



## LOOKING GOOD

Hello Everyone,

I hope you are having a good 2025 so far. As we head into the new year, I am grateful that you trust me with helping your community. It's not always fun getting a reminder email about a trash can or RV, but I always hear such amazing things when I tell people that I manage North Ridge. Your reputation is amazing, and it takes everyone's participation and commitment. Thank you for creating a great neighborhood. 2025 is going to be a great year.

## 2024 END-OF-YEAR REPORT

Our 2024 End-of-Year Report is on the next page, for your review. You can also find this and other information on our website at: <https://www.northridgehoa.org/> We had some big irrigation line improvement projects in 2024, that will help Northridge have more consistent irrigation water to all units. We want to thank the homeowners who worked with the construction companies and help made these improvements.



## YARD WORK OR MAINTENANCE?

This time of year isn't really busy for yard work, but if you have leaves, or other yard projects you just don't want to do, or don't have time, a lawn care company I work with at another HOA has some workers who would love to help you out. If interested, email: [info@lushgreenlandscapes.com](mailto:info@lushgreenlandscapes.com) or call Moe at: 774-200-9361

## EXTERIOR CHANGES

Please remember that all exterior changes must go through the Architectural Control Committee before beginning. This includes replacing shingles, painting your house, or changing your landscaping. We make this process super easy for you though. Simply complete the form online here: <https://www.northridgehoa.org/forms> Please don't forget to do this. I have had a few situations in other HOAs that required an owner to remove their improvement because of utility easements, etc. It's really miserable for everyone. I always say, "When in doubt, just submit a request".



## 2025 MEETINGS & GOVERNING DOCS

The board will be meeting on January 29, at 6pm, at 3325 Star Ct. They will be discussing the coming year, as well as finalizing the plan to update the remaining governing documents. You are always welcome to come to board meetings. We also have one vacancy on the board. If you are interested in serving in this way, please let us know. We will have our annual membership meeting in June.

## STAY CONNECTED



Northridge Estates HOA  
PO BOX 1657  
Grand Junction, CO 81502



<https://northridgehoa.org>  
(970) 200-6020  
[Info@NorthridgeHOA.org](mailto:Info@NorthridgeHOA.org)

## Northridge HOA

### Profit and Loss

January - December 2024

	TOTAL
<b>Income</b>	
100 - Assessment Income	16,300.00
125 - Title Transfer Fee	0.00
197 - Unapplied Cash Payment Income	0.00
<b>Total Income</b>	<b>\$16,300.00</b>
<b>GROSS PROFIT</b>	
<b>GROSS PROFIT</b>	
<b>Expenses</b>	
201 - Registration & Licencing	145.00
202 - Insurance	1,001.00
203 - HOA Events	695.23
204 - Website and Online Services	508.06
205 - Water Share Dues	873.60
206 - Common Element Maintenance	29,962.96
207 - Legal & Professional Fees	
Lawyer Fees	200.00
Property Management	7,058.65
<b>Total 207 - Legal &amp; Professional Fees</b>	<b>7,258.65</b>
208 - Bank Fees	31.12
209 - Office Supplies	425.54
210 - Postage & PO Box	369.13
<b>Total Expenses</b>	<b>\$41,270.29</b>
<b>NET OPERATING INCOME</b>	<b>\$ -24,970.29</b>
<b>NET INCOME</b>	<b>\$ -24,970.29</b>

## Other Information as of Dec. 31, 2024:

Account Balance: \$25,989.16

Outstanding 2024 Assessments Owed: 1

ACC (Architectural Control Committee) Requests: 14

Governing Doc Total Violations Recorded: 49

Governing Doc Violations Resolved: 40

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