



Information for Buyers in Somerset Estates Updated April 12, 2024

We are glad that you are considering purchasing a home in our community. You may address any questions about the following information to info@somersetestates-hoa.com or to Al Orendorff, Property Manager, at (303) 415-2054.

Somerset Estates Homeowners Association (SEHOA): The Somerset Estates subdivision was one of two adjacent communities built in the 1980s and 1990s. For over 20 years these communities were managed as a single homeowners association. As a result of a court order in 2017 that determined Somerset Estates was a "separate and distinct legal entity", Somerset Estates Homeowners Association (SEHOA) was established in March 2018 to represent the interests of the 89 Somerset Estates homeowners.

Website: The following information and documents can be found on the SEHOA website at www.SomersetEstates-HOA.com and navigating as described below.

Colorado Common Interest Ownership Act (CCIOA): SEHOA operates in compliance with CCIOA. A copy of this statute may be downloaded by navigating to Library » Governing Documents.

Governing Documents: SEHOA operates under the aegis of a Declaration, Articles of Incorporation, and Bylaws. These documents can be found by navigating to Library » Governing Documents. Rules, regulations, and policies will also be found on this webpage.

Architectural Control Committee (ACC): Information about the ACC and the Architectural and Landscaping Standards can be found on the SEHOA website by navigating to the ACC tab. If you are contemplating any landscaping or exterior changes to the home you are purchasing, please review the Standards prior to your purchase. The ACC is also available and happy to answer any questions you may have.

Meeting Minutes / Newsletters: Minutes for Executive Board and Homeowner meetings since inception March 20, 2018 may be found on the SEHOA website by navigating to Library » Minutes. "What's Up" SEHOA Newsletters are posted online and can be found by navigating to the Newsletters tab.

Financial Statements and Budget: The current budget may be found by navigating to Library » Financials. The annual budget is ratified by the homeowners each March, with any dues increase taking effect on April 1. For 2024, the dues are \$825 per quarter. These funds are used to maintain the extensive common areas and associated irrigation system throughout the subdivision, as well as the administrative costs for SEHOA.

Somerset Swim & Tennis Club (SSTC): SSTC is a separate nonprofit corporation from SEHOA, and assessments paid to SEHOA do not cover SSTC membership. Please check with SSTC at somersetpool@gmail.com on the membership status for the home you are considering. Information about SSTC is found on the SEHOA website under the SSTC tab.