



# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

## What's Up #14: October 5, 2018

### 2019 Budget/Dues Meeting: October 9th, 6:30

Mark your calendar: October 9th, 6:30, Niwot Firehouse. A large part of this meeting will be a discussion of the Draft 2019 Budget. This is the primary opportunity to understand our association's financial position, provide input and plan next year, including an increase to dues that will be reviewed and, ultimately, be approved by Somerset Estates homeowners. Please join us at this important meeting.

### 2019 Budget Process

Changes are coming and we want all homeowners to understand the process that will lead to a revised budget and corresponding dues, effective January 1st, 2019. Please note the following dates and join us to be a part of this process:

**October 9** (6:30 pm at Niwot Fire Station): Board Meeting and open discussion of draft budget and potential quiet title action

**October 23** (6:30 pm at Niwot Fire Station): Board Meeting, final budget discussion and board approval

**Shortly thereafter:** Budget will be mailed to all homeowners with homeowner meeting notice and proxy

**November 27** (7pm Niwot High School): Homeowner meeting to vote on budget. Will require 30% quorum and majority vote to pass

January 1, 2019: New dues will be in effect

## Guiding Principles Adopted

In case you haven't noticed, there is a lot going on. We are proud of the progress during our first six months, but several important issues remain ahead. Clarifying asset ownership, formulating a master plan, establishing a reserve study, revising the association's budget, legal actions, and many more need work in the months ahead.

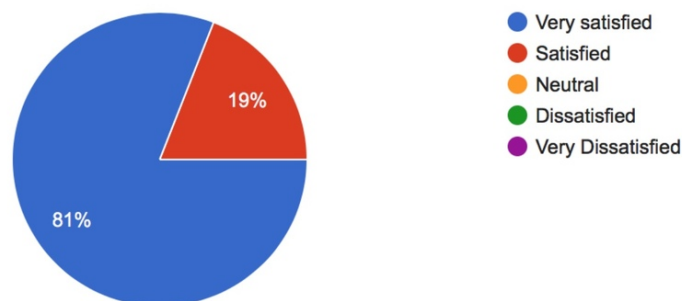
Over the last couple months, the board has tried to think through and establish Guiding Principles to help us better serve the community's interests. The result was a document adopted and executed by the five members of the Executive Board. This document is now available on the SEHOA website. We will do our best to use these principles to guide our actions.

## Anonymous Feedback Q&A

At the bottom of each What's Up newsletter, there is a button to "Tell Us What You Really Think". This allows candid comments to reach the board with or without identifying the sender. To date, more than 20 homeowners have taken advantage of this feature to share their thoughts. Check the SEHOA website to see a complete listing of these valuable comments, along with responses from the executive board. The overall summary of general feedback is shown by the following pie chart:

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

21 responses



# New ACC Page on Website

We want to make submitting a request to the ACC as easy as possible. A new page is being set up on the SEHOA website (look for "ACC" in the menu) or simply [click here](#).

The ACC is in the process of developing a new set of Architectural and Landscaping guidelines. When done, these new standards, as well as all relevant information, instructions and forms will be placed on the new ACC page.

Please note the new email addresses to reach members of the Architectural Control Committee (ACC) below.

## Poker Anyone?

How would you like to join a regular neighborhood poker game? Great! Contact Anthony Chirikos ([anthony.chirikos@gmail.com](mailto:anthony.chirikos@gmail.com)) or Jim Hemenway ([j.hemenway@comcast.net](mailto:j.hemenway@comcast.net)). They'll be happy to deal you in!

## Contact SEHOA

### Association Name

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

### Website

[SomersetEstates-HOA.com](http://SomersetEstates-HOA.com)

### Inquiries via email

[Info@SomersetEstates-HOA.com](mailto:Info@SomersetEstates-HOA.com)

### Board Members

Marc Arnold, President  
[Marc@SomersetEstates-HOA.com](mailto: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

### 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

### Landscaping / Irrigation Study

Jim Hemenway  
j.hemenway@comcast.net

# Anonymous Survey

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

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

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