

Somerset Swim & Tennis Club Information

One of the best amenities in Somerset Estates is the Somerset Swim & Tennis Club (SSTC), which consists of a pool, baby pool, outdoor hot tub, two tennis courts (one set up for pickleball), basketball court, small clubhouse, pavilion available for group events, and among the best mountain views in Boulder County. The pool area is generally open from mid-May to mid-September, weather permitting. The tennis/pickleball and basketball courts are open year-round. Membership in SSTC is a great place to meet neighbors and a valuable selling feature for any home in Somerset Estates. This is the only community pool in Niwot, and our residents are fortunate to have it as an asset.

For a variety of historical reasons, SSTC was set up as a separate nonprofit corporation from Somerset Estates Homeowners Association (SEHOA), with its own Board of Directors and governing documents. Assessments paid to SEHOA do not cover SSTC membership. All properties in Somerset Estates were provided by the original developer with a “residential” or “equity” membership. These memberships stay with the property when it is sold. The membership is active as long as the annual dues are paid. Once a membership becomes inactive, it may be reactivated by payment of the accrued total of all unpaid dues. In addition to these residential memberships, a limited number of annual passes are sold each year (at a much higher annual cost) to people in the Niwot area, outside of Somerset Estates. Gate locks are re-keyed each year.

The goal of SSTC is for all residents in Somerset Estates to be active members, and the dues structure is designed to encourage this. Although you are not obligated to pay the annual dues to SSTC, and no lien can be placed on your property if you do not pay it, when your property is sold the buyer will be informed whether or not the membership is active, and if inactive, the amount needed to reactivate the membership. Please understand that while you can decide each year whether or not to pay the dues, any unpaid dues will accumulate and must either be paid in escrow or passed on to a new owner. For example, if the membership for your property was active when you purchased your home, you may keep it active by paying the annual dues (generally around \$500). If you choose to not pay the dues one year, and decide to pay the following year, you will owe \$1000, not \$500. If you want the option of using the facility and/or if you want it to be a selling feature of your home, it's best to pay every year. It's a small amount to help maintain such a valuable asset for our community!

Questions about SSTC membership in general or for your property can be directed to: somersetpool@gmail.com.

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