

As a homeowner in the Northridge subdivision, you are a member of the Northridge Homeowner's Association of Ames. This note lays out the background of the Association, detailing your homeowner benefits and the Association's obligations. The Association maintains a website at: <http://northridge-ames.us/> that has a variety of resources about Northridge.

When the Northridge subdivision was planned in the late 1980s, the developers (see Developers at the website) envisioned an area of homes with walking paths, common green spaces, and grounds that would both secure property values and showcase the natural beauty of the area. At the same time, the city was encouraging creative use of zoning to manage rain water overflow. The city manages Moore Memorial Park, its pond, and shared-use paths located to the south of Northridge Parkway. The result is that your residence is in the midst of a 400 home community with 45 maintained parcels of green space, four streams with five bridges and over 4 miles of walking paths.

The Association was created to manage the common grounds. These spaces are held in common by the Northridge Homeowner's Association for access and use by you, the homeowners of Northridge. Maps of the green spaces and walking paths can be located under the "Maps" link on the website. The Association pays the property taxes on these green spaces, oversees rules for their use and is responsible for their care. To further this commonality, the deed for each home in Northridge comes with a restrictive covenant that applies until 2029.

There are model copies of each home owner's restrictive covenant arranged by addition to the subdivision on the website. There are technically 18 additions in Northridge and each is slightly different - a summary of the differences is available on the website as well as the individual models for each addition. You can identify your addition by your home's address (see Lot Designations map in Maps section of the website)

The job of managing the Association is handled by a board elected from your neighbors at the annual meeting (see the NR Board entry at the web site). While this board of neighbors serves as volunteers, physical tasks such as mowing green spaces, trimming trees in those green spaces, and maintaining walks and ponds have to be paid for. These tasks are contracted out to private providers selected by the board.

The Association fees are due from every homeowner in Northridge by the first of every year. The amount of the fee is listed on the web page. Please mark payment of this fee on your personal calendars for the month of December. Courtesy reminder emails are sent to homeowners for whom we have an active email address. If you do not receive these emails or your email address has changed, we encourage you to update your information via the Homeowner Contact Information portion of the website. Since we, the Board, are volunteers, we thank all of you who pay promptly when the dues are due. After January 31, and every month thereafter, late fees are assessed. We truly appreciate your timely payments so all of us can enjoy the holiday season.

Unlike boards that are part of a building complex management, our focus is primarily the grounds and aspects of the covenants. We gladly try to answer questions where we can or refer you to other resources such as the City. We also serve when useful as a hub for activities at Northridge such as the annual Ice Cream social. If you have an idea for enriching our Northridge community, particularly ones accomplished by volunteer effort, please let us know.

Additionally, the Board is always looking for new members so please let us know if you have interest in serving.