

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #73: May 13, 2022

Irrigation and Pond Water Situation

You may have noticed that the water level in many of our ponds is low, and we haven't started irrigating the common area grass. Typically, the ditch companies in May are in what they call "free run" where the water is available to us but not charged against our water rights allocations. We take advantage of free run to top off all the ponds and begin our irrigation. Unfortunately, this year **the Boulder and White Rock Ditch Company is not allowing us to draw water**. The explanation is that other priorities are being exercised.

We do not yet have a view to our summer water supply. SEHOA's water supply consists of free run, allocated water rights, and leased water, which we generally start in mid-summer once we've used all our allocated water. **Because of severe drought conditions throughout Colorado and beyond, we don't yet know what the yield will be on our water rights, nor do we know about availability of leased water.**

SEHOA has multiple focus areas in our common areas that we want to improve this year, but for now we will have to wait to hear the outlook from the ditch companies. Meanwhile, **the Board will be looking at priorities for water usage, should supplies be severely restricted**. Until we have water available, we won't be able to fill the ponds, run the waterfall, plant flowers or other new vegetation, or irrigate existing vegetation.

New Water Metering System Installed on Ditches

The inaccurate and outdated weir system to measure water taken from the

ditches into Pond 1 in SHOA has been replaced. This was a major joint engineering effort between the two HOAs and required the authorization of the ditch companies. **We expect that more accurate metering of the water taken from the ditches will help us with our water shortage**, as for many years we believe that the water volume was overstated by the weirs. **Thanks to Scott Abrahamson of SEHOA and Mike Grothus of SHOA who volunteered their engineering expertise and worked together to get this accomplished.** The other jointly funded infrastructure work at Pond 1 was to repair the dilapidated pump house.



Refurbished pump house



New meter system from ditches

Other Capital Project Updates

A major project begun last year was to separate the SEHOA irrigation system from the SHOA system. The new transfer line from Pond 1 to Pond 2 in SEHOA will be operational as soon as we are allowed to move water from the ditches through Pond 1. **A final step is to re-route some of the irrigation zones** along Longview Dr down to Bellflower Ct so they operate out of Pond 2.

This year's fence maintenance and staining project is complete. **It's not too late to consider staining your fences to match**, particularly new fences. If you are interested in getting the cost to stain your fences, please contact John Quinby at (720) 381-8206 or support@prettyfence.com. Approval by the Architectural Control Committee (ACC) is not required as long as you use the same product (Sherwin Williams SuperDeck semi-transparent stain, color Charwood (SW 3542)).

The next project expected to begin soon is **repaving of the four asphalt paths that lead from Strawberry Ln, Cranberry Ct, Corralberry Ct, and Cattail Dr to public trails**. The paths will be unavailable for several days once the project begins.

Somerset Swim & Tennis Club Opening May 21!

A wonderful amenity in our neighborhood is the Somerset Swim & Tennis Club. Although a separate entity from Somerset Estates Homeowners Association, **the two Boards cooperate for the benefit of homeowners in Somerset Estates.** The pool is opening on May 21. Tennis (now including pickle ball) and basketball courts are open year-round. SSTC has made several major improvements to the facilities, and more are planned for this year, so please take a look!

Information about SSTC can be found on our website by **clicking here**. Please email SSTC at somersetpool@gmail.com for membership and dues information.



Neighborhood Directory being Compiled

Thank you to the approximately 33% of residents that submitted a directory information form. We're in the process of tabulating the information for publication. It's not too late to submit a form by emailing a scan to info@somersetestates-hoa.com. Form is available by **clicking here**. The purpose is to help neighbors get to know each other and find people with similar interests. **The directory will be for neighborhood social use only. We'd love to include you!**

Upcoming Events at a Glance

Please monitor the SEHOA website for any schedule changes
-somersestates-hoa.com.

Executive Board Meeting -- May17 at 6:30 PM. We are returning to meeting in the community room at the Mountain View Fire District station at 8500 Niwot Rd. The room is on the south side of the station. Please check the website for the agenda.

Somerset Estates Book Club -- June 28 at 4 PM at the home of Kamla Chopra. The book is *Honor* by Thirty Umrigar. Please let Paula Hemenway know at p.hemenway@comcast.net if you want to be added to the Book Club distribution list.

Monday Mahjong -- Mondays at 3 PM. Contact Melissa Koller at mzkoller@gmail.com for more information.

Contact SEHOA

Association General Information

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