

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #61: June 24, 2021

Update on Agreement with SHOA and Current Water Issues

The agreement with Somerset Homeowners Association (SHOA) to resolve the final matters between the two homeowners associations has **been executed by both Boards**. The transfer of water rights requires the agreement of the ditch companies (ditch shares) and Northern Colorado Water Conservancy District (Colorado Big Thompson units). This transfer is underway and is expected to be finished soon.

As we communicated in the April 12 edition, *"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"*.

Even though 2021 has not been a dry year, **a combination of factors has greatly reduced the availability of water to lease from our usual sources**. Leased water normally makes up at least half of the water used by SEHOA. Unless and until additional water is secured, the SEHOA Board is taking steps to reduce our water consumption. These steps include: 1) not running the waterfall, 2) reducing the irrigation frequency of grass, 3) aggressively seeking and repairing leaks in the irrigation system, and 4) postponing additional plantings to refresh the landscaping. You have probably already that the grass along the roadways is not as green as we'd like. **Unfortunately, this may continue throughout the summer as our primary goal is to keep the turf**

alive.

What's Going on at the Highway 52 Entrance?



Upon starting the irrigation system, a large water leak was observed near the island at the entrance to the neighborhood off Highway 52 onto Somerset Drive. The mainline is greater than 6' below the road, so repair of this line required removal of the flowers (stored for replanting) and the light pole. The line has been repaired, but the **grass on the east side of Somerset Dr from the entrance to the pool wasn't watered during the repair, which has led to extensive brown areas.**

Part of the long range capital plan adopted in 2020 was replacement of the light within the next two or three years. As it had to be dismantled to get at the water leak and the fixtures are in poor condition, we intend to move up that replacement and are considering options for a new light that meets current Boulder County dark sky requirements. **Comments may be directed to Pea Lawson at PeaL@SomersetEstates-hoa.com.**

Capital Projects Update

The SEHOA 2021 Budget includes \$213,000 for capital projects that are in addition to normal operating expenses and funded from reserves. The primary source of reserves is the \$5000 special assessment due in two parts in 2021.

Even if a project was anticipated in the budget, it is not finalized until bids are received and the Board approves the expenditure. **Interested owners are always welcome at Board meetings during which projects are discussed and approved, modified, or delayed.** We will highlight an approved project in each upcoming issue of What's Up.

Water Infrastructure Improvements: A new dedicated transfer line from Pond 1 in SHOA to Pond 2 above Primrose Ln has been planned for at least a decade. With the current 3" line, water transfer is slow and limits the times that

the irrigation system can be operated. The new 4" line (which will also include a new pump and meter) will allow optimization of watering times. The project requires an easement agreement with SHOA, which was just executed. Horizontal boring for the new line will begin within the next couple of weeks. (Pipe ready to be installed shown below.)



In addition to the transfer line, we are installing a more accurate meter to measure the water moved from the ditch to Pond 1. We believe that the current weir system greatly overstates the actual water transferred to the pond, such that we are not getting all the water owned or leased. This is a joint project with SHOA, and the costs are shared 50/50.

We understand that homeowners are anxious to see visible upgrades to the common areas. The water infrastructure work, which will use about half of our capital budget, is like putting a new furnace in your house - critical, but invisible! We will report on an above ground project in the next issue.

Pond 8 Testing Underway

The relining of Pond 8 near the open space was completed last fall. The final step in this project is to ensure that the liner is water tight. The pond is being filled and will be monitored for the next 30 to 45 days to see if the drop in water level matches expected evaporation rates. Water will be recirculated out of Pond 8 to the top of that system once the test is complete.

Please Watch for Ticks!

Concerned dog owners in the neighborhood have reported that this appears to

be an unusually bad tick season. **Please check your pets and yourselves for ticks** if you've been out in the open space and other places that ticks like to hang out!

Volunteer and Committee Updates

Randy Haisfield was appointed to the ACC at the April 13th Board meeting. Thank you Randy for volunteering!

The Social and Welcome Committees were combined into a single Committee. Members are listed below, along with the contact email for Pea Lawson, Board Representative. **Please contact Pea Lawson if you are interested in helping with this Committee.** Stay tuned for information on upcoming events!

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.

Upcoming Events at a Glance

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

Somerset Estates Book Club -- **Thursday, June 24, 4 PM**, Candace Abrahamson's home. The book is *The Marriage of Opposites* by Alice Hoffman. Contact Paula Hemenway at p.hemenway@comcast.net for more information about this or future book club meetings.

Executive Board Meeting -- July 20, 6:30 PM. This will be the first meeting back in-person. Please check the website for the agenda and meeting location. somersestates-hoa.com.

Contact SEHOA

Association Name and Address

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Social and Welcome Committee

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Community Contacts

Left Hand Courier

Paper copies of our local news source are only produced once a month, but

weekly editions are available online. 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]

Final Agreement with Somerset Homeowners Association (SHOA) Approved

ACC Approval for Spring Projects!

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