

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #31: August 26, 2019

Summer Social a Success

Our thanks to Kamla and Kiran Chopra for hosting the recent SEHOA Summer Social at their beautiful home. The event was well attended and offered those present an opportunity to make new friends and renew old relationships. **It is great to live in a friendly community!**

Note: Thanks to the many guests who brought an abundance of delicious food. The Chopra's would like to return some serving items that were left at the party. **If you left a serving dish or other items, please contact Kamla at kamla.chopra@comcast.net.**

Since this event was limited to adult residents, the Social Committee is now planning a family-oriented event... see below.

Ice Cream Social: September 5

We haven't forgotten about the kids (young and old alike)! **The SEHOA Social Committee is holding an Ice Cream Social to celebrate the end of summer on Thursday, September 5th, 6:30-8:00 pm, at the Somerset Swim & Tennis Club.** Everyone in Somerset Estates is invited ... with or without kids!

To help us buy the right amount of ice cream, please respond to this evite link: [ClickHereToRSVP](#). The pool is still open if you want to swim - please note that parents must watch children in the pool as no lifeguard is on duty.

Thank you to SSTC for making the pool available for this event.

Financial Planning Process

One of the most important responsibilities of the SEHOA Board is to plan for the maintenance and improvement of the common areas of our community. **Many of our assets have long lives, but nonetheless will require replacement at some point in the future at significant cost.**

We are fortunate to have senior business and accounting expertise on the Executive Board. **We are working to establish a process that will serve our community's long term needs.** The recently formulated Financial Planning Process document describes the way the Executive Board is reviewing the existing infrastructure and available financial resources to establish short- and long-range plans for improvements and maintenance.

You may download the Financial Planning Process document by navigating to Library --> Downloads, or you may simply click here.

Fence Restoration Project

The appearance of the fences throughout our community is an important part of the "look and feel" of Somerset Estates. These fences were installed by the developer and are now approaching thirty years of age. The finish is fading and discolored, some of the posts have shifted and boards are dislodged and broken. **We intend to repair and restore the fences to improve the appearance of our community and to extend the life of this valuable asset.**

The first step in restoring the fences is to cut back vegetation that is growing through and placing weight on the fences. This step is necessary both to protect the fences from further damage and to provide adequate access for restoration. We thank the many homeowners who complied with the ACC's earlier request and kindly ask that if you received a similar request, please make arrangements to trim your vegetation. This will be necessary to accomplish the upcoming restoration work.

We plan to move forward with restoration in two phases. The first phase will repair and refinish fences bordering Somerset Drive and Longview Drive. The second phase, perhaps a year later, will repair and refinish the remaining developer-installed fencing. This will improve appearances and extend the life of our wood fences.

Common Area Tree Maintenance Progress

As reported in the last issue of What's Up, **many maintenance items are being addressed to repair, restore and, in some cases, upgrade the appearance of common areas throughout the neighborhood.** One of the more visible projects was pruning of the chokeberry trees along Somerset Drive. Branches which hung down blocking the sidewalk were removed. Scraggly branches were pruned to address the previous unkempt appearance.



Road Repaving Study Group Established

Andrew Cousin, Bill Harris, Doug D'Apuzzo and Danny Lindau have formed

a Road Repaving Study Group. The board is very supportive of this initiative. The group will explore the background and current issues surrounding the current impasse and look for strategies to get our roads properly maintained.

We are grateful to these homeowners for their willingness to get involved. **This is a complex issue and one that will make a substantive difference in the appearance, utility and home values of our community in the long run.** 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.

Rental Rules Adopted

In accordance with Section 6.2.6 of the Declaration, the Executive Board adopted rules regulating the rental of homes at an open board meeting with opportunity for homeowner comment. These rules include that rentals must comply with applicable government regulations, that homes may be rented as a single unit to a single family only, and that homeowners must require their tenants to comply with the SEHOA governing documents. **If you currently rent your home, or are considering doing so, please review the Rental Rules posted on the website under the Library --> Governing Documents tab or by clicking here.**

Book Club Change of Date

The Book Club meeting originally scheduled for August 30 has been moved to Friday, September 13 at 11 AM at the home of Nancy Mercer, 6324 Snowberry Lane. We will discuss *Where the Crawdads Sing*. All are invited. Please send a message to p.hemenway@comcast.net to be included in the Book Club distribution list.

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

September 5, 6:30 pm - **Ice Cream Social** at Somerset Swim & Tennis Club. All invited!

September 10, 6:30 pm - **Regular Board Meeting** at Niwot Fire Station

September 13, 11:00 AM - **Book Club** at Nancy Mercer's - contact p.hemenway@comcast.net for more information

September 24, 6:30 pm - **Regular Board Meeting** at Niwot Fire Station

Contact SEHOA

Association Name and Address

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

Website

SomersetEstates-HOA.com

Property Management

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Road Repaving Study Group

Andrew Cousin, Chair

Doug D'Appuzzo

Bill Harris

Danny Lindaur

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](#)

In Case You Missed the Last Issue

[Click Here to View Last Issue](#)

County Fencing to Protect White Rocks

2019 Property Maintenance Plan Approved

SEHOA Thanks Mountain View Fire Rescue

Culture of Cooperation Spreading

Common Area Tree Maintenance

Road Repaving Study Group

Why So Many Rules?

DRAFT Rental Rules Posted

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