

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #82: January 7, 2023

January 17th Board Meeting

All homeowners are invited to attend the Board meeting on January 17th at 6:30 PM at the Mountain View Fire Station at 8500 Niwot Rd or by Zoom. **The agenda and meeting information will be posted on the SEHOA website (somersestates-hoa.com) at least a day before the meeting.** The main topic of this meeting will be to discuss the proposed 2023 budget. We may also be reviewing a proposal from Somerset Homeowners Association (SHOA) for refurbishment of pond 1, the first stop for ditch water in Somerset before it is transferred to pond 2 in Somerset Estates.

Proposed Revisions to Rental Rules

As reported in recent issues of What's Up, the Board is reviewing all the governing documents for changes required by new laws, as well as changes informed by our experience using the documents since SEHOA was incorporated in 2018. **Boulder County enacted new regulations on short-term rentals in 2020. To be consistent with these regulations, the Board will consider approving revised Rental Rules at the January 17th board meeting.** The proposed revised rules are available [here](#). Homeowner comments are welcome by email at info@somersestates-hoa.com or by attending the meeting.

Updated Collection Policy and Fines and Enforcement Policy

As discussed in What's Up #81, the Board approved at the December 20th meeting changes to SEHOA **Collection Policy** (available here) and **Fines and Enforcement Policy** (available here).

Annual Meeting on March 28th - Interested in Serving on the Board?

The Annual Meeting for all homeowners will be held on Tuesday, March 28 at 7 PM. **The agenda for the meeting will be to ratify the 2023 Budget (dues increases will be effective April 1, 2023), review 2022 and plans for 2023, and elect Board members.** You will receive a packet of information by mail prior to the meeting.

Three Board member terms are expiring at the Annual Meeting. We have yet to determine whether current Board members intend to run for re-election, and regardless of whether that occurs we would like to solicit any interest in these open positions from Somerset Estates homeowners. **If you are interested in considering running for the Board, please let us know by sending a message to info@somersetstates-hoa.com. You may also contact Scott Abrahamson, President, at scotta@somersetstates-hoa.com for more information about what is involved.** Board terms are for two years.

Favorite Things Party - January 12th

All ladies in Somerset Estates are invited to a Favorite Things party on Thursday, January 12th at 6 PM at the home of Paula Hemenway, 8428 Strawberry Lane. **This is a chance to socialize with neighbors now that the holiday rush is over! Please let Paula know if you can attend at p.hemenway@comcast.net.**

The idea of the party is that **each person brings three gifts that are a favorite thing**, all the same and new. Each gift should cost approximately \$15-20, so \$45-60 total. Everyone will go home with three favorites brought by someone else. This isn't a stealing or white elephant game, just a chance to learn something new about your neighbors and have fun. Guests are also asked to bring either a favorite appetizer, dessert, or bottle of wine or another beverage.

Upcoming Events at a Glance

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

Favorite Things Party -- January 12 at 6 PM at the home of Paula Hemenway. All ladies are invited!

Executive Board Meeting --January 17 at 6:30 PM, 8500 Niwot Road or by Zoom. Please check somersestates-hoa.com for meeting information.

Somerset Estates Book Club -- Next meeting will be on February 9 at 4 PM at the home of Kathy Heimann. The book is *Tomorrow, and Tomorrow, and Tomorrow* by Gabrielle Zevin. Please let Paula Hemenway know at p.hemenway@comcast.net if you want to be added to the Book Club distribution list.

Annual Meeting -- March 28 at 7 PM, 8500 Niwot Road or by Zoom.

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

Contact SEHOA

Association General Information

Somerset Estates Homeowners Association
P.O. Box 621
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Website: SomersetEstates-HOA.com
Email Inquiries: Info@SomersetEstates-HOA.com

Property Management

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Executive Board

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Architectural Control Committee

Larry Becker, Chairman
LarryB@SomersetEstates-HOA.com

Social and Welcome Committee

Pea Lawson, Board Representative
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