

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #87: July 11, 2023

Executive Board Meeting on July 18th at 6:30 PM

The next meeting of the Executive Board will be on Tuesday, July 18 at 6:30 PM at the Mountain View Fire Station at 8500 Niwot Road. All homeowners are invited to attend. The agenda and Zoom link will be posted on the SEHOA website (www.somersetstates-hoa.com) at least one day before the meeting.

Included in the agenda will be a discussion of revisions to the Architectural and Landscaping Standards proposed by the Architectural Control Committee (ACC). The vote on the revised Standards is expected to take place at the August meeting.

Summer Project Reminders

It's great to see all the projects going on in the neighborhood! This is truly a community that cares about our homes. **Don't forget that approval from the Architectural Control Committee (ACC) is needed for major changes, paint color changes, new plantings over 6' tall at maturity, etc.** If you're not sure if your project requires approval, or for the application form, please visit the ACC page on the website, available by **clicking here**.

A few reminders:

Approval is **not required** to remove any vegetation or trees.

Please **remove vegetation growing through fences** around your lot.

If your house has a street monument on the corner with plantings in front of it (anything other than simple grass or rock bed), those **plantings are your**

responsibility. Please keep the area weeded and plants low enough so they don't block the street names. Everyone also needs to **keep trees directly behind the monuments trimmed** so they don't overhang or sit on the monuments.

Portable toilets for contractor use must be in a location approved by the ACC (and **not on the street**).

Contractor signs **are not allowed**, even during construction.

House Bill 23-1105 Notification

Colorado House Bill 23-1105 requires SEHOA to notify owners about the formation of an HOA Task Force to be appointed by August 1, 2023. The task force will examine a variety of issues related to homeowner rights and responsibilities, including the fining authority and practices, foreclosure practices, and HOA communication practices to homeowners and to perform other duties. In addition, the task force will examine Colorado laws, include the Colorado Common Interest Ownership Act, and will examine individual Association documents from a representative sample of the Associations the task force selects.

If you have questions about the task force, please contact the HOA Information Office, which is part of the Division of Real Estate within the Colorado Department of Regulatory Agencies (DORA). **This notice is for information only, and there is no action needed by owners.**

Save-the-Date for Neighborhood Social on September 10th!

Diane and Mark Jensen have graciously offered to host a social for all adults in the neighborhood on Sunday, September 10, at 4 pm. Please stay tuned for more information and details on what you can bring to the party.

Not Too Late for Fence Staining

We've had several homeowners respond to the request to get their fences stained this year! **John Quinby of Pretty Fences still has time in his**

schedule to stain your fence. Staining is an inexpensive way to improve both the appearance and life of the wood fences and is the responsibility of homeowners for all fences other than those on the common areas or along Somerset Dr and Longview Dr. Staining is important for both older fences to protect the wood and newer fences that stand out from neighboring fences. **Please send an email to info@somersetstates-hoa.com to be included in fence staining this year.** You can also contact Pretty Fences directly at support@prettyfence.com.

Niwot Loop Trail Project Across Somerset Drive Not Approved

The proposed project to grant Boulder County a license to install a crosswalk and gravel travel across the SEHOA outlot to replace the existing social trail (see photo) was not approved by the Board. The main concern was the fairly extensive crosswalk signage required by the County and the loss of the rural feel to the area. This view was not unanimous on the Board, with some strongly in favor of the license.

The possibility remains to revisit the proposal should there be sufficient homeowner support. Prior to the Board discussion, the homeowners that provided input were generally opposed to the project.



Upcoming Events at a Glance

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

Board Meeting -- July 18 at 6:30 PM, 8500 Niwot Road.

Somerset Estates Book Club -- Next meeting is August 24 at 4 pm. The book is *Lady Tan's Circle of Women* by Lisa See, hosted by Anita Harris. Please let Paula Hemenway know at p.hemenway@comcast.net if you want to be added to the Book Club distribution list.

Poker Group -- Next game is on July 29 at 7 PM at Larry Becker's home. Please let Jim Hemenway know at j.hemenway@comcast.net if you want to be added to the Poker Group distribution list and to get the game details.

Monday Mahjong -- Mondays at 3 PM. Contact Diane Jensen at diane-jensen@sbcglobal.net for more information.

Neighborhood Adult Social -- September 10 at 4 PM at Diane and Mark Jensen's. Please watch What's Up for more details.

Contact SEHOA

Association General Information

Somerset Estates Homeowners Association
P.O. Box 621
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Website: SomersetEstates-HOA.com
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Property Management

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Executive Board

Scott Abrahamson, President
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Architectural Control Committee

Larry Becker, Chairman
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Social and Welcome Committee

Diane Jensen, Co-Chair
diane-jensen@sbcglobal.net
Gayle Becker, Co-Chair
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