

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## What's Up #98: August 17, 2024

### Board Meeting on August 20 at 136C 2nd Ave, Niwot

The next meeting of the Executive Board is on Tuesday, August 20 at 6:30 PM at the office of Somerset Estates homeowner Deborah Read Fowler, Slifer Smith & Frampton, located at 136C 2nd Ave or by Zoom (Meeting ID 826 6809 3376 and Passcode 757796). The agenda and the draft minutes of the July Board meeting are aposted on the website (July minutes available by [clicking here](#)). **Homeowners are welcome to attend all Board meetings.**

## What to Do About the Bears?



Homeowners are undoubtedly aware of a family of bears that has made its home in Niwot, including some of the backyards in Somerset Estates (thanks to Jo Marie Dancik for these photos). If the bears are being aggressive or causing damage, please call the Colorado Department of Wildlife at (303) 291-7227.

**Perhaps they will take action to remove the bears to a more appropriate habitat if they get enough calls!**

In addition, here are their suggestions to make your property as unpalatable as possible for the bears:

- Store trash cans in the garage, even if bear proof (available from Western Disposal) and do not put out at street any earlier than necessary for pickup.
- Bring in bird feeders, even if empty, and keep grills and firepits food-free.
- Harvest fruit trees efficiently as they are a tempting food source for bears.
- Soak rags in ammonia and leave them in areas where the bears frequent.
- Install motion-activated lights to scare off the bears.
- If bears are on your property, make very loud noises to scare them away, such as by banging pots together, yelling, or using airhorns or similar devices.

More information can be found in the Colorado Wildlife brochure "Living With Bears", available by [clicking here](#).

## **Board to Consider Appointing an Easement Ponds Committee**

The project to upgrade Outlot D (including repairing pond 3) has generated a lot of homeowner comments and concerns. These concerns have spilled over into the future of the ponds 4-7 system located across Somerset Dr from the main waterfall on eight homeowner lots (referred to as the Easement Ponds in the SEHOA Lot Easement Policy, available by [clicking here](#)). To address these concerns, the Board will consider appointing an Easement Ponds Special Committee at the August 20 meeting. The proposed charter of the committee is to gather information that will help SEHOA make decisions about the Easement Ponds, present their findings to the homeowners and the Board, and recommend next steps. More details on the proposal can be found by [clicking here](#).

## **Hwy 52 Entrance Update**

The stucco behind the letters on the monuments at Hwy 52 and Longview Dr has been replaced, the letters polished, and the top of the monument sealed to prevent further damage.



Based on homeowner feedback, the plan is to light the median with a simple functional light. Please see below for an idea of how it will look. A larger version of the sketch can be found by [clicking here](#).

Homeowner input can be sent to [info@somersetstates-hoa.com](mailto:info@somersetstates-hoa.com).



## Look for Japanese Beetles!

Japanese beetles are working their way up and down the Front Range and are a **highly destructive plant pest**. Please check your yard, especially rose bushes and various fruit and shade trees (e.g., Linden, apple, plum, crepe myrtle, and Japanese maple). If found, please get rid of them! As larvae, the beetles live underground and feed on the roots of grasses, which can create **brown spots of dead or dying grass in lawns - a tell-tale sign of a Japanese beetle larvae infestation**. Some suggestions:

- Handpick in early morning or late evening when less active. Drop in bucket of soapy water to kill them.
- Neem oil.
- Insecticidal soaps.
- Row covers, especially for vegetable gardens.
- Chemical insecticides if infestation is severe.





## Added Security at SSTC and the Water Tower

After-hours activity at the pool and on the access road up to the water tower above the pool has been an on-going issue. A new Ring security camera system was added last season, which allows SSTC board members to monitor activity. At the suggestion of a homeowner that lives near the pool, SSTC has also engaged a security service to check for activity **at the pool (especially the hot tub), access road up to the water tower, and on Primrose Ln** between 9 and 11 pm each evening. Anyone in those areas is asked to leave with license plates noted. Several reports have already been provided to the SSTC board.

**The pool closes at 9 PM, so anyone in the area after that time shouldn't be there, even if they are a member. Please don't hesitate to contact a member of the SSTC Board or the Boulder County Sheriff if you see someone after hours, jumping the fence, etc.** All the phone numbers are on the second page of the SSTC Rules, available on the SEHOA website or by [clicking here](#). As a reminder, if you are at the SSTC facility, **never let in someone that says they "forgot their key"**. Anyone with legitimate access lives in Niwot, so it's simple enough to tell them to go get it!

## Upcoming Events at a Glance

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

**Board Meeting -- August 20 at 6:30 PM**, 136C 2nd Ave, Niwot.

**Somerset Estates Book Club** -- The next meeting will be on **October 29 at 4 PM**, hosted by Susie Lindau. The book is *The Invisible Life of Addie LaRue* by VE Schwab. 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)  
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### Property Management

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### Executive Board

Tim Koller, President  
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### Architectural Control Committee

Larry Becker, Chairman  
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### Social and Welcome Committee

Diane Jensen, Co-Chair  
[diane-jensen@sbcglobal.net](mailto:diane-jensen@sbcglobal.net)  
Gayle Becker, Co-Chair  
[gayle@beckercapital.com](mailto:gayle@beckercapital.com)

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