



Outlook

What's Up #107 September 2025

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

Date Sun 9/7/2025 9:03 PM

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



What's Up #107 September 2025

Executive Board Meeting on September 16 at 6:30 PM

The next meeting of the Executive Board will be held virtually on September 16 at 6:30 PM.

Please use the [LINK](#) at somersetestates-hoa.com to join! We now have **NEW** links and **webex** vs zoom. The agenda and the minutes of the July meeting will be posted on the website at least one day before the meeting. (Note: The August meeting was cancelled.)

Landscaping and Lighting at Hwy 52 Entrance



The new landscaping and lighting at the south entrance to Somerset Estates is completed. The

board approved a scaled back landscape design to save on costs, but we have more extensive plans should funds be available to extend the new landscaping beyond the area in front of the monuments. The project included all new lighting, repair of the brass letters areas, a new concrete curb around the planting area, new sod, plants, rock ground cover and accents. As with any new plantings, the full effect will be seen in a year or two. An irrigation leak is in the process of being repaired at the West garden.

Petition for Public Improvement District on Hold

The organizers of the petition to form a Public Improvement District (PID) to add a 12-mil levy to property taxes to pay for Niwot subdivision and other neighborhood roads asked the Boulder County Commissioners to postpone taking formal action on the petition at the August 19 public hearing. Thanks to those of you that completed the survey done by the Niwot Community Association (NCA). The results of the survey were part of the reason for the postponement so that various issues raised by the community might be addressed. This means that the PID will not be on the November 2025 ballot.

A group of Somerset Estates homeowners are diving into the PID details and other options to solve the decades-long Boulder County position to limit work on most Niwot roads to minor repairs (potholes, crack sealing, etc.). If you're interested in participating, please send an email to Steve Lehan at slehan@aupairint.com.

Security Task Force

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@somersetestates-hoa.com Astrid: astridk@somersetestates-hoa.com

Somerset Estates Pond/Water Project Update

The board is moving forward with efforts to improve water use and keep Somerset Estates looking great, but progress is slower than expected. We want homeowner feedback on managing our water needs while maintaining property quality - we have had some great conversations, we want more.

We are working to validate the cost projections prepared by Aspen Reserve earlier this year for maintaining our pond and irrigation system over the next decade plus. We're focusing on redesigning Ponds 2 and 3 (including the waterfall) so they work well regardless of the future of Ponds 4-7. The design will be discussed and reviewed with the community before anything is finalized.

Key goal - get the Outlot D project moving:

Astrid Kirschenbaum is focusing on the landscaping; Steve Flannery is working with the board on

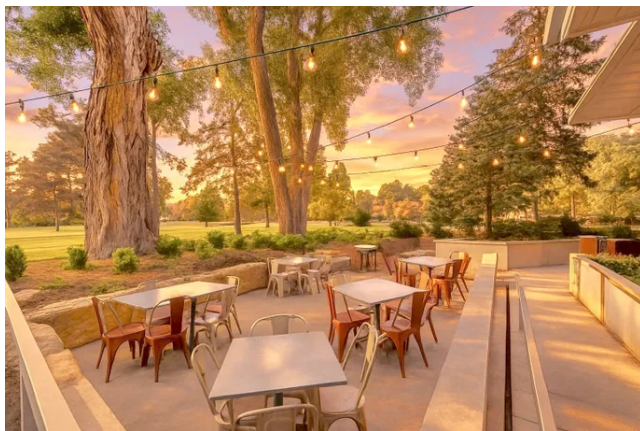
final planning for the waterfall and associated ponds 2 and 3. Upcoming community meetings (likely two sessions) will present findings and gather your input. We'll likely offer two main options for future pond design: 1) keep and upgrade all ponds, or 2) decommission some ponds over time. We expect to ask Aspen Reserve to run reserve study 'scenarios' based on these options. We are also clarifying our legal status regarding water use as much as practical.

Next Steps: 1) Finalize financial estimates and update the Reserve Study; 2) Finalize and share key system metrics; 3) Continue legal review; 4) Hold homeowner meetings to build agreement and seek feedback. Please join our upcoming homeowner meetings to share your views and stay involved.

Contact us: Steve: stevef@somersetstates-hoa.com, 303-746-7292 Lisa: lisas@somersetstates-hoa.com, 925-323-5942

Local Business Spotlight

We want to support our Niwot businesses. If you've had a good experience at a local business, please share at info@somersetstates-hoa.com. Here is one from Jon Gillespie-Brown, SEHOA President, about the newest restaurant in Niwot.



"Fortezza is a new high-end Italian/steak restaurant in the old Farrow space. We visited on day 9 and had a fun evening - the food was good, and the wine list is extensive and delicious. It's clear they are still working things out, but the owners were knowledgeable and attentive as they navigated a full house on a Saturday night. Worth a visit when you have some time to enjoy a

long meal as they are not optimized yet on speed of service on a busy evening. This was offset by a great atmosphere and attentive service while we waited between courses. We recommend it; let's encourage local restaurants by keeping them busy." - Jon Gillespie-Brown

"And don't forget Love Ice Cream - also in Niwot - serving delicious ice cream and sorbet"!!

Upcoming Events at a Glance

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

Executive Board Meeting - September 16 at 6:30 PM online only.

Somerset Estates Book Club - The next meeting will be in October, date TBD, hosted by Kathy Heimann. The book is *The Very Secret Society of Irregular Witches* by Sangu Mandanna. 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

Niwot CO 80544

Website: SomersetEstates-HOA.com

General Email Inquiries: Info@SomersetEstates-HOA.com

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Executive Board

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