



NEWSLETTER

➤➤➤ FALL IS IN THE AIR

Hello North Ridge,

I don't know about you, but I love everything about Fall! As the weather cools, I hope you enjoy some time outside, enjoying this beautiful world around us. I have begun to reach out to homeowners with reminders about rules and cleaning up financial records. Thank you all for being so kind through this transition. Your willingness to work with me has been very appreciated.

EMAIL ADDRESSES <<<

I think communication is key to a great HOA. These newsletters help us all know what's happening in our community. Regular "snail" mail is getting so expensive and isn't the most effective way to communicate. If you are receiving this newsletter via regular mail, I don't have an email for you. Can you please contact me if you have email, so I can add you to our email group?



➤➤➤ ROOTING FOR YOUR ASH

Northridge Estates has beautiful ash trees, but unfortunately some bugs have also been trying to make their home in our trees as well. The good news is that the city is partnering with homeowners to help save these wonderful trees, and will pay 50% of the cost for treatment! To learn more go to: <https://www.gjcity.org/1181/Root-For-Your-Ash>

DRY WOOD TERMITES <<<

It's also been reported by a neighbor that we may have dry wood termites trying to make Northridge their home. These unwelcomed guests can spread to neighboring houses. If you want to have your house checked, one neighbor has recommended Advanced Pest Solutions: <http://www.apsgj.com/>



➤➤➤ NEW POLICIES

CCIOA (Colorado Common Interest Ownership Act) required all HOAs to have 9 governing policies in place, that help HOAs serve their communities better. Your board has approved these required policies, and they can be found on our website at: <https://www.northridgehoa.org/governingdocs> We also need to update our Covenants and Bylaws. These will be presented for your approval within the next few months. Stay tuned!



REMINDERS

➤➤➤ TRASH CANS & VEHICLES

One of the things I was asked to do as the new HOA manager is to bring consistency in our rule enforcement. I know this is uncomfortable at first, but I promise that it is for the betterment of our community. I am going to start sending notices about trash cans. Please pull your trash cans in each week, after pickup. You can find our R&Rs at: <https://www.northridgehoa.org/governingdocs>



➤➤➤ GJ LEAF REMOVAL SERVICE

The city will be making their leaf-removal rounds in Northridge on October 11, & 25, November 13, and December 6. To learn more, visit: <https://www.gjcity.org/251/Leaf-Removal-Program>



STAY CONNECTED



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