continue to volunteer many hours to help make this subdivision a great place in which to live.

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 2025 will bring.

Jim Cantrell
NPPOA Board President

Special points of interest:

- Christmas Lights Contest
- Budget numbers for 2024-25

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 visit the 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 and is full. Any homeowner is welcome to place him/herself in nomination for a board seat for the future. There are 5 regular board meetings annually.

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. We've seen many new faces from the neighborhood at our meetings this year.

Current 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
Jackie Schmidt	jschmidt@nppoa.org
Nancy Smith	nsmith@nppoa.org
Scott Zurek	szurek@nppoa.org
Sean Collins	scollins@nppoa.org

Social Committee–Nancy Smith

18th 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 18th Annual Holiday Lights Contest sponsored by NPPOA starts December 8th.

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 8th-12th, 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. 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.

*“Will YOU Light
Up the
Neighborhood?”*

Rules and Disclaimers:

- Decorating must be completed by Sunday, December 8th 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

Cocoa-Cookies-Caroling

Sunday, December 15th, 2024 – 1:00pm-3:00pm

Location: Outside at the Common Area on NorthPointe Drive and LakeShore Circle. A special visitor may join us. Stay tuned for more details on the NorthPointe Property Owners Facebook page.

January - December 2024 NPPOA Budget, 2024 3rd Qtr & 2025 Budget				
Income		2024 Budget	2024 3 Quarter Spend	2025 Budget
4010	Assessments (\$320 Annual Dues X 256 Residences)	\$ 81,920.00	\$ 77,860.00	\$ 81,920.00
4030	Interest	\$ 8.00	\$ -	\$ -
Total Income		\$ 81,928.00	\$ 77,860.00	\$ 81,920.00
Expense		Budget Amount	Actual Amount	Budget Amount
5100 Administration				
5101	Admin - Accounting Fees	\$ 3,700.00	\$ 3,382.31	\$ 3,700.00
5103	Admin - Bank Charges	\$ 5.00	\$ -	\$ -
5104	Admin - Income Tax	\$ 10.00	\$ -	\$ -
5105	Admin - Income Tax Prep	\$ 150.00	\$ -	\$ 150.00
5106	Admin - Legal Fees	\$ 20.00	\$ 8,153.35	\$ 20.00
5107	Admin - License & Fees	\$ 50.00	\$ 10.00	\$ 50.00
5108	Admin - Lien Recording Fees	\$ 400.00	\$ 61.00	\$ 400.00
5111	Admin - Newsletter	\$ 300.00	\$ 144.09	\$ 300.00
5112	Admin - Office Expense	\$ -	\$ 512.92	\$ 300.00
5113	Admin - Postage	\$ 600.00	\$ 121.37	\$ 300.00
5115	Admin - Social Committee	\$ 400.00	\$ 796.99	\$ 2,000.00
5116	Admin - Website Expense	\$ 368.00	\$ -	\$ -
Total Administration		\$ 6,003.00	\$ 13,182.03	\$ 7,220.00
5200 Insurance				
5201	NPPOA Insurance	\$ 1,450.00	\$ -	\$ 1,450.00
5202	Liability Umbrella	\$ 1,015.00	\$ 1,013.00	\$ 1,015.00
Total Insurance		\$ 2,465.00	\$ 1,013.00	\$ 2,465.00
5300 Lake Care				
5301	Lake Care - Clean Up Committee	\$ 400.00	\$ 270.00	\$ 400.00
5302	Lake Care - Inspection	\$ 1,200.00	\$ 1,237.47	\$ 1,600.00
5303	Lake Care - Dam Maintenance	\$ 4,000.00	\$ -	\$ 4,000.00
5304	Lake Care - Dock & Shoreline Maintenance	\$ 500.00	\$ -	\$ 5,935.00
5306	Lake Care - Other	\$ 500.00	\$ -	\$ -
5307	Lake Care - Signs	\$ 200.00	\$ -	\$ 200.00
5308	Lake Care - Snow Removal	\$ 500.00	\$ -	\$ -
Total Lake Care		\$ 7,300.00	\$ 1,507.47	\$ 12,135.00
5400 Lawn Care				
5401	Lawn Care - Mowing	\$ 20,000.00	\$ 9,153.99	\$ 20,000.00
5402	Lawn Care - Mulch/Landscaping	\$ 9,500.00	\$ 9,813.80	\$ 10,000.00
5403	Lawn Care - Seeding	\$ 500.00	\$ -	\$ 600.00
5404	Lawn Care - Weed/Fertilizer	\$ 7,500.00	\$ 8,701.02	\$ 7,500.00
Total Lawn Care		\$ 37,500.00	\$ 18,967.79	\$ 38,100.00
5500 Trees				
5501	Trees - Removal	\$ 5,000.00	\$ 5,578.35	\$ 3,000.00
5502	Trees - Replacement	\$ 1,500.00	\$ 129.21	\$ 6,000.00
5503	Trees - Spraying / Watering	\$ 200.00	\$ -	\$ 200.00
Total Trees		\$ 6,700.00	\$ 5,707.56	\$ 9,200.00
5600 Repairs				
5601	Repairs - College Ave. Lights & Lighthouse Repair	\$ 9,500.00	\$ 4,409.58	\$ -
5602	Repairs - CK Brush	\$ 2,500.00	\$ -	\$ 4,500.00
5603	Repairs - Fence	\$ 200.00	\$ -	\$ 200.00
5605	Repairs - Retention Basin	\$ 1,000.00	\$ 1,617.00	\$ 1,000.00
5606	Repairs - Sidewalk	\$ 5,000.00	\$ -	\$ 5,000.00
5607	Repairs - Reserve Fund	\$ 1,000.00	\$ -	\$ -
Total Repairs		\$ 19,200.00	\$ 6,026.58	\$ 10,700.00
5700 Utilities				
5701	Utilities - Corn Belt Energy Corp.	\$ 1,000.00	\$ 462.13	\$ 1,000.00
5703	Utilities - City of Bloomington (Storm Drain)	\$ 1,100.00	\$ 803.65	\$ 1,100.00
Total Utilities		\$ 2,100.00	\$ 1,265.78	\$ 2,100.00
Total Expense		\$ 81,268.00	\$ 47,670.21	\$ 81,920.00
Total Income		\$ 81,928.00	\$ 77,860.00	\$ 81,920.00