NORTHRIDGE PARKWAY HOMEOWNERS ASSOCIATION

Ames, Iowa • northridge-ames.us

OFFICIAL NOTICE OF ANNUAL MEETING AND SPECIAL ASSESSMENT VOTE

Tuesday, January 12, 2027

In accordance with the By-Laws of the Northridge Parkway Homeowners Association, notice is hereby given to all members that the **Annual Meeting of the Association** will be held on **Tuesday, January 12, 2027**, at **Northridge Village**. This meeting is called, in part, for the purpose of considering and establishing a special assessment for a capital improvement to the Association's common areas — the rehabilitation of the walking trail system — as provided in Article VIII, Sections 6 and 7 of the By-Laws. The membership will decide the following question:

THE QUESTION BEFORE THE MEMBERSHIP

Shall the Northridge Parkway Homeowners Association proceed with the Board of Directors' recommendation to **rehabilitate the entire Northridge walking trail system** — approximately 4.4 miles — in the **summer of 2027**, at a total project budget of **$880,000**, funded by a special assessment on each of the Association's 414 lots?

☐ **APPROVE** ☐ **DO NOT APPROVE**

Assessment details shown on reverse. This notice is not a ballot — votes will be cast as described below.

HOW TO VOTE

1. Online — opens Monday, January 4, 2027, at 8:00 a.m., and closes at 7:00 p.m. on Tuesday, January 12, when the vote is certified. Scan the QR code with your phone's camera, or visit **northridge-ames.us** and follow the “Walking Trails” link.

2. In person — Tuesday, January 12, 2027, 5:00–7:00 p.m., at **Northridge Village** (3300 George Washington Carver Ave.). Stop in any time during the two-hour window — voting takes only a minute.

The Annual Meeting begins immediately after in-person voting closes (approximately 7:00 p.m.). Everyone is welcome — and encouraged — to stay for the meeting.

Scan to vote online

VOTING RULES

- Each lot is entitled to one vote. Owners of more than one lot cast one vote per lot owned.
- A quorum of at least 60% of all lots — 249 of 414 — must cast votes before any results are certified.
- Passage requires approval by two-thirds (2/3) of the votes cast, once quorum is met — By-Laws, Article VIII, Section 6.
- Joe Wallace, the Association's attorney, will certify the vote as an independent third party.
- If approved, the special assessment applies to all 414 lots, regardless of how each lot voted.

KEY DATES

By December 2, 2026	This official notice mailed to all 414 lots
Monday, January 4, 2027	Online voting opens at 8:00 a.m.
Tuesday, January 12, 2027	In-person voting, 5:00–7:00 p.m. • Annual Meeting follows
Summer 2027	If approved — rehabilitation of all 4.4 miles of walking trails

By order of the Board of Directors — **Simon J. Timmermans**, President, on behalf of the Board. This notice was mailed on or before **December 2, 2026** to all lot owners of record — not less than thirty (30) nor more than sixty (60) days before the meeting, as Article VIII, Section 7 of the By-Laws requires.

Please turn over — why these paths matter, and what the project means for your lot →

The Paths That Connect Us

Our trails. Our neighborhood. Our future.

4.4	414	25–30
Miles of trails	Northridge lots	Years of renewed use

Morning walks and first bike rides. Evening dog loops, strollers on Saturday mornings, neighbors becoming friends along the way. For nearly three decades, these paths have tied the Northridge community together — for many homeowners, the trail system was a reason they chose Northridge in the first place. That is why its future belongs where it should: in the hands of the members.

WHY NOW

Decades of tree-root damage set the decline in motion, and the asphalt trail system has now reached the end of its service life. Cracking, settling, and failed sections are widespread, and patching no longer keeps up: repair equipment can only reach the trails by driving on the trails themselves, which makes piecemeal fixes slow, costly, and hard on the system. The trails are also the Association's single largest liability exposure.

THE BOARD'S RECOMMENDATION

Renew the entire system at once, in a single project in the summer of 2027: overlay the sections that remain structurally sound, and tear out and rebuild the sections that have failed. One contractor, one mobilization, one continuous paving operation — the most economical way to renew all 4.4 miles. The contractor bid came in at **$800,000**; with a 10% contingency, the total project budget is **$880,000**.

WHAT IT MEANS FOR EACH LOT

Pay in full — no interest	**$2,125.60**
Or pay over time: 30% down, due within 45 days of approval *(as the By-Laws provide)*	**$637.68**
+ five annual payments *(includes 6.75% financing)*	**$360.46 / yr**
Total if paid over time	**$2,440.00**

Per lot; owners of more than one lot pay per lot. The special assessment is separate from annual dues, is not permanent, and ends when the project is paid off. Prepayment is allowed at any time. All figures are current estimates — financing through Greater Iowa Credit Union at an estimated 6.75% — and final amounts will be confirmed before the vote.

LEARN MORE

The full proposal, payment schedule, and frequently asked questions are posted at **northridge-ames.us**. Questions are welcome — reach any board member or email the entire board at **nrboard@northridge-ames.us**. Your vote decides this project: please take a minute to cast it.



Taken on our trails — real places, right here in Northridge.

Let's preserve the paths that make the Northridge Parkway community special.

Board of Directors — Simon J. Timmermans, President • Leif Wathne, Vice President • David Farrell, Treasurer • Kaysha Halbur, Secretary
Tony Thrush, Charlie Weber, Alex Grandgeorge & Kurt Stueven, At-Large • Ron Frantzen, Green Space • Danny Staedtler, Pond Maintenance