

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## What's Up #88: July 27, 2023

### Bears in Somerset Estates . . .

Two black bears are wandering around Somerset Estates and nearby neighborhoods looking for food. One is larger and the other may be a teenager. A number of compost bins left outside this past Tuesday (prior to pick-up on Wednesday) were knocked over.

#### **Do not feed the bears!**

Keep your **trash and compost bins in your garage** (note from the ACC that all bins should be stored out of sight of the road or adjacent neighbors by vegetation or screening, but for now it's best to keep them in the garage). It's best if you wait to put your bins out early on Wednesday mornings instead of Tuesday evenings.

You can request bear-proof bins from Western Disposal that might help (but may not be completely bear-proof).

It is **your responsibility to clean up any scattered trash.**

Boulder County Animal Control knows about the bears but has not determined that they need to be tagged and removed. If you think a bear is threatening you, your children or your pets, please call Animal Control at (303) 441-4444.



## . . . and if that's not enough



We also had a homeowner on Bellflower Ct find a **vagrant in their car the morning of July 22**. The car was parked in the driveway near the house. The Sheriff responded promptly.

We've had numerous reports from around Niwot of thefts of cars, items in cars and catalytic converters. **Please keep your cars in your garages** if at all possible. If

parked in the driveway, make sure cars are **always locked**. **Please do not park cars on any unpaved area of your lot.**

## ACC Neighborhood Walk-Through Starting July 31

The Architectural Control Committee (ACC) will be walking through the neighborhood starting the week of July 31. The goal is to maintain the appearance of the community to enhance all property values. **The maintenance standards can be found in Section V of the Architectural and Landscaping Standards, available by clicking here.** Any exceptions to the Standards visible from the roads or public paths will be communicated to the homeowner with a request to correct. The ACC appreciates your cooperation. Please keep in mind that these are all volunteers that want the best for our neighborhood.

**A few reminders:**

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

Please **remove trees and shrubs off all lateral fence boards** and clear all vegetation back a foot from all the fences around your lot, including fences next to access paths to the open space, along the open space, and between lots. This both prolongs the life of the fences and facilitates maintenance and staining.

Check that your mailboxes and monument post lights are painted, properly installed, etc.

If you have rock beds next to a sidewalk or path, please **put any rocks that have spilled out back in the bed.**

**Dead trees must be removed** and either de-stumped (preferable) or cut so the stump is less than 6" above ground.

This has been a wet year with lots of weeds and volunteer plants! Please remove any that are visible to a passer-by, including shoots that spring up from existing (or stumped) trees.

As noted in the last What's Up, if you have a street monument on your lot with landscaping besides basic rocks or grass, **it is your responsibility to remove weeds and keep the plants lower than the bottom of the street name.** For all monuments, the homeowner must prune trees that are behind it so that branches don't touch the monument.

## Waterfall Vegetation Removal

We have three waterfalls on the common areas in Somerset Estates. Over time, vegetation has grown in the waterfalls, reducing the visibility of the structural and decorative rocks and the water itself. We have recently cleared a lot of vegetation from both the main waterfall near the pool and the one at the east end of the large pond that runs along Primrose Lane. If you haven't taken a stroll recently around that pond, please do so! The last one to clear this summer is on the open space between the two larger ponds.



*Main waterfall*



*Pond 2 waterfall*

## **In Case You're Wondering . . .**

Homeowners that walk along the asphalt path that runs east off of Longview Dr behind Daylilly Ct, Columbine Ct, and Primrose Ln will have noticed extensive fence damage. A resident in an Autumn Ridge home on the north side of the path drove through the fence, across the path, then back through the fence again. Fortunately, no one was hurt. The owner of that home will be paying to repair the fence. Once that is completed, we plan to stain the length of the fence.



## Executive Board Meeting on August 15 at 6:30 PM

The next meeting of the Executive Board will be on Tuesday, August 15 at 6:30 PM at the Mountain View Fire Station at 8500 Niwot Road. All homeowners are invited to attend. The agenda will be posted on the SEHOA website ([www.somersetstates-hoa.com](http://www.somersetstates-hoa.com)) at least one day before the meeting. **Included in the agenda will be a further discussion of revisions to the Architectural and Landscaping Standards** proposed by the Architectural Control Committee (ACC).

## 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.

## Upcoming Events at a Glance

Please monitor the SEHOA website for any schedule changes  
-[somersestates-hoa.com](http://somersestates-hoa.com).

**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](mailto:j.hemenway@comcast.net) if you want to be added to the Poker Group distribution list and to get the game details.

**Board Meeting -- August 15 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](mailto:p.hemenway@comcast.net) if you want to be added to the Book Club distribution list.

**Monday Mahjong** -- Mondays at 3 PM. Contact Diane Jensen at [diane-jensen@sbcglobal.net](mailto: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  
Niwot CO 80544

Website: [SomersetEstates-HOA.com](http://SomersetEstates-HOA.com)  
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### Property Management

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### Executive Board

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## Architectural Control Committee

Larry Becker, Chairman  
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## Social and Welcome Committee

Diane Jensen, Co-Chair  
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