

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

Maximizing Home Values, Quality of Life, Positioning as Premier Community

What's Up #59: March 24, 2021

2021 Annual Meeting Results

The 2021 Annual Meeting was held via Zoom on Tuesday, March 16th. Thirty-one Lots were represented in person or by proxy, representing 35% of all Members. The 2021 Budget proposed by the Board was ratified unanimously ([click here to review budget](#)). Paula Hemenway, Pea Lawson, and Steve Lehan were unanimously elected to two-year terms on the Board. Thank you for volunteering!

A big thank you to **Marc Arnold** who left the Board after three years as President. We would not be where we are today without his outstanding leadership through the formation stages of SEHOA. Thanks also to **Mark Jensen** who provided invaluable business insight during his two-year term. Both will be greatly missed on the Board.

Marc's presentation at the Annual Meeting is available here: [2021 Annual Meeting Presentation](#). This provides an update on 2020 and plans for 2021.

Special Assessment of \$2500 due on April 1st

Somerset Estates Members approved a Special Assessment of \$5000 per Lot on January 12, 2021 by a strong majority of 82%. This assessment was approved in two parts: \$2500 on April 1, 2021, then \$2500 on October 1, 2021. The first \$2500 is reflected in statements sent by Allan Orendorff, Property Manager, either through Trio Community Appfolio, the online account portal all homeowners are encouraged to use, and/or by mail. Please note that the \$2500 is in addition to the regular quarterly assessment of \$675 also due on April 1st.

If you are set up with automatic payments, please be sure to make an adjustment to include the \$2500 with your quarterly dues or as a separate payment. If your payments are through Trio Community Appfolio, you may log into your account at TrioCommunity.appfolio to check the payment amount.

Members are invited to voluntarily pay the full \$5000 on April 1st. We do not anticipate any sudden need for liquidity in the coming months; however, paying in full now will further improve the Association's financial condition between now and October. If the full \$5000 is paid now, it will immediately be applied to the Special Assessment so that no Special Assessment payment will be owned on October 1st. Regular quarterly assessments will be billed as usual.

Thank you for your support of our community.

Homeowner Education Highlight: Insurance

Article 8 of the Somerset Estates Declaration covers insurance requirements for both SEHOA and homeowners. The Board and Property Manager have recently completed an extensive review of the insurance coverage for SEHOA, resulting in selection of new insurance companies and policy limits for Property Coverage, General Liability, Directors & Officers Liability (covers homeowners that volunteer to serve on the Board or Committees and includes Fidelity/Dishonesty coverage), and Umbrella Liability. The Association's insurance covers the structures on the common areas, as well as the perimeter fences and street monuments located in easements and rights of way on either side of Somerset Drive and Longview Drive.

Homeowners have the responsibility to obtain insurance in an amount not less than full replacement value of the Improvements on their Lot, less deductibles (excluding land). Homeowners are encouraged to check with their insurer that their policy covers these Improvements, including fences not located along Somerset Drive and Longview Drive, for insurable events (wind/hail/fire/theft/vandalism). Maintenance related to normal wear and tear is not usually covered by insurance and responsibility is as described in the Lot Easement Policy ([click here to read Policy](#)).

Architectural Control Committee (ACC) Spring Walk-Through

The ACC will conduct a neighborhood walk-through in early spring. Observations will be from common areas, roadways, and pathways surrounding each property, and the ACC will not walk onto homeowner properties. The purpose is to continue to improve the appearance of our community through neighborly cooperation.

We thank you in advance for your attention to any maintenance issues on your Lot. Common issues include vegetation overgrowth, especially through and near fences, pest trees, and excessive weeds.

The ACC is always available to consult with homeowners on mountain view corridors, tree removal pros and cons, new projects, etc. Don't forget to submit applications for new projects to the ACC prior to starting work ([click here for application](#)). This includes any outbuildings and exterior structures you may be considering.

Upcoming Events at a Glance

Be sure to monitor the SEHOA website for any last minute schedule changes.

Upcoming Meetings

Executive Board Meeting -- April 13, 6:30 PM, via Zoom.

Somerset Estates Book Club -- Tuesday, April 13, 11 AM, Diane Jensen's home. The book is *News of the World* by Paulette Jiles. Contact Paula Hemenway at p.hemenway@comcast.net for more information.

Volunteer!

SEHOA is a volunteer-run organization of like-minded neighbors helping to maintain and improve our community. Please join us! **We are always open to new volunteers and there are many ways to participate.** Board positions turn-over once a year. Committee members come and go. Special projects need help. Participating in the HOA is a great way to meet and get to know your neighbors. Email info@SomersetEstates-HOA.com at any time to let us know of your availability and interest.

Contact SEHOA

Association Name and Address

Somerset Estates Homeowners Association
P.O. Box 621
Niwot CO 80544

Website

SomersetEstates-HOA.com

Property Management

Allan Orendorff
TrioProperty@comcast.net

Inquiries via email

Info@SomersetEstates-HOA.com

Board Members

Scott Abrahamson, Vice President
ScottA@SomersetEstates-HOA.com
(Partial Term Expiring March 2022)

Paula Hemenway, Secretary
Paula@SomersetEstates-HOA.com
(Two Year Term Expiring March 2023)

Pea Lawson
PeaL@SomersetEstates-HOA.com
(Two Year Term Expiring March 2023)

Steve Lehan
SteveL@SomersetEstates-HOA.com
(Two Year Term Expiring March 2023)

Herb McPherson, Treasurer
HerbM@SomersetEstates-HOA.com
(Two Year Term Expiring March 2022)

SEHOA Contacts

Architectural Control Committee

Larry Becker, Chairman
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Barbara Stager
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Bob Uhler
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(send ACC requests to LarryB@SomersetEstates-HOA.com)

Social Committee

Richelle Burnett
richelleburnett@gmail.com

Welcome Committee

Anita Harris, coloradoanita@gmail.com
Richelle Burnett
Kamla Chopra
Beth Ryan

Water Committee

John Ryan, Chairman
JohnR@SomersetEstates-HOA.com

Anthony Chirikos
AnthonyC@SomersetEstates-HOA.com

Marc Arnold
Marc@SomersetEstates-HOA.com

Paula Hemenway (ex officio)
Paula@SomersetEstates-HOA.com

Road Repaving Study Group

Andrew Cousin, Chair

Doug D'Apuzzo
Bill Harris
Danny Lindau

Community Contacts

Left Hand Courier

Effective April, 2020, our local news source has gone all electronic so you won't be finding it on your driveway anymore. To subscribe, visit their website or click [here](#).

Niwot Community Associations

We are fortunate to live in a warm and inviting community. [Click here](#) to explore our many neighborhood associations.

Anonymous Survey

Go ahead... tell us what you really think!

[Click to send an anonymous message to the board](#)

In Case You Missed the Last Issue

[Click here](#) to read the last newsletter which included the following topics:

[Annual Meeting Zoom Invitation](#)

[2020 in Review](#)

[SHOA Voting on Settlement Agreement Continues](#)

[Book Club Meeting April 13](#)

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