

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #92: March 14, 2024

Annual Meeting on March 26th

The Annual Meeting will be held at 7 PM on March 26 at the home of Tim and Melissa Koller, 6511 Primrose Lane, with a social time starting at 6:30 PM. All homeowners are encouraged to attend. The agenda will include ratification of the 2024 Budget, election of two Board members, and a review of the past year and plans for this year. Capital projects planned for 2024 include refreshing the lighting and landscaping at the entrance at Hwy 52, refurbishing the failed Pond 3 area (near the waterfall), and major repairs to Pond 2 (see below). You should have received a packet by mail. The mailed letter can also be accessed **by clicking here**.

Annual Meeting Proxy

If you are unable to attend the Annual Meeting in person, please return the proxy form you received with your packet (or download **by link here**) by emailing a scan or photo to info@somersetstates-hoa.com, giving it to the person you chose as your proxy representative, or mailing it to P.O. Box 621, Niwot CO 80544 so that it is received by March 25 at 3 PM.

Board Candidate Still Needed!

SEHOA is a volunteer-run organization of neighbors helping to maintain and improve our community. **Two Board positions are up for election at the Annual Meeting.** Fortunately, Anthony Chirikos has offered to stand for re-election, leaving one position without a candidate. The commitment for a Board position is only two years. Since inception, 13 people have served on the

Board. **Can you take a turn?**

Please email Info@SomersetEstates-HOA.com by March 22nd if you are interested in running for the Board.

Board Meeting on March 19th - Revised Architectural and Landscaping Standards

The next meeting of the Executive Board will be on Tuesday, March 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.somersetestates-hoa.com) at least one day before the meeting. **The agenda will include discussion of revised Architectural and Landscaping Standards.** The proposed revised Standards are available **by clicking here**. Please provide any input you have by attending the meeting or sending a message to Info@SomersetEstates-HOA.com.

The proposed revision accomplishes a few things:

- Aligning the Standards with revisions to the Lot Easement Policy.
- Codifying updates recommended by the ACC based on current best practices.
- Reordering the sections for more logical flow.
- Removing duplicative language.
- Removing legacy provisions from when vacant lots were still being developed.

Note: **The paragraph on "Trees" on p. 21 (shown as TBD in the attached link) is still being finalized and will be discussed with the ACC at the Board meeting.** Any input on that topic is welcome.

What's Going on at Pond 2?

You may have noticed work being done at the large pond above Primrose Ln (below the water tower), known as Pond 2. This pond is central to our irrigation system as water from the ditches in SHOA is transferred to this pond via the waterfall at the east end. The main irrigation system pump for the common areas is in this pond. We noticed after the ditch water was shut off last October that the pond level dropped, indicating leaks in the liner. **A significant repair project has started on the north perimeter, where many tears are evident in the liner.** Water has been pumped out of the pond to allow access to the

liner. About 10 feet of liner from the edge is being removed and replaced. We believe that the liner on the south perimeter is in better condition.

In a related project, we started removing the large bushes on the north side of the pond last year (see photo below), as well as some on the south side that were damaging the sidewalk. We have finished this removal, both **to provide better visibility of the pond from the sidewalk, to make it easier for the liner repair contractor to get to the liner, and to reduce damage of the pond liner and sidewalk from overgrown bushes and roots.**



North side of Pond 2 as of summer 2023. Where's the pond?!?



Bushes removed. Work underway in photos below.





Upcoming Events at a Glance

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

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

Annual Meeting -- March 26 at 7 PM, Social time at 6:30 PM, 6511 Primrose Lane.

Somerset Estates Book Club -- April 16 at 4 PM. The book is *The Middle Daughter* by Chika Unigwe, hosted by Kamla Chopra. 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

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