



Outlook

What's Up #112: May 2026

From Somerset Estates HOA <info@SomersetEstates-HOA.com>

Date Sat 5/23/2026 7:40 PM

To Astrid Kirschenbaum <astridk@somersetestates-hoa.com>



What's Up #112: May 2026

Special Homeowners Meeting Thursday, June 11th, 7 pm at the Niwot Inn

After communicating and testing the 10-Year Water Plan with Somerset Estates homeowners through two homeowners meetings and six intimate neighborhood meetings (culminating in mid-May), the results of this effort has led the SEHOA Executive Board to adopt the 10-year plan and a resolution to ask the owners to approve a \$6,000 per owner special assessment to fund the first step in the plan: revitalize Outlot D (ponds 2/3/waterfall).

A voting package was mailed on Wednesday, May 20th to all homeowners consisting of 1. Executive Summary: SEHOA 10-Year Water Plan, 2. Special Assessment Ballot Information, and 3. a

Directed Proxy. Please look for this package in your mailbox and let a board member or Al Orendorff at trioproperty@comcast.net, know if you have not received this package. Voting is targeted to culminate on June 11th in person. Please see your package for more details.

The board recommends you vote Yes to revitalize one of our most important areas that differentiates Somerset Estates and is vital to the irrigation scheme.

Sincerely, the SEHOA Board of Directors

Board Members Still Needed

Thank you to Grant Peterson for volunteering to serve to fill an unexpected vacancy. He was appointed to the board to fill an unexpired term at the April board meeting. We still have two board positions open. We have lots to accomplish these coming years and would be grateful for your time and energy. Please email trioproperty@comcast.net with your interest.

ACC Approval Process

It's time to plan for summer projects! Please remember that Architectural Control Committee (ACC) approval is needed before starting any building or landscaping project, with the exception of projects that are essentially like-for-like maintenance of already approved landscaping. Planting of low vegetation (e.g., flowers, small bushes) with maturity heights below 10 ft does not require approval. Please review the Architectural and Landscaping Standards before submitting your application, available by [clicking here](#). Most applications can be submitting using an online fillable form. Please see the [ACC page of the website](#) for instructions.

Many homeowners are installing backup power gas generators. These installations require both ACC approval and a Boulder County permit. Please include the generator model and specifications, as

well as a site plan showing the proposed location with distance to property lines in your application as setback rules apply. The generator must be hidden from view from the street and neighbors using evergreen vegetation or other approved screening. Feel free to reach out to the ACC members for more information and/or assistance with your project.

Upcoming Events at a Glance

Please monitor the SEHOA website for any schedule changes: somersestates-hoa.com.

SPECIAL HOMEOWNER MEETING - June 11 at 7:00PM, at the Niwot Inn

Somerset Estates Book Club - Please contact Paula Hemenway at p.hemenway@comcast.net to be added to the group.

Monday Mahjong- Mondays at 3 PM. Contact Paula Hemenway at p.hemenway@comcast.net for more information.

Contact SEHOA

Association General Information

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

Website: SomersetEstates-HOA.com

General Email Inquiries: Info@SomersetEstates-HOA.com

Property Management

Allan Orendorff
TrioProperty@comcast.net

Executive Board

Steve Flannery, President
SteveF@SomersetEstates-HOA.com

Architectural Control Committee

ACCGroup@SomersetEstates-HOA.com

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