

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

Maximizing Home Values, Quality of Life, Positioning as Premier Community

What's Up #19: December 18, 2018 'Tis the Season for Holiday Lighting



One of many neighborhood light displays

Visit the [SEHOA website](#) to see a photo gallery showing several examples of our neighbors' efforts to celebrate the season with light displays. Or better yet, take a drive after dark and enjoy the creative displays around Somerset Estates.

'Tis the Season!

2018 Year-End Review

This was a year of community-wide cooperation. We enjoyed a welcome resurgence in community cohesion and friendly relations among neighbors. From that sense of togetherness and the direct help and support of homeowners, we laid the foundation for improving our neighborhood and moving toward our three long-term strategic objective to maximize Our Home Values, Quality of Life, and Position as a Premier Community.

This year marks the most significant change since our community was first formed 27 years ago. Following the May 2017 court decision, Somerset Estates was deemed to be a "separate and distinct legal entity", but one with no formal representation, governance, financial resources or organization. A small group of people from our community organized a homeowner meeting to discuss the situation and propose a path forward. Our community came together, supported the effort to establish a new and effective HOA, and subsequently made the following significant accomplishments possible:

March - Somerset Estates HOA (SEHOA) Established

Articles of Incorporation Adopted

Bylaws Adopted

April - Drafted Amended Declaration

May - Homeowner Input Incorporated into Declaration

June - Campaign to Adopt Amended Declaration

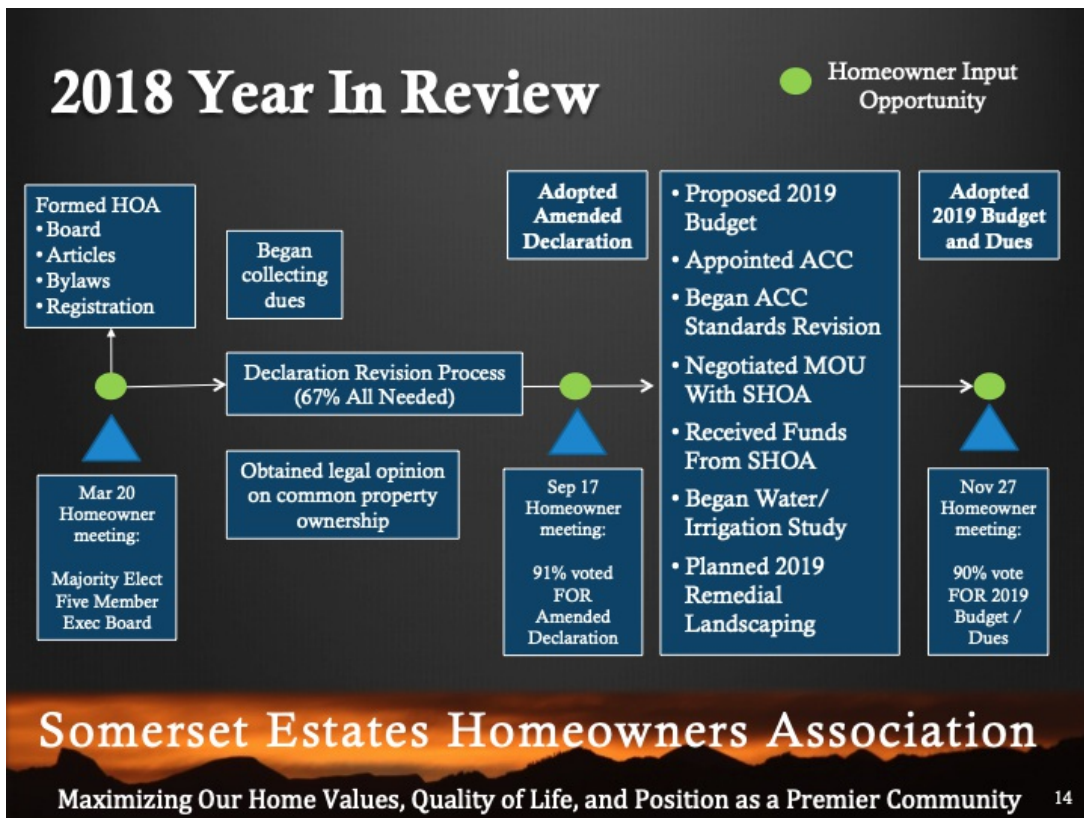
July - Anonymous Survey Results Show Support

August - Amended Declaration Adopted

September - Architectural Control Committee Appointed

October - Agreement with SHOA to Allocate Certain Financial Assets

November - 2019 Budget Ratified



2018 Year In Review

This year also saw several social events: Two meetings at the Somerset Pool, a Holiday Party at the Ryan's home, two Woman's Coffee events and Men's Poker. These events were well attended and offered us opportunities to get to know our neighbors. Most people seemed to enjoy themselves! We hope to have more neighborhood-wide gatherings like this in 2019.

On a purely financial basis, we can also report significant progress. We began with zero financial assets and now expect to end 2018 with an account balance of more than \$100,000 (including the transfer of \$79,101 from SHOA).

Congratulations to our whole community and Happy Holidays! We sincerely wish Good Health and Happiness to you and your families in 2019 and beyond.

Your Somerset Estates Executive Board

Marc Arnold, President

Anthony Chirikos, Vice President

Paula Hemenway, Treasurer

Susan Reilly, Secretary

Holiday Party a Stunning Success

Our thanks to Beth and John Ryan for opening their beautiful home to host this year's Holiday Party. There was an abundance of food, spirits and goodwill. It was well attended and enjoyed by all. Happy Holidays!

SHOA's Recent Vote

Somerset Homeowner Association (SHOA) conducted a vote to be fully governed by CCIOA and pass a new Declaration at their recent December 12th meeting. The SHOA Board reports the CCIOA vote passed. The vote to adopt an Amended Declaration fell short of the votes required to pass at the meeting and the voting period was extended to January 26th.

ACC Working to Revise Standards

Our neighborhood is maturing and the legacy standards need a review and update. The SEHOA Executive Board has asked the Architectural Control Committee (ACC) to undertake a comprehensive review in support of our strategic goals of maximizing home values, quality of living and positioning as a premier Front Range community. The ACC presented a report on its work to date at the recent Homeowner Meeting on November 27th. The presentation and subsequent discussion covered a wide range of subjects including the question of how best to address historically protected view corridors as our trees mature. The meeting offered an excellent venue to hear a variety of opinions. Several steps remain before new Standards are adopted and we will keep the community informed as we move forward on this important initiative.

Website Redesign

The SEHOA website gets 200 to 600 unique views per month. We use the homepage to display recent information with the latest news at the top of the screen. As new items are added to the top, the oldest are removed from the bottom. This permits a useful quick peek to see the latest entries.

Surprisingly, 75% of website visits are done from smart phones and tablets. The small real estate of these devices combined with the accumulation of more content has made the SEHOA website layout increasingly cumbersome. To streamline the appearance and navigation, we've gathered reference information under a new "dropdown menu" called "Library" with four options:

Governing Documents -- Current documents that govern our community. Some documents are shown in two forms: A "clean" version for ease of reading; and a corresponding scan of the official executed or recorded document. Rules and Policies are also found here. Those that are shown with "Date Approved: TBD" are required, but have not yet been established.

Minutes -- Homeowner and Executive Board meeting agenda/minutes and Unanimous Written Consents.

File Downloads -- Documents previously published on the website, sent by mail or distributed by other means. Copies of some prior governing documents that have since been superseded can also be found here.

Financials -- Budgets and finance related downloads. As a new HOA in its first year of operation, we are still preparing a full set of financial documents. Check back here to see additional relevant documents as they are published.

Last Minute Gift Idea: Niwot Massage

Procrastinated too long and now you need a gift? Niwot Massage has a new owner, Laura Graziano, and is located next-door to Fan's Chinese restaurant right here in Niwot. The grand opening won't happen until January, but Laura is open for business now and early customer reviews are excellent. Massage makes a great gift for yourself or someone else. Call (303) 652-0577 to book an appointment or buy a gift certificate. Tell her you heard about the soft opening in What's Up and she'll give you a \$20 first-time discount!

Contact SEHOA

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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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