

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## What's Up #30: July 25, 2019

### County Fencing to Protect White Rocks

SEHOA Executive Board members Bill Harris, Paula Hemenway and Marc Arnold met with Niwot Community Association (NCA) President, David Limbach, and Boulder County Open Space personnel on July 18th. The County had previously selected a substantial fencing plan to protect the environmentally sensitive area to our south. After incorporating suggestions made by the NCA, the County settled on less obtrusive fencing. **The new fencing will consist of approximately 600 feet of 40 inch high "buck and rail fence"** adjacent to the walking path. The County will also install signage about the closed area.

**We are thankful the NCA took the initiative to represent the interests of Niwot and that the County employed a friendly and cooperative approach in addressing this matter.**

### 2019 Property Maintenance Plan Approved

**Our thanks to the many homeowners that have responded positively to recent ACC Standards compliance notifications.** Homeowner efforts to address matters identified by the ACC are greatly appreciated. The additional maintenance is yielding positive results throughout the community.

**Homeowner efforts to improve the appearance of their properties are being mirrored by the HOA's upgraded maintenance of common areas.** You may have already noticed grass restoration, sculptural pruning of selected trees,

restoration of the waterfall, decorative plantings, removal of debris and other visible improvements.

In addition to beautification, our community also needs to address a sizable backlog of remedial maintenance issues that accumulated over a long period of time. It will take some time to address this backlog and we ask for your patience.

**The board recently reviewed a lengthy list of 73 remedial maintenance items.** Some items are small, others are not. We do not have the resources to tackle all of these at once.

Based on preliminary cost estimates, **the board approved a plan to repair 18 near-term items during the rest of this calendar year.** Whether all 18 items can be addressed this year within budget will be determined based on actual repair costs. This is an important step toward restoring Somerset Estates' status as a premier community.

**Good maintenance of our properties show we care about our community.**

## **SEHOA Thanks Mountain View Fire Rescue**

**We are fortunate to have a Mountain View Fire Rescue fire station only a few short blocks from our homes.** MVFR allows us to use their station for our SEHOA regular meetings at no charge. These 24 meetings per year would be quite costly in any other venue. More importantly, these dedicated first responders stand ready to help us and our loved ones in times of need in a matter of minutes. We are truly grateful.

The fire station recently repaved their parking lot and landscaped the hill adjacent to the station. On July 23rd, **the SEHOA Executive Board held a brief ceremony to commemorate trees donated on behalf of our community to enhance their landscape renovation and show our gratitude for their service.** The trees will be marked by a stainless steel plaque (fabricated and donated by Marc Arnold) that reads:

Commemorative Trees Presented to

Mountain View Fire Rescue First Responders

in appreciation of their extraordinary service in keeping the residents of Niwot safe and healthy.

## Somerset Estates Homeowners Association



*SEHOA Board Presents Tree and Plaque (left to right: Mark Jensen, Bill Harris, Paula Hemenway, Beau Clark (MVFR), Captain Cody Bennett, Marc Arnold, Nathaniel Kelly (MVFR), Herb McPherson*

The event was attended by Michele White of the Mountain View Fire Rescue Community Outreach department and will be featured in upcoming MVFR publications.



*Commemorative Tree Dedication Plaque*

## **Culture of Cooperation Spreading**

Recent discussions between Somerset Estates neighbors regarding the **maintenance of trees has once again yielded a positive outcome.** Two days of trimming by professional arborists on one property restored a view enjoyed by an adjacent neighbor. Both parties were pleased with the result and the process fostered good neighborly relations.



*Before: Back Range Obscured*



*After: View of Back Range Restored*

Constructive arrangements such as this are a win-win for all parties concerned. **Often, the result of tree trimming is not readily apparent to casual passersby, but makes a huge difference to uphill homeowners.**

Remember **the ACC is available as a resource** to help address issues as we continue to support a growing "Culture of Cooperation" among Somerset Estates neighbors to enhance our community.

## Common Area Tree Maintenance

Historically, tree maintenance in common areas of our community has often focused on removing debris after wind storms. While post-storm debris removal will remain a necessary HOA function, **simply waiting for trees to fall down is not a prudent long-term strategy**. We believe the community will benefit by more proactively managing and caring for our common area trees.

**Initial work is being done to care for our common area trees** including removal of "pest" trees as designated by the County, controlling "volunteer" trees which took root around ponds (threatening long-term pond liner damage), pruning to improve appearance and tree health, and limited removal of trees in easements and/or common areas that grew beyond their planned size (damaging concrete, interfering with sidewalks, diverting drainage, etc.).

Evidence of this tree work has raised questions concerning the overall plan regarding care of trees in common areas. **There is no plan to remove a large number of common area trees**. Rather, we plan to engage professional arborists to help us plan and execute appropriate measures to maintain and, where appropriate, remove selected trees for safety, care and maintenance, and aesthetics.

**Undoubtably these plans will also include replacement of selected trees and also the installation of new trees where appropriate**. This will be implemented in phases over an extended period.

## Road Repaving Study Group

Without doubt, **Somerset Estates' roads are in poor condition**. The pavement is failing with weeds growing through cracks everywhere. The roads will continue to deteriorate unless they are repaved. Sadly, the County refuses to take responsibility for their upkeep.

**This is a hotly contested issue that has been in the news for years and affects sub-divisions throughout Boulder County**. Finding a solution for Somerset Estates will take considerable effort. Since the roads are not SEHOA

common property, a workable answer may require a volunteer community effort involving other communities in a similar situation, rather than an isolated SEHOA project.



*Cracks and weeds on Longview Drive*

Finding a way to repave our roads is neither simple nor trivial. **We would like to form a Road Repaving Study Group** to: 1) assess the current situation, 2) evaluate options going forward, 3) communicate the plan to our community, 4) help lobby for support of the plan.

Somerset Estates homeowner Andrew Cousin has generously volunteered to participate in the effort. To move forward, **we need a few more people to form a Road Repaving Study Group**. Please volunteer some of your time and help us find a solution. Those of us serving on the SEHOA board and its various committees enjoy working together and feel a sense of accomplishment as we make progress on various fronts. Please join us!

Our roads are a fundamental piece of our infrastructure. Getting our roads repaved at some point in the future will be a tremendous contribution to our community's welfare. We hope you'll get involved! Please **email** [info@SomersetEstates-HOA.com](mailto:info@SomersetEstates-HOA.com) for more information or to volunteer!

## Why So Many Rules?

As a result of an unexpected court ruling in May 2017, our community found itself without representation by an HOA after nearly thirty years in existence. Legacy covenants governed our community, but these were outdated and failed to fit our newly separated reality. **SEHOA was established in March, 2018** to address this situation. With the strong support of homeowners, the board undertook the arduous task of creating new governing documents to fit our circumstances and serve our needs going forward.

Over the past 16 months, **the previous and current volunteer board and ACC members researched, drafted, proposed, modified and ultimately established an underlying declaration, along with standards, rules, policies and procedures.** This had to be done to provide a lasting foundation for our common interest community. The resulting governing documents are posted on the SEHOA website.

With so many rules promulgated over a relatively short period of time, you might wonder whether the board is going overboard. The answer is "NO". **Nearly all of these rules are required by the Colorado Common Interest Ownership Act (CCIOA)**, the law governing HOA's such as ours, or referenced in the declaration. Formulating these rules has been necessary to establish a stable going forward foundation for our community.

SEHOA's volunteer board is close to completing this challenging and time-consuming task which began at the inception of our HOA more than a year ago. **No one looks forward more to the end of establishing SEHOA rules than the executive board!**

## DRAFT Rental Rules Posted

One of the last remaining rules to adopt relates to rental of homes, as provided for in Section 6.2.6 of the declaration. The board has reviewed rental rules for similar HOAs in the surrounding area and discussed the matter in several open board meetings. The declaration already requires that any rental activity must comply



with applicable government regulations, including the limitation that rentals must be as a single unit to a single family only, and regulated by rules adopted by the board. As these rules will apply to all homeowners, **homeowners are invited to provide input on the final draft**, available under the File Downloads tab of our website or by [clicking here](#).

Please forward any comments to [info@somersetstates-hoa.com](mailto:info@somersetstates-hoa.com) by August 9. **You are also invited and encouraged to attend the board meeting on August 13**, where the final rules will be adopted. Homeowners may always speak before the board takes action on any rules.

## Upcoming Events at a Glance

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

August 6, 6-8pm - Niwot Community Association sponsored **National Night Out**. [Click here for details](#).

August 13, 6:30 pm - Regular **Board Meeting** at Niwot Fire Station

August 17, 6:00 pm - **Summer Social** at Kamla and Kiran Chopra's at 8449 Firethorn Court

August 27, 7:30 pm - Regular **Board Meeting** at Hemenway home, 8428 Strawberry Lane

August 30, 11:15 am - **Book Club** at Nancy Mercer's - contact [p.hemenway@comcast.net](mailto: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

Property Management

TrioProperty@comcast.net

Inquiries via email

Info@SomersetEstates-HOA.com

Board Members

Marc Arnold, President

Marc@SomersetEstates-HOA.com

Bill Harris, Vice President

BillH@SomersetEstates-HOA.com

Paula Hemenway, Secretary

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  
Richelle Burnett  
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

## Community Contacts

Niwot Community Associations

We are fortunate to live in a warm and inviting area. [Click here](#) to explore our many neighborhood associations.

## Anonymous Survey

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

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

©2019 Somerset Estates HOA | PO Box 621, Niwot CO 80544

[Web Version](#)

[Preferences](#)

[Forward](#)

[Unsubscribe](#)

Powered by  
[GoDaddy Email Marketing](#)®