

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## What's Up #95: May 17, 2024

### Board Meeting on May 21

The next meeting of the Executive Board is on Tuesday, May 21 at 6:30 PM at the Fire Station at 8500 Niwot Rd or by Zoom. The agenda will be posted at least one day before the meeting. **Homeowners are welcome to attend all Board meetings.**

A significant portion of every meeting is discussion on the status of capital projects planned for 2024. These include:

1. Refreshing the lighting and landscaping at the entrance at Hwy 52.
2. Renovating Outlot D (see below).

**If you are interested in getting involved by helping with these or other community projects, please attend the meeting** or let us know by sending a message to [info@somersetestates-hoa.com](mailto:info@somersetestates-hoa.com).

### Pool Opening May 18!

The Somerset Swim & Tennis Club (SSTC) is a great neighborhood asset available to all Somerset Estates homeowners that are current in paying SSTC dues. **As the only club of its kind in Niwot, it adds to all of our property values.** We are looking forward to the opening of the pool on May 18. The gate locks are re-keyed every May, and a new key will be delivered to your home once you have paid your dues.

**Active membership in SSTC has steadily increased from about 50% of homeowners 10 years ago to about 70% this year.** The funds received have allowed SSTC to keep making improvements including painting and furnishing the clubhouse room so that it can be used to relax or for small meetings. Cracks

in the tennis courts will be repaired shortly and both courts will be striped for pickleball with the option for net height adjustment. The tennis/pickleball/basketball courts are open year-round. We encourage all homeowners to take advantage of the club!

Although a separate nonprofit organization from SEHOA, we share the same members. More information about SSTC can be found by **clicking here**, including a document that explains the history of the organization and how the dues are assessed. Any questions about your membership and dues status can be sent to [somersetpool@gmail.com](mailto:somersetpool@gmail.com).



## Pond 2 and Outlot D Renovation

The repairs on pond 2 are complete and it is being filled. Not only was the pond functionally repaired, but a wall of junipers was removed on the north side. These large bushes hampered visibility of the pond and contributed to holes in the liner from the overgrown roots.



*COMPLETED REPAIRS BEFORE FILLING*



*PARTIALLY FILLED POND*

Pond 2 sits within Outlot D, the central common area in Somerset Estates (see schematic below). **The next step in the overall renovation of Outlot D is to develop a master plan for what is now dirt on the north side of pond 2, the area now containing pond 3 (which also has major leaks), and the area from the pool parking lot to the corner of Primrose Ln and Somerset Dr, including at the top of the waterfall.** A landscape architect has started working with an ad-hoc committee of homeowners on the plan, which will be presented to all homeowners before it is finalized. Construction is expected to begin this fall and be completed in phases over multiple years.



OUTLOT D

## Upcoming Events at a Glance

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

**Board Meeting -- May 21 at 6:30 PM**, 8500 Niwot Road.

**Somerset Estates Book Club -- June 4 at 4 PM**. The book is *The Girl in His Shadow* by Audrey Blake, hosted by Sandi Searls. 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.

# Contact SEHOA

## Association General Information

Somerset Estates Homeowners Association

P.O. Box 621

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

Email Inquiries: [Info@SomersetEstates-HOA.com](mailto:Info@SomersetEstates-HOA.com)

## Property Management

Allan Orendorff

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## Executive Board

Tim Koller, President

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## Architectural Control Committee

Larry Becker, Chairman

[LarryB@SomersetEstates-HOA.com](mailto:LarryB@SomersetEstates-HOA.com)

## Social and Welcome Committee

Diane Jensen, Co-Chair

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Gayle Becker, Co-Chair

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