

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #96: June 12, 2024

Board Meeting on June 18 - New Location!

The next meeting of the Executive Board is on Tuesday, June 18 at 6:30 PM at **136 2nd Ave, Niwot**. The agenda will be posted at least one day before the meeting. **Please note the new meeting location** as the fire station on Niwot Rd is no longer available for community use. We are grateful to new Somerset Estates homeowner Deborah Read Fowler (with husband Andrew Fowler) for providing this space! **Homeowners are welcome to attend all Board meetings.**

Neighborhood Safety

We've had reports of a couple of thefts from cars parked outside. Remember to keep your cars locked, remove or hide any visible items from view, and even remove any garage door "clickers" from cars in your driveways. **We strongly recommend that vehicles be kept in garages.**

With the start of summer, activity picks up around the pool and the Left Hand Water District tower above it. **We have asked the Boulder County Sheriff to conduct additional patrols in this area, including the access road to the water tank, the pool parking lot, and Primrose Ln, especially after 9 PM.**

If you see something suspicious, including trespassing on our common areas or kids jumping the pool fence, call the sheriff! **If you are concerned about something that is actively occurring, call 911.** If it's not as urgent, **call the dispatch at (303) 441-4444.** The dispatcher will have an officer on duty call you back to get more information. It would be helpful if you can safely take a picture

or otherwise get any pertinent information to share with the officer.

What's Up with the Hwy 52 Entrance?

You've probably noticed that the monument on the east side of the entrance is under repair. Moisture and exposure have damaged the stucco behind the brass letters. As part of the Hwy 52 entrance renovation project, **the stucco is being replaced, the letters polished, the top of the monument sealed to prevent further damage, and the lighting of the monument repaired.**

The rest of the project is to replace the corner areas in front of the monuments with new landscaping and to replace the lighting and update the landscaping in the median. We will be reviewing an initial drawing from the landscape architect (Josh McCarn of Asher Architects and Engineers) at the June 18 board meeting. The ad-hoc committee that has been working on this project (Marc Arnold, Paula Hemenway, and Candice Hoenes) will then be finalizing the plans and will share them with homeowners prior to Board approval.

Bears In Neighborhood

A mama bear and cubs have been spotted in the neighborhood. Do not feed the bears! **Please keep your trash and compost bins in your garage and do not put bins out any earlier than you need to for pick-up.** Western Disposal has newly designed bear-proof bins that you can request for an extra fee.

Volunteer Requested for the ACC

The Architectural Control Committee (ACC) consists of homeowner volunteers that approve building and landscaping projects and conduct periodic inspections of the neighborhood to identify maintenance issues. The guiding document for the ACC processes is the Architectural and Landscaping Standards (available by [clicking here](#))

Members of the ACC are appointed by the Executive Board for two-year renewable terms. We have four ACC members, but **we'd like to have five members so that the approval process isn't slowed down because one or two are out of town.** If you're interested in being considered or want more

information, please contact Tim Koller, SEHOA President, at timk@SomersetEstates-HOA.com.

Outlot D Renovation Update and Process

The Board has been looking into renovating Outlot D (see **What's Up #95** for a map) for over a year, and the Annual Meeting in March included a discussion about two possible options relative to the failed pond 3. Option 1 is a smaller pond and Option 2 is a stream conveyance from the larger pond 2 to the waterfall. (**Click here** for a link to the Annual Meeting presentation.) The repair of pond 2 is complete, other than replacing the landscaping on the north side where we previously had large bushes that were damaging the pond liner. We expect to have a plan for replanting this area in the near-term. The stream out of pond 2 has been cleared of overgrown vegetation and additional work is underway on the waterfall. **Unfortunately, we discovered a major leak in the waterfall piping system that is undergoing repair. This must be completed before the waterfall can be restarted.**

Several homeowners have asked about the process that will be used to develop the overall plan for this area. The summary is below.

Step 1. We've retained Asher Architects and Engineers to develop concept designs for Options 1 and 2 as previewed at the Annual Meeting, building on an engineering feasibility study that was completed in Fall 2023. We are including both options based on homeowner feedback at the May 21 meeting. The team includes the landscape architect working on the entrances and a licensed engineer who will contribute to the water movement aspects of the project (waterfall circulation, storm drainage, etc.).

Step 2. We'll review the concept designs in an open Board meeting and take feedback and input, which will be given to the professionals. We will keep you informed of when we expect to have initial drawings, but possibly at the meeting on July 16 or if not then, August 20.

Step 3. The Board will vote on which design to pursue and turn into a Plan. The Plan will be much more specific and will be used to get estimates for the work. We may convene an ad-hoc committee to assist with the details of the Plan, identifying contractors, and obtaining estimates.

Step 4. Once the Plan is completed, we'll present it to the homeowners for any

additional input.

Step 5. The Board will vote on whether to approve the Plan and authorize the funds needed to hire the appropriate contractor(s), obtain required permits, etc. It is very possible, even likely, that the overall Plan will be executed in stages. SEHOA's governing documents do not include a provision for the Board to delegate a vote on the common areas to the homeowners but should the Board decide to ask for a Special Assessment to fund the Plan (which is not anticipated), then the Special Assessment will be put to a vote of the homeowners.

Jon Gillespie-Brown is the Board member that is leading this project. You may send input to him at jongb@SomersetEstates-HOA.com. Homeowners are also invited to come to Board meetings. **Note - we do not expect this to be a major topic of discussion at the June 18th meeting** other than to approve the change in scope of the Asher proposal to include consideration of both pond 3 options. While the Board understands that this project has generated a lot of discussion, the process will take time as we want the right overall solution for the community, which means giving the professionals time to complete the initial design phase.

Upcoming Events at a Glance

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

Board Meeting -- June 18 at 6:30 PM, 136 2nd Ave, Niwot.

Somerset Estates Book Club -- The next meeting will be on **August 15 at 4 PM**, hosted by Shari Kalm. The book is *Anita de Monte Laughs Last* by Xochitl Gonzalez. 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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