

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #90: December 11, 2023

Proposed Revisions to the SEHOA Collection Policy

The Board updated most of its policies last year as a result of changes that the Colorado Legislature made to the Colorado Common Interest Owners Act (CCIOA). Our property management company, Trio Property Management, uses AppFolio software for billing and accounting. Because we assess dues quarterly, certain functions, such as adding a late fee for overdue accounts, can only be done automatically once a quarter, not every month as specified in the current SEHOA Collection Policy. The Board has reviewed the Policy with Trio and **is proposing to adopt some relatively minor changes to make it easier to implement and to reduce the number of manual entries to account statements.**

Proposed changes to the Policy can be seen by **clicking here**. Adopting the revised Policy will be on the agenda for the December 19th Board meeting. As always, homeowners are welcome to come to the meeting to comment before action is taken or may send comments to info@somersetstates-hoa.com.

Street Monument Repairs Update

We are almost finished with a two-year project to repair the 27 street monuments. The electrical components on the backs of the monuments were repaired and/or replaced last year. Over the summer, we repaired mortar joints, reattached the top stones that have become loose, and cleaned the fronts of the monuments. This fall, **we repaired the stucco on the back sides to prevent water damage to the monuments.** Please see before and after photos below. When weather permits, we will clean the signage and repaint the

metal frames around the lettering.



BEFORE



AFTER

Fence Along Pathway Repaired

The fence on the north side of the pathway from Longview Dr toward the end of Primrose Ln was damaged by a driving accident originating in the adjacent Autumn Ridge lot; this has been repaired at that homeowner's expense. In addition, several of the fence posts needed to be replaced or repaired along the length of the fence. This work is complete, including staining the fence.



Parking and Portable Toilets for Construction Projects

Our neighborhood is at the age where many homeowners are conducting major remodeling and re-landscaping projects. It's great that we care about our homes! **Please be considerate of your neighbors when directing contractors on where to park.** Also, the Architectural and Landscaping Standards address portable toilets as follows: "*Portable toilets or similar temporary toilet facilities should not be on the road and shall be located only in areas approved by the ACC*". **Please contact the Architectural Control Committee at larryb@somersetstates-hoa.com before placing a portable toilet.**

Executive Board Meeting on

December 19 at 6:30 PM

The next meeting of the Executive Board will be on Tuesday, December 19 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) at least one day before the meeting.

Volunteer Opportunities

SEHOA is a volunteer-run organization of neighbors helping to maintain and improve our community. Please join us! We are always open to new volunteers and there are many ways to participate. **Board positions turnover once a year with new Board members elected at the Annual Meeting in March.** Committee members come and go. Special projects need help. Participating in the HOA is a great way to meet and get to know your neighbors. Email Info@SomersetEstates-HOA.com at any time to let us know of your availability and interest.

Upcoming Events at a Glance

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

Board Meeting -- December 19 at 6:30 PM, 8500 Niwot Road.

Somerset Estates Book Club -- The next meeting will be in February. The book is *Remarkably Bright Creatures* by Shelby Van Pelt, hosted by Melissa Koller. 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 Diane Jensen at diane-jensen@sbcglobal.net for more information.

Contact SEHOA

Association General Information

Somerset Estates Homeowners Association

P.O. Box 621
Niwot CO 80544

Website: SomersetEstates-HOA.com
Email Inquiries: Info@SomersetEstates-HOA.com

Property Management

Allan Orendorff
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

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

©2023 Somerset Estates HOA | PO Box 621, Niwot CO 80544

[Web Version](#)

[Preferences](#)

[Forward](#)

[Unsubscribe](#)

Powered by
[GoDaddy Email Marketing](#)®