

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #93: March 23, 2024

Annual Meeting on March 26th

This is a final reminder that 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. The letter mailed to all homeowners can be accessed **by clicking here**.

Capital projects planned for 2024 include:

1. Refreshing the lighting and landscaping at the entrance at Hwy 52,
2. Refurbishing the failed Pond 3 area (near the waterfall), and
3. Major repairs to Pond 2 (underway).

If you have ideas about any of these projects, this will be a great time to express them!

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 or giving it to the person you chose as your proxy representative.** (Note: please don't mail the proxy as it is too late for it to be received.)

New Dues Starting April 1 - Revise Automatic Payments

The 2024 budget includes a dues increase of \$75/qtr starting with the payment of \$825 due on April 1, 2024. This budget will be ratified at the Annual Meeting unless a majority of all Members votes to reject the budget. As this payment is due shortly after the meeting, **please revise any automatic payments accordingly.** If you are not yet set up with AppFolio online payments administered by our property manager, please contact Allan Ordendorff at TrioProperty@comcast.net.

Candidates for the Executive Board

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, we have two candidates for these positions. They provided the information below.

Anthony Chirikos

I'm a Boulder County native and I've lived in Somerset Estates since 2013. Wendy and I have a son at Sunset Middle and a daughter at Niwot Elementary. My professional background is in finance and I'm a private equity investor. I have been involved with the HOA for almost a decade, having served on the board of the Somerset HOA from 2015-2018, and then on the board of the Somerset Estates HOA from 2018-2019 and 2022-2024. From 2019-2022 I served on SEHOA's Water Committee (now dissolved). I look forward to continuing to work with my neighbors to maintain our subdivision as a jewel of the Front Range.

Jon Gillespie-Brown

Jon and Maria moved to Somerset Estates four years ago and love Niwot. Jon has volunteered, mostly in education, for over 20 years at Stanford, Berkeley, and recently at CU Boulder as a Professor in the business school. Jon has been an entrepreneur for forty years across several industries, and over that time, he has worked in many roles, like CFO, COO, VP of sales, and CEO. He is currently the CEO of a software company he founded in Boulder. Being close to retirement, Jon wants to help the local community and sees a board position on the local HOA as a good start.

Revised Architectural and Landscaping Standards Approved

Revisions to the Architectural and Landscaping Standards were approved at the Executive Board meeting on March 19, 2024 and can be found **by clicking here**. The Board appreciates the efforts of the members of the Architectural Control Committee (ACC) for their work in bringing the Standards up to date. A good discussion was held with all the ACC members attending the meeting to discuss with the Board and other homeowners in attendance.

The 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: **A summary of the revisions between the updated and prior version can be found in the Revision History at the end of the document, starting on p. 48.**

Upcoming Events at a Glance

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

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

Board Meeting -- April 16 at 6:30 PM, 8500 Niwot Road.

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

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

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