

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

**What's Up #8: July 25, 2018**

**August 14th: Last Day to Cast Your  
Ballot**



*One of many signs which indicate number of votes cast*

We are excited to report there has been unprecedented participation in the vote regarding the proposed Amended Declaration. This is vitally important to the future of our neighborhood and we are gratified to see the large turnout.

As of July 25, 80 homes of 89 homes in Somerset Estates cast a ballot or submitted a proxy in the vote to adopt the Amended Declaration. If you are

among the 9 remaining homes yet to cast a ballot or proxy and you wish to be counted, your ballot or proxy must arrive by AUGUST 14. This means you may mail your ballot by August 7 or you may bring your ballot to the SEHOA Board Meeting on August 14, 6:30pm, Niwot Firehouse.

If you cannot locate your ballot or proxy, you can still participate by downloading and signing the proxy form found on [www.SomersetEstates-HOA.com](http://www.SomersetEstates-HOA.com), or simply clicking [here](#) to download the proxy. Mail your completed proxy to "SEHOA, PO Box 621, Niwot CO 80544" or scan and email to [info@SomersetEstates-HOA.com](mailto:info@SomersetEstates-HOA.com).

To the many homeowners who've already submitted ballots and proxies...  
THANK YOU!

**Please cast your Declaration Vote Now**

## **90% of Somerset Estates Homeowners Have Now Voted**

As of July 25, 80 of 89 homeowners have cast their ballots or submitted proxies:

Cattail (6 of 10)

✓ Bellflower & Cherry (9 of 9)

Corralberry & Cranberry (6 of 9)

✓ Firethorn (7 of 7)

✓ Strawberry Ln & Ct (22 of 22)

Daylilly (4 of 6)

✓ Columbine & Primrose (11 of 11)

✓ Snowberry & Somerset (15 of 15)

## **Upcoming Board Meeting / Ballot**

# Counting: AUGUST 14

The next board meeting will be AUGUST 14. This will be an exciting meeting as the Amended Declaration ballots and proxies will be opened and counted. The actual counting will be done by volunteers with no other responsibilities or involvement in the voting process. Please come and serve as volunteer ballot counter!

The SEHOA board normally meets twice per month: On the 2nd and 4th Tuesday of each month at 6:30pm at the Firehouse. Always check the [SEHOA website](#) before attending for any late breaking changes to schedule or agenda.

# "Moving Forward" Party: SEPTEMBER 17

Mark your calendar: All Somerset Estates homeowners are invited to attend a Moving Forward Party at the Somerset Swim and Tennis Club on the evening of September 17th. Expect an invitation via email and by mail in the near future. This will be an opportunity to review and celebrate SEHOA's progress over its first five months of operation and a look ahead to issues on the horizon. The party will be fun and informative. We urge you to attend.

# Wanted: Volunteers to Serve on Architectural Control Committee

David Knudtson, Steve DeWitt and Steve Flannery served as the volunteer members of the SHOA Architectural Control Committee for many years. With the formation of SEHOA, these three gentlemen approached the newly formed board and kindly offered to serve in an interim capacity to facilitate architectural approvals until the board had time to focus on ACC matters. During the last four months, they continued to review and respond to homeowners proposing changes to their homes. We are grateful to them for keeping the ball rolling while we focused on establishing the newly formed HOA.

In the coming months, we intend to do a comprehensive review and update of architectural rules. This will be a complex and time-consuming task that will involve reviewing legacy rules and guidelines previously used by SHOA, learning from current and prior ACC committee members, gathering SEHOA community

input, evaluating best practices from nearby common interest communities and crafting new rules for review and approval by the board.

If you have an interest in serving as a member of the SEHOA Architectural Control Committee, please send an email to [info@SomersetEstates-HOA.com](mailto:info@SomersetEstates-HOA.com) summarizing your relevant experience, qualifications and availability.

## **DORA Registration Complete**

Colorado Homeowner Associations are regulated by the State of Colorado. This responsibility falls on the Department of Regulatory Agencies (DORA) and its Division of Real Estate. On July 3rd, SEHOA's application was accepted and SEHOA was officially registered as the entity responsible for representing the interests of our 89 homes. This was a significant milestone and marked the final 'compliance' step to start our association. We thank Al Orendorf for playing a key role in the fulfillment of this and many other steps associated with starting up SEHOA.

## **Are You a Lawyer?**

A number of questions facing SEHOA deal with legal matters. So far, the SEHOA Board has been very effective in limiting legal costs. Unfortunately, even answering simple questions can sometimes be quite costly. If you are a lawyer and might have some time (now or in the future) to advise the board, please email us at: [info@SomersetEstates-HOA.com](mailto:info@SomersetEstates-HOA.com). Thank you!

## **Anonymous Survey Results and Feedback**

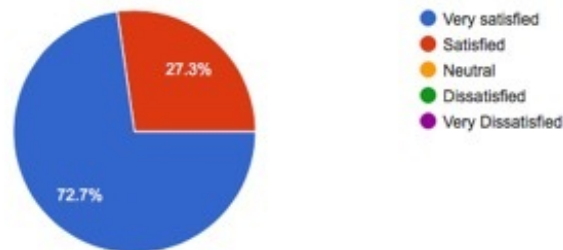
In addition to formal communication channels, homeowners are also welcome to share their thoughts with the board via an anonymous survey (see link at bottom of this newsletter) as an informal method of passing along their opinions, suggestions, concerns and observations. Over time, we will share pertinent questions and answers here.

During the last few months, eleven homeowners chose to share their thoughts via this survey instrument. Each submission is also accompanied by a general question regarding how the respondent feels about actions taken by the board.

The overall level of satisfaction reported among these people is reflected in the following graph:

I feel \_\_\_\_\_ with the performance of the SEHOA Executive Board so far

11 responses



## Busy Times Ahead

The Somerset Estates Homeowners Association (SEHOA) was formed March 30, 2018. The joint statement issued by SEHOA and SHOA at the time, "Over the coming weeks and months, our two boards will take up the issues and look for amicable solutions that yield the best results for both our communities. That process will take some time and we ask for your patience." We genuinely appreciate the patience shown by our community to date and remain fully aware of the significant outstanding issues that remain ahead.

The first four months have been intensely busy for the SEHOA Executive Board. There were many tasks associated with the initial start-up of the association. While work on those chores continued, we invested a great deal of effort to draft, circulate, modify and ultimately present an Amended Declaration to the community for approval.

If our community adopts an Amended Declaration (the high voter turnout is promising), we will be able to turn our attention to dealing with open issues and establishing the necessary elements of a functional HOA. Examples include clarification of common property ownership, review of ACC rules and guidelines, review and clarification of existing water and irrigation matters, preparation of a reserve study, formulation of a financial plan (addressing operating and capital expenses, as well as special needs) and coordination with SHOA. Any one of these items would be a major undertaking. Taken together, the coming months will be extremely challenging.

Since it will not be possible to address all these issues at once, consideration will have to be given to prioritize and sequence these issues. Watch the Roadmap

section below in future issues of What's Up for a sense of upcoming and completed action items. We also invite you to attend upcoming meetings to stay informed and contribute your thoughts regarding the many important issues ahead.

## SEHOA ROADMAP

Your SEHOA board continues to work diligently to complete the list of action items shown below. Checkmarks signify completed steps. This list will be updated and expanded in coming issues.

We hope this summary allows you to follow the actions of the board “at a glance” and keep an eye on the proposed steps ahead. Of course, formal meeting minutes of board meetings will document actions taken by the board.

### COMPLIANCE STEPS

- ✓ Register our HOA with State of Colorado (DORA)

### ONE-TIME ACTIONS

Work with SHOA to maintain services

- ✓ Conduct homeowner vote to adopt Declarations

Establish initial budget and dues assessment

Meet with Somerset Swim & Tennis Club to discuss how

SEHOA and SSTC can work together for the benefit

of Estates homeowners

## Contact SEHOA

Association Name

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

## Website

SomersetEstates-HOA.com

## Inquiries via email

Info@SomersetEstates-HOA.com

## Board Members

Marc Arnold, President

Marc@SomersetEstates-HOA.com

Anthony Chirikos, Vice President

Anthony@SomersetEstates-HOA.com

Paula Hemenway, Treasurer

Paula@SomersetEstates-HOA.com

Susan Reilly, Secretary

Susan@SomersetEstates-HOA.com

Kip Sharp, At Large

Kip@SomersetEstates-HOA.com

# Committee Contacts

## Interim Architectural Control Committee

Steve DeWitt (Architect and builder)

StevenDeWittArch@aol.com

Dave Knudtson

d.knudtson@comcast.net

Steve Flannery

spflannery@comcast.net

## Social Committee

Richelle Burnett

richelleburnett@gmail.com

202-494-0961

Jim Hemenway  
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## Anonymous Survey

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

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

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