

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

Maximizing Home Values, Quality of Life, Positioning as Premier Community

## What's Up #27: June 4, 2019

### Waterfall, Flowers, etc.



*Our waterfall is running again!*

The SEHOA Executive Board is grateful for the support of the community. An overwhelming majority of homeowners approved the 2019 Budget which included substantially increased dues. **These additional funds made it possible for us to perform a number of cosmetic improvements** including turning on the waterfall, placing flowers at the waterfall and at the Hwy 52 entrance, seeding bare ground along Somerset Drive, installing lights at the Somerset Estates monuments on Longview Drive and other niceties.

We thank Garrett and Ryan Quackenbush for doing such a nice job. We look forward to more neighborhood restoration and beautification in the future.

Note: You may notice the waterfall doesn't run at night. This is done to conserve water and power.

## Summer Social: Save the Date

All Somerset Estates residents are invited to join us for a Summer Social. **Save-the-Date for July 27 Summer Social!** Kamla and Kiran Chopra have graciously offered to host a party on Saturday, July 27 at 6 pm. Details to follow.

## Welcome Committee

We love our neighborhood and welcome new neighbors. **We have established a new Welcome Committee**, consisting of Anita Harris, Kamla Chopra, and Beth Ryan. They will visit new neighbors to welcome them to Somerset Estates. If you are new to neighborhood and would like a visit, or know of new neighbors, please notify the committee by emailing Anita at [coloradoanita@gmail.com](mailto:coloradoanita@gmail.com).

## ACC Letters Going Out Soon

Since the original formation of the Somerset communities (Place, Heights and Estates), our common interest communities operated under the provisions of Architectural Control Committee (ACC) guidelines and standards. These standards were used to review and approve new construction. For a variety of reasons, the standards were not diligently applied to ongoing maintenance of structures and landscaping. Now that new construction in Somerset Estates is all but done (only one lot left to build) and community vegetation is mature, it is time to focus reasonable attention on applying ACC standards.

Over the last year, SEHOA carefully reviewed and updated the historical standards to be clearer and more easily understood. Members of the ACC have recently surveyed the community by observing homes and landscaping from the street and from open spaces, noting deviations from the standards. Not surprisingly, maturing landscaping and lax review processes have resulted in a significant number of deviations. One of the most prevalent deviations is overgrown vegetation passing through and resting on common fencing. **Letters**

**will go out shortly to alert homeowners of these deviations. Please do not take offense!**

Our long-term goal is to foster a spirit of cooperation that will help our already beautiful community sparkle. We believe this is in all our best interests and we thank you for your cooperation.

## Pond 8 Repair

Wonder what was going on with Pond 8 on the open space? There's a bit of a story.

The ponds throughout our community are lined with waterproof membranes. Due to insufficient funding in past years, it was not possible to systematically repair and replace these life limited liners. Over the recent winter, a large tear developed in the Pond 8 liner. **Work was completed to repair the liner so the pond can be filled.** Once water is moving, the algae can be controlled. This will provide a short term remedial fix.

Waiting for liners to fail, however, is not a good long-term strategy. Failures happen without notice and can jeopardize the operation of our common area irrigation system. Work is underway to review common area elements and develop an up-to-date reserve study. This will focus on Somerset Estates and help us establish a reasonable financial plan that lays out expected maintenance expenses and matching funding sources.

## Upcoming Events at a Glance

There is a lot going on here in Somerset Estates! Make a note of the following preliminary dates and join in. These are all subject to change, so monitor the SEHOA website for any last minute schedule changes.

June 7, 7:00 pm - **Poker** at Anthony Chiriko's - contact [j.hemenway@comcast.net](mailto:j.hemenway@comcast.net) for more information

June 11, 6:30 pm - Regular **Board Meeting** at Niwot Fire Station

June 14, 11:15 am - **Book Club** at Barb Stager's - contact [p.hemenway@comcast.net](mailto:p.hemenway@comcast.net) for more information

June 25, 6:30 pm - Regular **Board Meeting** at Niwot Fire Station

July 9, 6:30 pm - Regular **Board Meeting** at Niwot Fire Station

July 23, 6:30 pm - Regular **Board Meeting** at Niwot Fire Station

July 27, 6:00 pm - **Summer Social** at Kamla and Kiran Chopra's

August 30, 11:15 am - **Book Club** at Nancy Mercer's - contact  
p.hemenway@comcast.net for more information

## Contact SEHOA

### Association Name and Address

Somerset Estates Homeowners Association  
P.O. Box 621  
Niwot CO 80544

### Website

[SomersetEstates-HOA.com](http://SomersetEstates-HOA.com)

### Property Management

[TrioProperty@comcast.net](mailto:TrioProperty@comcast.net)

### Inquiries via email

[Info@SomersetEstates-HOA.com](mailto:Info@SomersetEstates-HOA.com)

### Board Members

Marc Arnold, President  
[Marc@SomersetEstates-HOA.com](mailto:Marc@SomersetEstates-HOA.com)

Bill Harris, Vice President  
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Paula Hemenway, Secretary  
[Paula@SomersetEstates-HOA.com](mailto:Paula@SomersetEstates-HOA.com)

Herb McPherson, Treasurer

HerbM@SomersetEstates-HOA.com

Mark Jensen, At Large

MarkJ@SomersetEstates-HOA.com

## Committee Contacts

### Architectural Control Committee

Larry Becker, Chairman

LarryB@SomersetEstates-HOA.com

Scott Abrahamson, Secretary

ScottA@SomersetEstates-HOA.com

Barbara Stager

BarbS@SomersetEstates-HOA.com

Bob Uhler

BobU@SomersetEstates-HOA.com

(send ACC requests to LarryB@SomersetEstates-HOA.com)

### Social Committee

Richelle Burnett

richelleburnett@gmail.com

202-494-0961

### Welcome Committee

Anita Harris, coloradoanita@gmail.com

Kamla Chopra

Beth Ryan

### Water Committee

John Ryan, Chairman

JohnR@SomersetEstates-HOA.com

Bob Uhler

BobU@SomersetEstates-HOA.com

Marc Arnold  
Marc@SomersetEstates-HOA.com

Paula Hemenway  
Paula@SomersetEstates-HOA.com

# Anonymous Survey

Go ahead... tell us what you really think!

[Click to send an anonymous message to the board](#)

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