

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #75: June 14, 2022

Repaving of Asphalt Paths

The four asphalt paths that lead from Strawberry Ln, Cranberry Ct, Corralberry Ct, and Cattail Dr to public trails are being repaved. The paths are unavailable for several days while the project is completed.



Proposed Changes to Fence Policy

The Executive Board will be **voting on a proposed change to the SEHOA Lot Easement Policy section on fences at the June 21 meeting**. This proposal was discussed in detail in What's Up #74, available by [clicking here](#). **The primary effect of the proposed change is that the homeowner, and not SEHOA, will be responsible for perimeter fencing on his/her lot adjacent to public areas such as pathways and open space.** SEHOA will continue to be responsible for all common property fences and the fences along Somerset Dr and Longview Dr. **Homeowner input is welcome, either by sending an email to info@somersetstates-hoa.com or by attending the June 21 Board meeting** at the Mountain View Fire Station on Niwot Road.

The proposed revised Lot Easement Policy Paragraph is as follows:

"2. Fencing. The Association shall maintain the wood fencing on all common properties (the "Common Property Fencing") and the fencing along Somerset Drive and Longview Drive, including at the west end of Longview Drive along the sidewalk on Outlot G to the Boulder County open space, (the "Somerset/Longview Fencing"), with the exception that Owners are responsible for keeping the fences on the border of his/her property clear of vegetation and repairing fences that are damaged by landscaping (vegetation, rocks, etc.), pets, children, guests or other agents under the Owner's control. The Association has the right, in its sole discretion, to maintain (which includes, but is not limited to, staining, treating, and repairing), modify, remove and/or replace the Common Property Fencing and the Somerset/Longview Fencing. Any repairs to the Somerset/Longview Fencing done by an Owner must meet the same standards as repairs by the Association; as an alternative, the Association has the right, but not the obligation, to clear vegetation and repair fences that have been damaged by Owners and charge the associated expenses to the Owner as a Specific Assessment. All other fences (whether fabricated from wood, metal or other materials) located on Lots (the "Lot Fencing"), such as fences between neighboring Owners' properties or on a single Lot (e.g., side and back fences, fences from the side border to the house, fences adjacent to the Boulder County open space, etc.) are the responsibility of the Owner(s). Owners shall maintain the Lot Fencing in accordance with the Architectural and Landscaping Standards, and may modify, remove or and/or replace the Lot Fencing, so long as any such modifications, removals or replacements are approved by the ACC in accordance with the Architectural and Landscaping Standards."

Update on Ditch Water



We're happy to report that we were able to take free run water from the Boulder and Left Hand Ditch to fill the ponds and start the irrigation system. This also allowed us to plant flowers and start the waterfall. We are still looking to secure adequate leased water for the summer season.

Upcoming Events at a Glance

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

Executive Board Meeting -- June 21 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 or **click here**.

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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