

Important Note to the Somerset Estates Community from the SEHOA Board
Addressing the Future of Ponds 4-7
September 28, 2026

Somerset Estates Homeowners,

The decision by our community last spring to restore and upgrade Ponds 2 & 3 with a Special Assessment (54 to 6 vote in favor) was a strong signal that homeowners wanted to move beyond the multi-year debate over the pond and irrigation system. Starting with Ponds 2 & 3 made good sense, and we expect contractor bids to be submitted by the end of September. As the Board made clear at the time of the SA vote, it is now time to finish the job and address the future of Ponds 4-7.

The Board has targeted December for a decision whether to RECONDITION or DECOMMISSION Ponds 4-7. The decision-making process we have constructed will involve the entire community and is designed to establish a fact-based and friendly discussion environment. We do not view settling the P 4-7 question as a *nice-to-have* – it is essential for the community to address, debate and decide the matter to allow the community to move on to additional water and cost saving investments.

The path to a community decision will include:

1. Short refresher on the overall design and function of the existing pond and irrigation system – Ponds 1-11.
2. Clear, detailed, data-driven statement of the RECONDITION and DECOMMISSION alternatives drawn from multiple sources and extensive research.
3. Opportunity for robust community debate on the alternatives with a view to finding consensus among homeowners.
4. Community poll to set a direction for Board decision on the way ahead.

To get the process going, we are attaching the pond and irrigation system refresher and trust everyone will at least become familiar with the system we currently have. That ensures a common starting point for an informed discussion and decision about ponds 4-7 going forward.

Sincerely,
The Somerset Estates Board