

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

Maximizing Our Home Values, Quality of Life, and Position as a Premier Community

What's Up #18: November 28, 2018

2019 Budget Ratified

After 14 years of stagnant and insufficient dues, our community achieved an important milestone. Homeowners met last night at Niwot High School to consider our going forward funding needs and how best to reach our long-term goals of maximizing home values, improving our quality of life and positioning Somerset Estates as a premier front range community. After a presentation and discussion of the proposed budget, homeowners voted overwhelmingly to ratify the SEHOA's 2019 Budget. In accordance with relevant provisions of Colorado law, the ballots were tallied by two volunteers. **The initiative passed with an affirmative vote of 45 votes or 90% voting FOR the new budget out of 50 Somerset Estates homeowners voting in person or by proxy.**

By any measure, this was a strongly positive result. Of 82 eligible homes (89 minus 7 homes behind on dues payments), the 45 affirmative votes means 55% of **all** eligible homeowners voted FOR the budget. Ratification of the budget required a majority of a 30% quorum. The vote went far beyond this minimum threshold yielding a quorum of 61% and passing with 90% voting FOR the budget.

The new dues rate will become effective starting in 2019. As a result, you can expect receipt of an invoice for first quarter dues in the amount of \$625 before the first of the year.

Thanks to this strong support, we will be able to make substantive progress toward establishing an effective HOA and improving our community.

We are grateful to the many homeowners who participated and played a constructive role in helping our newly formed association during our first eight months. This has truly been a community-wide effort. We should all feel good as we collectively take another significant step forward.

Congratulations to our whole community and Happy Holidays! See you at the Cocktail Party December 12th!

Holiday Cocktail Party – December 12, 7:00pm

In addition to normal annual holiday cheer, we have a lot to celebrate. Our community is building cohesion and progress is well under way. We hope you can join your neighbors in celebration at John and Beth Ryan's home at 8061 Bellflower Court. All adults in Somerset Estates are invited.

Please RSVP to johnbethryan@comcast.net with the number who'll be coming and if you'd like to bring an appetizer or dessert (welcome, but not required).

We have high school students in our neighborhood that babysit, so if that would help you be able to come, please indicate this in your reply and we can give you some contact names.

ACC Standards Revision

Since SEHOA's formation earlier this year our Interim ACC, and subsequently our new ACC, have applied legacy Architectural and Landscaping Standards to review homeowner improvement applications. Much of these legacy Standards date back to subdivision formation documents created by the original developer. Now that our community is mature and only one lot remains for new construction, **the SEHOA board asked the ACC to undertake a comprehensive review and update of the Standards with the goal of aligning the Standards with our strategic goals of maximizing home value, increasing quality of life and positioning Somerset Estates as a premier front range community.** Once in place, we believe updated Standards will play an important role in serving the best interests of our community for decades to come.

Standards which address matters such as view corridor preservation, proper maintenance and proactive ACC attention will serve our strategic goals. As a first step, Larry Becker, ACC Chairman, delivered an overview of the extensive work being done to review and update the Standards. He reported there will be a series of communications and open meeting opportunities as the process unfolds in the weeks ahead.

Last night's Homeowner Meeting presented an opportunity to conduct an open discussion on the matter of Protected View Corridors. Homeowners expressed a variety of thoughts regarding view corridor definitions, enforceability, historical practices, cost sharing options and desirable outcomes. An informal show of hands at the conclusion of the discussion showed a strong consensus that the ACC should continue developing a workable view corridor protection policy.

Expect further communication from the ACC as it develops revised Standards. As always, the board and ACC invites homeowner input at any time via email, calls and over-the-fence chats.

New Book Club Forming

The previous Woman's Coffee event hosted by Paula Hemenway was well attended and led to talk of forming a neighborhood Book Club. If you would like to know more or want to join this new group, **simply email** p.hemenway@comcast.net.

Men's Poker Group

There's still room for players to join the monthly neighborhood low-stakes poker game. This group meets one Friday evening a month. Participants take turns hosting. If you're interesting in playing, please **send your contact information to Jim Hemenway at** j.hemenway@comcast.net.

Contact SEHOA

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Anonymous Survey

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

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