

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #60: April 12, 2021

Final Agreement with Somerset Homeowners Association (SHOA) Approved

Almost four years ago, a District Court decided that Somerset Place & Heights and Somerset Estates were separate legal entities. What the Court didn't do is tell the two communities how to resolve the allocation of joint assets, all of which were in the name of SHOA. **Many were concerned that any split of assets would be highly contentious and result in expensive litigation.** Fortunately, this turned out not to be the case. The Boards of SEHOA (formed in 2018) and SHOA (now representing Place & Heights) worked constructively together to determine an allocation of assets and a way to work together going forward that is fair and beneficial to the homeowners in both communities.

The last step of this negotiation process was for 67% of all homeowners in SHOA to approve the transfer of water rights to SEHOA. **The SHOA Board reported last week that 80% of all homeowners approved the transfer**, only 2% voted against it, and 18% didn't vote.

The basic terms of the agreement are that the water rights are split approximately 50/50. SEHOA will have an easement to continue to move water from the ditches through Pond 1 on SHOA property up to the large pond east of the waterfall. SEHOA will share the maintenance costs for Pond 1 and other jointly used infrastructure. A portion of the water contingency fund established by the developer years ago will be transferred to SEHOA. Finally, issues related to outlot ownership are resolved such that each HOA will own the outlots contained within each subdivision boundary.

The resolution of these matters without litigation is a huge

accomplishment for both Boards and a major step forward for SEHOA.

This agreement doesn't finally solve all of our water issues as the shares involved do not meet all of our needs; however, owning water shares directly gives us a seat at the table with the ditch companies and the ability to purchase additional shares that may come available. Until such time that additional ditch shares are available for us to consider purchasing, SEHOA will continue the practice of leasing water from other sources to augment any shortfall, as has been the practice from the outset.

John Ryan was the lead negotiator for SEHOA, and his volunteering his legal expertise was a huge benefit to us. We would not be where we are today without John's involvement, so thank you John! Others that provided valuable expertise and time to the water situation include Marc Arnold, Anthony Chirikos, Bob Uhler, and Paula Hemenway.

ACC Approval for Spring Projects!

Spring is upon us and the air is filled with the sounds of birds singing and leaf blowers roaring as the crews are performing spring cleanup around the neighborhood. As thoughts turn to our yards and you consider spring landscaping projects, **remember to consult the recently updated Architectural and Landscaping Standards**, which are available [here](#). Don't forget to submit applications for new projects to the ACC prior to starting work ([click here for application](#)). Approval is required for any structural modifications you may be considering, as well as landscape renovations.

The ACC is always available to consult with homeowners on mountain view corridors, tree removal pros and cons, new projects, etc. If you're not sure if your work requires ACC approval, just ask! The ACC's goal is to promote a Culture of Cooperation with and between homeowners and use cooperative, neighborly means to restore views and improve house curb appeal and value of our properties.

Upcoming Events at a Glance

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

Executive Board Meeting -- April 13, 6:30 PM, via Zoom. Agenda is posted on somersestates-hoa.com. Please note that the agenda includes consideration of appointing Randy Haisfield to the ACC. Thank you Randy for volunteering!

Somerset Estates Book Club -- **NEW DATE AND TIME - Tuesday, April 27, 2 PM**, 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

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Board Members

Scott Abrahamson, Vice President
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(Partial Term Expiring March 2022)

Paula Hemenway, Secretary
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SEHOA Contacts

Architectural Control Committee

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Water Committee

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Anthony Chirikos
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Marc Arnold
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Paula Hemenway (ex officio)
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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:

2021 Annual Meeting Results

Special Assessment of \$2500 due on April 1st

Homeowner Education Highlight: Insurance

Architectural control Committee (ACC) Spring Walk=Through

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