
What's Up #109 November 2025

From Somerset Estates HOA <info@SomersetEstates-HOA.com>

Date Wed 11/12/2025 10:49 AM

To Astrid Kirschenbaum <astridk@somersetestates-hoa.com>



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Executive Board Meeting in November

The next executive board meeting will be held on November 18th, 6:30PM on WEBEX only. Use the [LINK](#) at somersetestates-hoa.com to join! We now have [NEW links](#) and **Webex** vs Zoom. We recommend downloading the **Webex Application**. The agenda and the minutes of the October meeting will be posted on the website at least one day before the meeting.

Additional Ponds Information Session

Please join us on **November 19th at 6:30pm** for a WebEx Meeting with the purpose of updating everyone on the planning of ponds 2, 3 and the waterfall as well as to update those who are interested on the **relevant facts about ponds in general** that may help on future decisions. Use the [LINK](#) at somersetestates-hoa.com to join! As always, please refer to the website for updated meeting dates and times.

Updated Architectural and Landscaping Standards

After feedback from the community, the board approved updated Architectural and Landscaping Standards at the October board meeting to make them incrementally more user friendly and easier to follow, as well as to update certain requirements in the Standards to support the ACC in

helping the community achieve their goals for their homes. Please refer to the updated Standards when submitting applications for new projects.

The approved revised Architectural and Landscaping Standards v4.0 and the Architectural and Landscaping Standards Major Projects Addendum v1.0 are published on the Governing Documents and ACC pages [available here](#).

Security Task Force Still Needed

We know the safety and security of our neighborhood is top of mind for homeowners. We are looking for 2-3 homeowners to spearhead a "security task force." Please email Lisa & Astrid if interested. Lisa: lisas@somersetstates-hoa.com Astrid: astridk@somersetstates-hoa.com

What's Happening with the Public Improvement District (PID) for Roads?

The petition to create a Public Improvement District (PID) for the purpose of repairing and maintaining the roads in Niwot (other than the few that Boulder County will maintain) by seeking voter approval for a 12 mills additional property tax was withdrawn by the petitions after community input. The petitioners are working on a new version. The SEHOA executive board appointed Steve Lehan, Melissa Koller and Paula Hemenway to monitor developments. A group including these three SEHOA residents is also investigating the option to incorporate Niwot as a way to better serve Niwot residents in the on-going issues with Boulder County. If you have any comments or questions, please contact Steve, Melissa, or Paula, or send a message to contact@Niwot.Town.

Upcoming Events at a Glance

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

Executive Board Meeting - November 18 at 6:30 PM [online only](#).

Somerset Estates Book Club - The next meeting is at Victoria Brice's house on December 4 at 4 PM. The book is *The Stolen Queen* by Fiona Davis. New members are always welcome! Please let Paula Hemenway know at p.hemenway@comcast.net if you want to be added to the Book Club distribution list.



Contact SEHOA

Association General Information

Somerset Estates Homeowners Association
P.O. Box 621
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Website: SomersetEstates-HOA.com

General Email Inquiries: Info@SomersetEstates-HOA.com

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