

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## What's Up #83: March 15, 2023

### Annual Meeting on March 28th at 7 PM at Fire Station

The Annual Meeting for all homeowners will be held on Tuesday, March 28 at 7 PM at the **Mountain View Fire Station at 8500 Niwot Road or via Zoom** (Meeting ID 872 2030 4114 and Passcode 232279).

**The agenda for the meeting will be to ratify the 2023 Budget (dues increases of \$50/quarter will be effective April 1, 2023), review 2022 and plans for 2023, and elect Board members.** You should have received by mail a packet of information, including the proposed budget. If you need to review another copy, please [click here](#).

If you are unable to attend the meeting either in person or by Zoom, **we ask that you submit a proxy so that we meet the quorum requirements.** Proxy forms are available by [clicking here](#). Proxies may be scanned or photographed and sent electronically to [info@somersetstates-hoa.com](mailto:info@somersetstates-hoa.com), given to the person acting on your behalf to bring to the meeting if he/she is attending in person (please check if you plan to give your proxy to someone), or mailed to SEHOA, P.O. Box 621, Niwot, CO 80544. Proxies that are mailed need to be received no later than March 27 at 3 PM.

### Board Volunteer Needed!

Since the inception of SEHOA in 2018, 12 homeowners have served on the Executive Board. Another six have served on the Architectural Control Committee (ACC) and six on the Social and Welcome Committee. In addition, six homeowners volunteer for the community by serving on the Somerset Swim

& Tennis Club board. **We appreciate all our volunteers!**

**Would you consider taking a turn as a volunteer?** As of now, we have two candidates for three open seats on the Executive Board. While nominations can be taken from the floor at the Annual Meeting on March 28, it would be great if someone volunteered to run prior to the meeting, preferably by March 22. Whereas the workload was high in the beginning, it is now much more reasonable and a great way for you to make a contribution to your neighborhood. Board terms are for two years. **If you are interested in considering running for the Board, please let us know by sending a message to [info@somersetstates-hoa.com](mailto:info@somersetstates-hoa.com). You may also contact Scott Abrahamson, President, at [scotta@somersetstates-hoa.com](mailto:scotta@somersetstates-hoa.com) for more information about what is involved.**

## **Updated Rental Rules and Reserve Fund Investment Policy**

The Executive Board has completed its review of the governing documents. The two final documents revised are the **Rental Rules** (see attached) and the **Reserve Fund Investment Policy** (see attached).

## **Reconstruction of Pond 1 in Somerset**

Water from the two ditches (Boulder & White Rock and Boulder Left Hand) is transferred to Pond 1 in Somerset (near the volleyball court). From there, it is transferred either to Pond 2 in Somerset Estates (the large pond near the tennis courts) or to the Somerset irrigation system. The two HOAs share the cost of Pond 1, per the agreement between them that was signed in 2021. This pond is about 40 years old and badly in need of repair.

The reconstruction is underway and will be completed prior to the start of the 2023 irrigation season. We appreciate the leadership of the SHOA Board and volunteers (especially Mike Grothus) in planning and executing this important project.



## Upcoming Events at a Glance

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

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

**Somerset Estates Book Club** -- Next meeting will be on April 27 at 4 PM at the home of Candace Abrahamson. The book is *Lessons in Chemistry* by Bonnie Garmus. Please let Paula Hemenway know at [p.hemenway@comcast.net](mailto: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](mailto:mzkoller@gmail.com) for more information.

## Contact SEHOA

### Association General Information

Somerset Estates Homeowners Association  
P.O. Box 621  
Niwot CO 80544

Website: [SomersetEstates-HOA.com](http://SomersetEstates-HOA.com)  
Email Inquiries: [Info@SomersetEstates-HOA.com](mailto:Info@SomersetEstates-HOA.com)

### Property Management

Allan Orendorff  
[TrioProperty@comcast.net](mailto:TrioProperty@comcast.net)

### Executive Board

Scott Abrahamson, President  
ScottA@SomersetEstates-HOA.com

### **Architectural Control Committee**

Larry Becker, Chairman  
LarryB@SomersetEstates-HOA.com

### **Social and Welcome Committee**

Pea Lawson, Board Representative  
PeaL@SomersetEstates-HOA.com

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