

## Somerset Swim & Tennis Club Information

One of the best amenities in Somerset Estates is the Somerset Swim & Tennis Club (SSTC), which consists of a pool, baby pool, outdoor hot tub, two tennis/pickleball courts, basketball court, small clubhouse, pavilion available for group events, and among the best mountain views in Boulder County. The pool area is generally open from mid-May to mid-September, weather permitting. The tennis/pickleball and basketball courts are open year-round. Membership in SSTC is a great place to meet neighbors and a valuable selling feature for any home in Somerset Estates. This is the only community pool in Niwot, and our residents are fortunate to have it as an asset.

For a variety of historical reasons, SSTC was set up as a separate nonprofit corporation from Somerset Estates Homeowners Association (SEHOA), with its own Board of Directors and governing documents. **Assessments paid to SEHOA do not cover SSTC membership.** All properties in Somerset Estates were provided by the original developer with a “residential” or “equity” membership. These memberships stay with the property when it is sold. The membership is active as long as the annual dues are paid. Once a membership becomes inactive, it may be **reactivated by payment of the accrued total of all unpaid dues.** In addition to these residential memberships, a limited number of annual passes are sold each year (at a much higher annual cost) to people in the Niwot area, outside of Somerset Estates. Gate locks are re-keyed each year.

**If you are a potential buyer, please make sure that you know the status of the SSTC membership of the home you are considering and include resolution of any accrued dues in your purchase contract.**

The goal of SSTC is for all residents in Somerset Estates to be active members, and the dues structure is designed to encourage this. Although current homeowners are not obligated to pay the annual dues to SSTC, and no lien can be placed on a property if it is not paid, when a property is sold the buyer will be informed through the title company whether or not the membership is active, and if inactive, the amount needed to reactivate the membership. Please understand that while homeowners can decide each year whether or not to pay the dues, any unpaid dues will accumulate and must either be paid in escrow or passed on to a new owner. For example, if the membership for a property was active when a home was purchased, it is kept active by paying the annual dues (generally around \$500). It's a small amount to help maintain such a valuable asset for our community! If a homeowner chooses to not pay the dues one year, and decides to pay the following year, they will owe \$1000, not \$500. Homeowners that want the option of using the facility and/or want it to be a selling feature for the home should pay every year.

**Since SEHOA was formed in 2018 and the current SEHOA/SSTC process has been in place, nine homes with arrearages have sold. Seven paid off in escrow (usually by the seller) and one is paying off the arrearage over three years. Several other homes with arrearages have come current without being sold (partly due to the pickleball courts!).** SSTC will work with homeowners to bring memberships active and clear arrearages via payment plans. Why wait to pay off the accrual when a home is sold? Homeowners should consider paying it now so that they can use the facility and are ready to go with a valuable feature when they eventually sell their home.

Questions about SSTC membership in general or for a specific property can be directed to: somersetpool@gmail.com.

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