

## **Northridge Homeowners' Board Meeting September 15, 1999**

Members of the Northridge Board met at the home of Carol Payne at 7:00 P.M. Developer Bob Buck attended the meeting to answer questions about the Riverbank Fund and the ponds. Board members are concerned about the liability the ponds may cause to the Board. Maintenance is another concern. Bob Buck said that the ponds have been backhoed a couple of times because of silting. He seemed to think that after development is complete of the drainage area, the ponds may only need to be cleaned out every twenty years or so. There is also erosion along the streams that fill the pond. Mr. Buck also mentioned that cattails have begun to grow in the area. They can cause problems with ponds because of their aggressive nature and should probably be eliminated with a weed killer such as Roundup. The ponds were put in because of the attractiveness to residents as a marketing tool.

Bob Buck recommended keeping the Riverbank Fund intact within the Northridge Homeowners' Association. The city of Ames originally was involved with negotiations when the fund was begun. The city dictated that the funds be put in place for the homeowners of the nine lots along the riverbank. The funds can be used to maintain the wells along the riverbank or the cleaning of the tiles. He said the tiles do not begin at the street level because of difficulty tunneling. The tiling then was routed from below near the river. Don Newbrough is the attorney who has done most of the work for the Northridge development.

Bob also discussed erosion control measures that were put in place by the developers. Several hundred thousand dollars was spent to build jetties behind Lot 13, Peter Buck's residence, to encourage silting and stop erosion and to stabilize the riverbank. Bob also added that he believed the land along the riverbank to be fragile, therefore clearing or other measures taken to allow access to walkers to the area would be unwise. He referred to the steepness of the incline making it difficult to access the area without causing great ecological damage. He recommended that no public access to the area be created even though the public technically does have a right of way along the river. The easement was created because of city requirements. He thinks that any kind of foot traffic will cause ecological damage.

Neal Loess found that there had been a mix-up on the covenants that had been filed with the city. The square footages were incorrect, too low on the latest addition. The error has been corrected so that the covenants are in line with the other Northridge additions. There is still concern from neighbors that at least one of the homes that is being built and is nearly completed by Regency Builders is not in compliance with minimum square footage requirements.

President Bob Steffes reported that the developers were to send a letter to Northridge residents who are not in compliance with landscaping and sidewalk covenants. Developer Bob Buck stated that he was aware that such a letter was to be sent, but he has not seen a copy of the letter. Erb Hunziker was going to send the letter. The board reviewed a draft of the upcoming newsletter from executive assistant, Carol Bousquet. Draft letters addressing dog runs, fences, and dog clean-up were also reviewed and approved. Several items were also suggested to be added to the newsletter.

Terry Loney delivered a letter to Curt and Carol Houge requesting that their family trucks be parked in their driveway or on Evergreen rather than on Aspen because of visibility problems for children at the bus stop, pedestrians, and turning traffic. The Hougues have refused to move their trucks because of the convenience to them. The board discussed other measures and agreed that the owners of the home where the trucks are parked be consulted before a decision is made. Painting the curb yellow or putting up "No Parking" signs was discussed as alternatives.

Vickie Loes looked into reestablishing the luminaries in Northridge in December. She has found records that referred to needing \$100 for candy canes for children and other money for advertising in the newspaper and on the radio. Different ways of doing the display were discussed. Vickie wondered if there would be enough time to get a person from each street to be chairperson. The street chairperson would take orders, collect money, and deliver the candles and sacks. An article will be included in the next newsletter asking if there is interest and people willing to volunteer to help organize the event. The food bank received about \$1000 in donations as well as \$1500 in food when Northridge last had the luminaries in 1996.

Maintenance of the new garden areas was discussed. Carol Bousquet will be asked to contact Carroll Marty about plans for maintenance so that it can be included in the newsletter in September.

The meeting was adjourned at 9:45 P.M. It was decided to have the next meeting at the home of Brian Sorenson on Tuesday, October 12 at 7:00 P.M.

Carol Payne  
Secretary