

Letter to Somerset Estates Homeowners regarding SEHOA Ponds

May 6, 2025

Dear Somerset Estates Homeowners,

As promised at the annual board meeting, the Board plans to communicate transparently about what was happening with the planning on the Ponds.

Steve Flannery and Lisa Smith have volunteered to work together to create a set of strategies (or directions) that the homeowners of Somerset Estates can ultimately vote on. Lisa and Steve plan to keep an open communication channel for all owners regarding any questions they may have to develop such strategies for the Ponds. Please call us or email us anytime.

Our objective is to develop several scenarios for the Ponds that we believe best meet the owners' needs and expectations, meet the HOA's operational needs, and deliver the best return on investment as measured by owner satisfaction.

Some initial thoughts on concepts that will influence our thinking.

1. All pond investments should be made to align our pond system with the existing water regulations and support an affordable environment.
2. Ponds 2, 3 and the main waterfall should remain the centerpiece of Somerset Estates since it supplies our irrigation system and is associated with the aesthetic uniqueness of our premium common areas. We are assuming that this is what the owners want, but feedback here is important.
3. Maintenance of the Pond system should be set to a level acceptable to the homeowners and hopefully this level of maintenance will continue to support the premium look of our common areas.
4. We want to support the operational aspects of the Pond system for our irrigation needs.
5. We will prioritize gathering feedback about homeowner priorities from the entire Community.
6. We hope to find a Win-Win result for all!!!

According to our property manager, the ponds will be filled around the middle of May, when we hope to start drawing water from the ditches. After that, we will take a number of measurements to understand water flow in and out of Pond 2 to meet irrigation requirements and water regulations.

These are our initial thoughts. Please let us know your thoughts and/or concerns!!

Lisa and Steve

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