

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## What's Up #63: August 18, 2021

### Family Ice Cream Social at SSTC at 6 PM on August 27th!

All homeowners are invited to a **Family Ice Cream Social on Friday, August 27 at 6 PM at the Somerset Swim & Tennis Club (SSTC)**. Individually wrapped ice cream treats will be served to be COVID friendly. Children and teens are welcome, and empty nesters are also encouraged to attend! The pool will be open if you want to swim (no lifeguard on duty so parents need to watch their kids). Plan to check out the resurfaced and upgraded tennis/pickleball courts (bring a racket if you want!). **This is a great chance to meet some neighbors!** Thank you to SSTC for welcoming everyone to this event.



### Capital Project Highlight: New Path from Longview Dr to Primrose Ln

The previously gravel path running from Longview Dr near the north entrance to Somerset Estates to Primrose Ln, with side paths to Daylilly Ct and Columbine Ct, is now paved. Besides being thin in many spots, the problem with the gravel was that **any significant rainfall washed gravel down the path**, which then had to be moved back at considerable cost. The side asphalt paths to Daylilly

and Columbine were badly cracked. As part of this project, the grass swale on the south side of the path was regraded for better water flow. **If you walk your dog on this path, please remember to bag and remove all waste!** As a final step to this project, a trial dog waste station will be installed near the entrance from Longview Dr and serviced each week.

Photos below: Gravel path before and during paving project



Photos above: New main path and side path to Daylilly Ct

Note: Homeowners have commented that the new path is quite black and doesn't match the adjacent roads and other paths in Somerset Estates. As the asphalt (the glue that binds the stones together) cures **it will soon begin to fade** towards what we'd like to see. **The weather in Colorado, both the sun**



**and the snowfall, will also hasten the aging of the pathway, rendering it a much softer gray.** Over time it will look more like the color of Longview Dr than the black we now have. Further, over a much longer time the surface coating of the asphalt will erode and more of the underlying aggregate rock will be exposed, leaving it more in tune with the other paths (at least until we resurface those). This latter process will take much longer, on the order of a decade or more. The other existing paths have been in place for a couple of decades at this point, which is why they appear so rocky.

## Updates on Other Projects

The transfer line from Pond 1 in SHOA to Pond 2 in SEHOA is completed and being tested. This new line **gives us much more flexibility in irrigation water management** and has been needed for many years.

The spruce trees next to the street monuments have been pruned, **increasing visibility of the monuments** and **eliminating obstruction of the sidewalks.**

Old and torn landscape paper around Ponds 2 and 3 has been removed and **new shredded cedar mulch** added.

Major underground water leaks near the Somerset Swim & Tennis Club, along Somerset Dr, and at the Hwy 52 entrance **have been repaired.** The Water Use Task Force will continue looking for additional leaks and other ways to conserve water.

Vegetation in the pond and stream systems has been removed. The **main waterfall is operating**, as well as the **waterfall between the two larger ponds on the open space.** Take a look!

## Special Assessment Thank You!

A special assessment of \$5000 per lot was passed in January 2021 to fund capital projects and build reserves for future projects. We are pleased to report that **100% of owners have paid the first \$2500** that was due on April 1, 2021. Of these, over 35% have paid the full \$5000. The **second payment of \$2500 is due on October 1, 2021** and will be included in the third-quarter dues invoice from Trio Property Management that will be sent in mid-September. The Executive Board **thinks all of you for your support of the community.**

# Upcoming Events at a Glance

Please monitor the SEHOA website for any schedule changes.

**Somerset Estates Book Club -- Wednesday, August 24, 4 PM**, Kathy Heimann's home. The book is *Sookey* by John Grisham. Contact Paula Hemenway at [p.hemenway@comcast.net](mailto:p.hemenway@comcast.net) for more information about this or future book club meetings.

**Family Ice Cream Social -- Friday, August 27, 6 PM** at the Somerset Swim & Tennis Club. See above for details.

**Adult Social** -- Save the date for a potluck drinks and appetizers party on **Thursday, September 9 at 6 PM** at the home of Gayle and Larry Becker. Details will be in the next edition of What's Up.

**Executive Board Meeting -- September 21, 6:30 PM**, Somerset Swim & Tennis Club Please check the website the day before for the agenda. [somersestates-hoa.com](http://somersestates-hoa.com).

## Volunteer Opportunities

The Water Use Task Force is working on ways to **reduce our water use for the short- and long-term**. Please contact Scott Abrahamson at [ScottA@SomersetEstates-HOA.com](mailto:ScottA@SomersetEstates-HOA.com) if you can help with this.

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](mailto: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](http://SomersetEstates-HOA.com)

#### Property Management

Allan Orendorff  
[TrioProperty@comcast.net](mailto:TrioProperty@comcast.net)

#### Inquiries via email

[Info@SomersetEstates-HOA.com](mailto:Info@SomersetEstates-HOA.com)

#### Board Members

Scott Abrahamson, President  
[ScottA@SomersetEstates-HOA.com](mailto:ScottA@SomersetEstates-HOA.com)  
(Partial Term Expiring March 2022)

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

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

Steve Lehan, Vice President  
[SteveL@SomersetEstates-HOA.com](mailto:SteveL@SomersetEstates-HOA.com)  
(Two Year Term Expiring March 2023)

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

## **SEHOA Contacts**

#### Architectural Control Committee

Larry Becker, Chairman

LarryB@SomersetEstates-HOA.com

Randy Haisfield

RandyH@somersetEstates-HOA.com

Barbara Stager

BarbS@SomersetEstates-HOA.com

Bob Uhler

BobU@SomersetEstates-HOA.com

(send ACC requests to LarryB@SomersetEstates-HOA.com)

#### Social and Welcome Committee

Richelle Burnett

Kamla Chopra

Anita Harris

Diane Jensen

Melissa Koller

Pea Lawson (Board Rep - PeaL@SomersetEstates-HOA.com)

Susie Lindau

Beth Ryan

#### Water Committee

John Ryan, Chairman

JohnR@SomersetEstates-HOA.com

Anthony Chirikos

AnthonyC@SomersetEstates-HOA.com

Marc Arnold

Marc@SomersetEstates-HOA.com

Scott Abrahamson

ScottA@SomersetEstates-HOA.com

Paula Hemenway

Paula@SomersetEstates-HOA.com

## 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]

**In-Person Board Meetings Resume on July 20th!**

**Updates on Water Issues and Hwy 52 Entrance - Call for Volunteers!**

**Spruce Tree Pruning to Begin Around July 20th**

**Upcoming Social Events!**

**Tennis, Anyone? Or Pickleball?**

**Volunteer Opportunities**

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