

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #32: October 15, 2019

Save the Date: Budget Homeowner Meeting December 5, 2019, 7:00pm

Thanks to the overwhelming support (90%) by Somerset Estates homeowners last year, dues were established at \$625 per quarter for our current year. This has allowed us to address numerous remedial repair issues that had been deferred in many cases for years. It also allowed the board to begin a concerted effort to improve the appearance of common areas. None of this would have been possible without the community's support for which we are extremely grateful.

The board is in the process of developing an annual budget for 2020. **All homeowners are invited to attend the upcoming board meetings where the budget will be discussed: October 22 and November 12 at 6:30 pm at the Mtn View Fire Station in Niwot.** Questions and input will be welcome as we want everyone to be as comfortable as possible with the budgeting process.

Taking into consideration community input, a budget information packet will be distributed including the proposed 2020 budget shortly after the November 12 meeting. **A homeowner meeting to ratify the budget will be held at 7 pm on Thursday, December 5 at Niwot High School.** All homeowners are encouraged to attend this meeting. In addition to explaining the budget and answering questions, we will also give you an update on other matters important to the community.

A reminder of the **annual budget process and upcoming actions at the homeowner meeting**: If a dues increase is less than 10% over the prior year, the proposed budget will be ratified unless 50% of all homeowners vote against the budget in person or by proxy. A proposed dues increase greater than 10% over

the prior year (which we don't anticipate this year) will require an affirmative vote of a majority of homeowners voting in person or by proxy at the meeting.

We hope to see you at these upcoming meetings as we prepare for 2020.

ACC Courtesy Notice Update

Earlier this summer, members of the ACC were asked to tour the neighborhood and note discrepancies visible from streets or public spaces from the community's Architectural and Landscaping Standards. Now that our community is mature, **it was not surprising to see that the community review yielded more than three dozen courtesy notices to homeowners**, including the homes of several board members.

We are extremely pleased to report strong positive results. **More than 85% of courtesy notice recipients promptly took steps to resolve the discrepancies.** We are extremely grateful for the substantial efforts taken by homeowners and trust you agree the community looks a great deal better. Thank you to everyone who resolved these maintenance issues!

Here is an example of overgrown vegetation identified through the review process:



...and the same location after a substantive clean up...



This is only one of many examples of recent landscaping clean up throughout our neighborhood. **We thank the many homeowners that responded positively to the notices and undertook to make their properties look better.** We are all the beneficiaries.

A second round of notices will be sent soon. Thank you in advance for your cooperation as we jointly improve the appearance of our neighborhood.

SEHOA Website/Newsletter Scores

90%

SEHOA relies to a large extent on its website and newsletter to keep our community informed. We use GoDaddy, a large web services company to provide these tools. **GoDaddy uses Insight, a third party analytics process to assess their customer's online performance relative to others in the same field.** Among the criteria they evaluate, they score the following:

Site quality: How secure and functional is your site?

Engagement: This is the end goal, right? We factor in how often you're getting viewed all the way to how often views are converting.

Outreach: Are you being proactive? This includes email campaigns, and responding to your reviews.

Location: We compare you to others like you across the country.

Industry: A restaurant is different from real estate, so we compare you to others within your industry.

Digital Maturity: We account for how long your business has been online, since we know that an established presence is different from a brand new one.

We are gratified to see that Insight scored Somerset Estates' performance well (90%) compared to other Homeowner Associations based on the criteria above in this part of the country:

See how your business compares with InSight™

[Overview](#)



Congrats! You're one of the **top-performing** homeowners association sites

Fence Refurbishment Progress

After nearly thirty years, **we are preparing to take steps to maintain the common fences in Somerset Estates bordering Somerset Drive and Longview Drive.** This maintenance will include selected repairs and staining to improve the uniformity to address disrepair, fading and discoloration. This will improve appearances and extend the life of our fences.

Our thanks to the many homeowners who cut back vegetation that was growing through and placing weight on the fences. As a result, we now have adequate access for much of the restoration. Sample sections will be stained and community input welcomed before a color is chosen. Stand by for more details in future What's Up issues.

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.

SEHOA Board Meeting - October 22, 2019, 6:00pm, Niwot Fire Station

SEHOA Board Meeting - November 12, 2019, 6:30pm, Niwot Fire Station

Diane Jensen will be hosting the next book club meeting (tentative date). Book to be announced, but

Book Club Meeting - November 12

The next meeting of the neighborhood book club is Tuesday, November 12, at 11 AM at the home of Gayle Becker, 8036 Bellflower Ct. **The book is Red Notice by Bill Browder.** Everyone is invited! Please RSVP to Gayle at gayle@beckercapital.com.

Book Club Meeting - January 14

Diane Jensen will be hosting the next book club meeting (tentative date). Book to be announced, but put **January 14 on your calendar!**

Homeowner Meeting - December 5 at Niwot High School

All owners are encouraged to attend the homeowner meeting to ratify the 2020 budget on **Thursday, December 5, at 7 PM at Niwot High School.** The Board will be working on the proposed budget at its upcoming meetings on October 22 and November 12 at 6:30 pm at the Mtn. View Fire Station in Niwot. You are welcome to attend and give input at any Board meeting. **Official meeting notices, including the proposed budget, will be mailed on November 13.** A proxy form will be included if you are unable to attend the meeting. In addition to the budget, the Board will provide an update of SEHOA matters at the meeting.

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

SEHOA 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

Road Repaving Study Group

Andrew Cousin, Chair
Doug D'Appuzzo
Bill Harris
Danny Lindau

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 read the last newsletter.

[Summer Social a Success](#)

[Ice Cream Social: September 5](#)

[Financial Planning Process](#)

[Fence Restoration Project](#)

[Common Area Tree Maintenance Progress](#)

[Road Repaving Study Group Established](#)

[Rental Rules Adopted](#)

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