

# SomersetRoads - Dashboard

108

56

54

96.43%

2

4 mins

Viewed

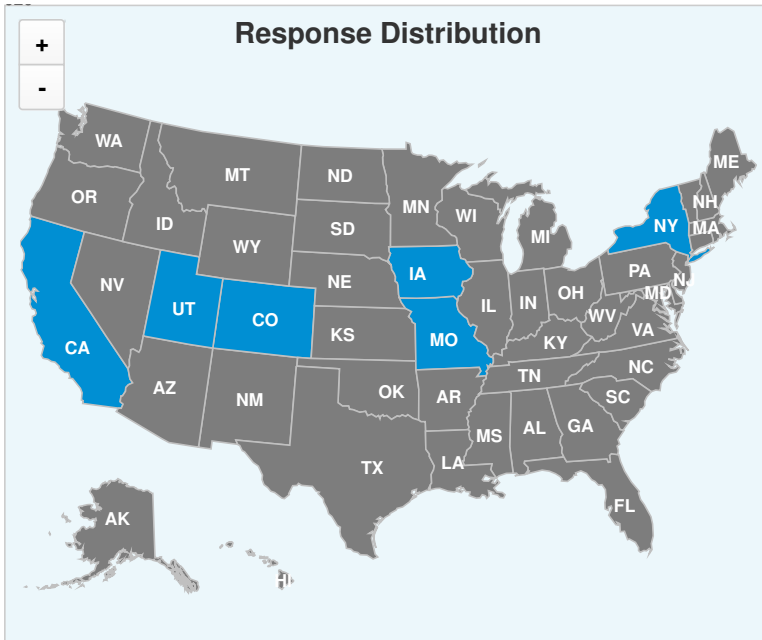
Total Responses

Completed

Completion Rate

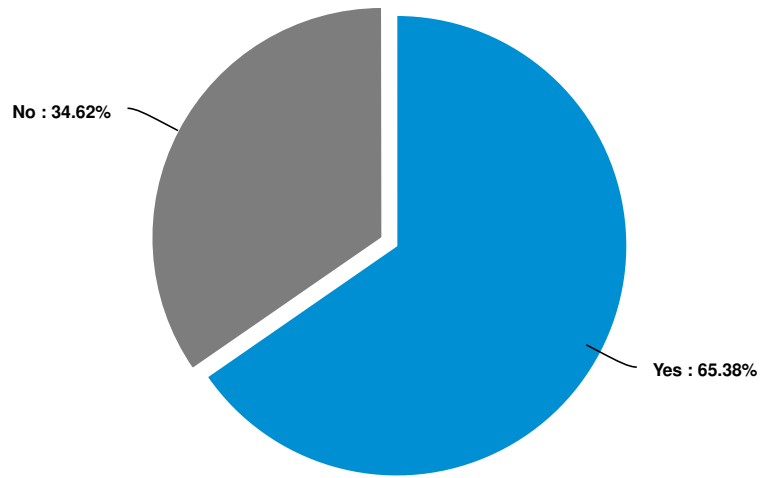
Dropouts

Average Time



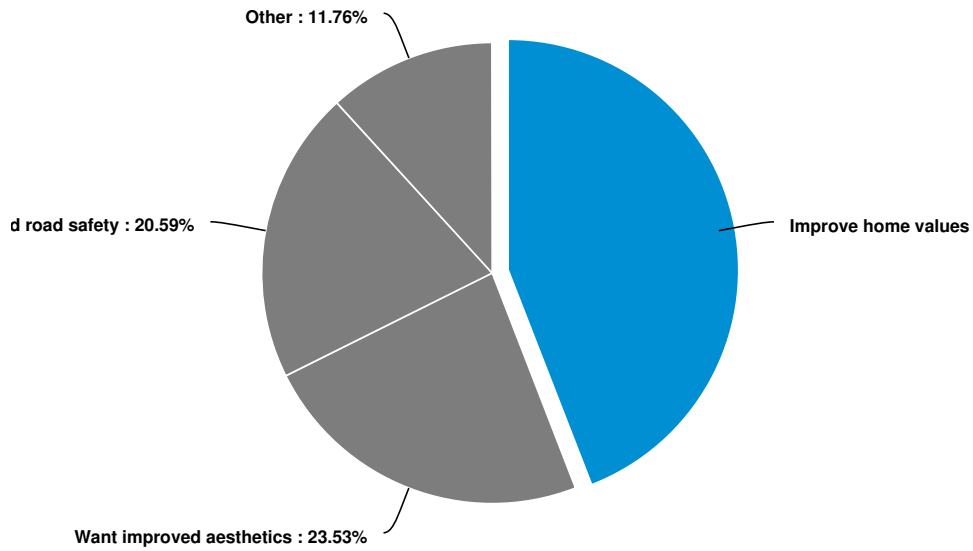
States	Responses
CO	87.50%
Unknown (US)	3.57%
UT	1.79%
CA	1.79%
IA	1.79%
NY	1.79%
MO	1.79%
Outside US / Unknown	0.00%
Total	100.00%

Would you like the SEHOA to begin non-binding negotiations with Boulder County for a PID to repave and maintain our HOA roads?



Answer	Count	Percent	20%	40%	60%	80%	100%
Yes	34	65.38%					
No	18	34.62%					
<b>Total</b>	<b>52</b>	<b>100%</b>					

What is the main reason you want the SEHOA to begin road negotiations with Boulder County?

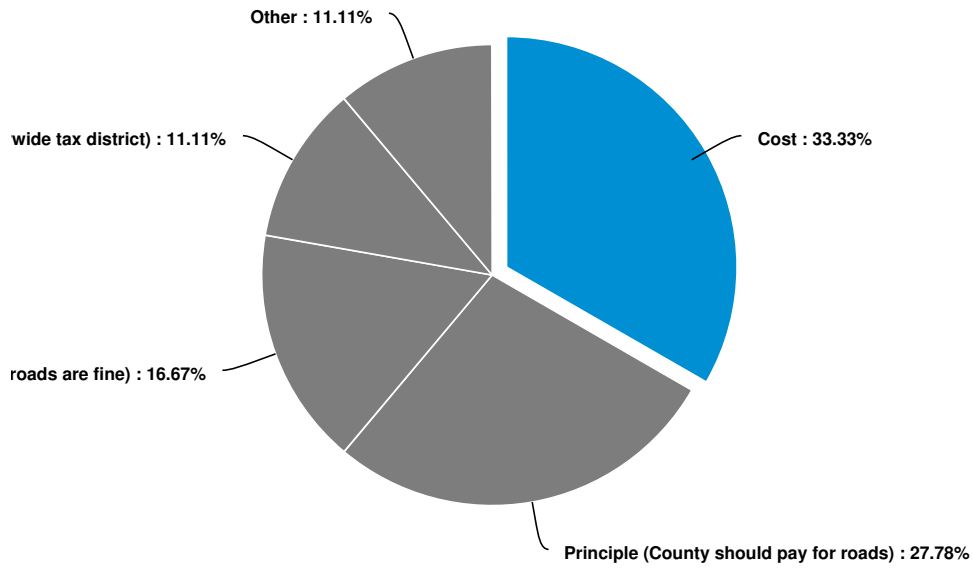


Answer	Count	Percent	20%	40%	60%	80%	100%
Improve home values	15	44.12%	<div style="width: 44.12%;"></div>				
Want improved aesthetics	8	23.53%	<div style="width: 23.53%;"></div>				
Want improved road safety	7	20.59%	<div style="width: 20.59%;"></div>				
Other	4	11.76%	<div style="width: 11.76%;"></div>				
<b>Total</b>	<b>34</b>	<b>100%</b>					

What is the main reason you want the SEHOA to begin road negotiations with Boulder County? - Text Data for Other

- 10/22/2021 57350001 If the roads get to bad we will have to remove and replace vs. resurfacing. (this is an assumption)
- 10/22/2021 57338042 All above - also, Boulder County should share cost- as they use our roads here for school buses
- 10/21/2021 57280709 We pay taxes and it should be their responsibility
- 10/19/2021 57104070 All the above! Each important and integrated

What is the main reason you do not want the SEHOA to begin road negotiations with Boulder County?



Answer	Count	Percent	20%	40%	60%	80%	100%
Cost	6	33.33%	<div style="width: 33.33%;"></div>				
Principle (County should pay for roads)	5	27.78%	<div style="width: 27.78%;"></div>				
Not needed (roads are fine)	3	16.67%	<div style="width: 16.67%;"></div>				
Waiting for other option (e.g., countywide tax district)	2	11.11%	<div style="width: 11.11%;"></div>				
Other	2	11.11%	<div style="width: 11.11%;"></div>				
<b>Total</b>	<b>18</b>	<b>100%</b>					

What is the main reason you do not want the SEHOA to begin road negotiations with Boulder County? - Text Data for Other

10/19/2021 57135824 Even with a funded PID there is no guarantee our roads will be fixed

We welcome your thoughts on how to address our road issues. Please feel free to give input here.

11/03/2021	58220126	The reality is that we must repair our roads. It is incomprehensible to have a neighborhood such as Somerset Estates with roads in such dire conditions. We have weeds and grass growing out of cracked asphalt, not to mention the overall safety implications and negative effects on home values. Given little to no alternatives, we must start those negotiations with the county. The proposed costs are not exorbitant and an incremental \$2,500/year for a \$2 Million home is a great investment in the value of our neighborhood
11/01/2021	58079779	If the county covers snow removal, pothole repair, and some resurfacing of major throughways (such as Somerset Dr and Longview Dr); then we should not incur another special assessment to pay for this.
10/26/2021	57663245	I think that our roads are still fine for maybe another 5 years. I would like to know whether the estimate for annual tax is set to recover costs only, or if the home value is included to stick it to the higher value homes. Maybe it is assumed home density is represented with higher home value and bigger lots, and that's how street length is costed, but I'd just like the most equal cost sharing since a higher home value lot won't get a better road treatment.
10/26/2021	57658198	If we were to pay into a special tax district, I would expect to pay less real estate taxes overall.
10/24/2021	57459348	The community really has no option except to invest or decay and damage multi million house values. Invest and it will be returned in RE value
10/22/2021	57350383	The roads dont seem to be too bad to me? What precisely needs fixing.
10/22/2021	57350001	If we agree to a PID do we pay the assessment until we pay an agreed portion of the cost or until we sell our home? Perhaps we should negotiate solely for the repairing of the roads as the county has failed to maintain our roads in the past.
10/22/2021	57338042	Boulder County should pay for all engineering assessment fees- as well as share costs for the repaving- as they use our roads and maintain during the winter with snow removal.
10/21/2021	57271146	roads in our neighborhood seem fine. We have already been asked to pay enough by the HOA for other improvements
10/21/2021	57267811	PID has some serious downside and might not be only solution. The larger BC Roads Coalition met with two of the BC Commissioners earlier this year and found them to be open to a broad County-wide roads solution. One reason these Commissioners might be taking a more positive view of big solution is current bill in Congress to fund US physical infrastructure nationally. Idea is Colorado might get a big enough piece of the national funding to make major roads improvements feasible. Dave Limbach, President of Niwot Community Association would be good person to sound out on this. Bill Harris
10/21/2021	57264743	Should explore the hybrid of doing a PID for the non main roads and push the county to maintain and upgrade the main roads. It would show that we are willing to put skin in the game but keep the county on the hook Worst case if over time the county stalls on the commitment to the main roads then we consider bringing it under a PID We should also get a couple of quotes from private companies who do road resurfacing. County and PID vendors might not be cheapest
10/21/2021	57260735	SEHOA financials are not in a position to financial the legal support needs for these types of issues right now. The spend is too high for other infrastructure repairs that were needed and we need to find ways to dial back spend for a while. The roads seem fine to me at this time and I think this should be deferred and let the county figure out their issues.
10/19/2021	57135824	We need a solution with Boulder County
10/19/2021	57125694	The county will have to do something countywide. This is just not our problem. If we get potholes let's fix them on a one by one basis until the county is forced to go something. It has to address this problem we're in much better shape than other areas
10/19/2021	57114342	While I have no recommendations, I personally do not think our roads are in a state of disrepair or that they currently need repaving. I also don't think homeowners should be burdened with the annual cost of a PID or the cost of major repairs in general, especially right on the heels of a \$5,000 per household special assessment.

10/19/2021 57108049

Incorporation of Niwot is a great answer to the roads problem (as well as many other local issues) and I hope those efforts can be resurrected. Beyond that the County has an obligation to maintain the subdivision roads (they own the roads after all), and we need to continue to apply pressure so that this happens someday. Pursuing a roads solution that could obligate Somerset Estates Homeowners to pay an additional \$2-\$3k per year is not an acceptable path forward. Estates homeowners have already (and appropriately) agreed to significantly higher recurring HOA dues and a special assessment, and we may need to consider additional special assessments just to maintain the our common areas and deal with our water problem. We don't need to take on more infrastructure with massive unfunded liabilities attached - leave this one with Boulder County or the future Town of Niwot, please. - Anthony Chirikos

10/19/2021 57105575 Bad roads will eventually (or now) hurt home values.

10/19/2021 57103784 Road improvement should pay for itself in home value

