

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## What's Up #65: October 19, 2021

### Road Paving Survey Coming Shortly - Watch Your Email!

The SEHOA Executive Board is seeking the input of homeowners on how to best address the issue of road maintenance in our neighborhood. **Please watch your email (and spam folder) for a survey from Question Pro. Note - The survey is going to one email address per household. Please discuss amongst yourselves and provide a single response. If no one in your household receives the survey, please let us know at [info@somersetstates-hoa.com](mailto:info@somersetstates-hoa.com).**

**Background Information** - The legal story behind the disrepair of our roads is long. But for those unfamiliar, the synopsis is that **Boulder County abandoned maintenance of roads in unincorporated Boulder County in the 1990s**. As with other subdivisions, the roads in Somerset Estates were dedicated to Boulder County by the developer with the understanding that the county would maintain them. Unfortunately, other than snow removal, pothole repair, and some resurfacing of major throughways (such as Somerset Dr and Longview Dr), the county has no intention of repaving our roads, **which are now near or past the end of their expected life**. There have been several lawsuits to try to force the county to maintain our county roads. In the end, the citizens did not prevail. Boulder County's official position is that it is responsibility of county residents to pay for their own road repair.

**What Are Our Options?** SEHOA formed a Road Repaving Study Group in 2018 to look for options, but there are no easy or inexpensive ways out of this bad situation. A logical alternative might be to ask the county to return the roads to the subdivision and let SEHOA maintain them by special and regular assessments. We have no indication that the county will consider doing so, but

can certainly explore this option. We can continue to let them deteriorate and hope that a county-wide solution is found in the future. A grass-roots effort was started in 2019 to incorporate Niwot, which would have moved responsibility from the county to the newly incorporated town. Covid and disagreement among Niwot businesses torpedoed that effort. Finally, we can consider a Public Improvement District (PID).

**The HOA PID Option** - The only option available for neighborhood road maintenance that the county has put on the table is the creation of a Public Improvement District (PID). **This involves the SEHOA homeowners voting themselves into a special taxing district that the county uses to fund the repaving and maintenance of our roads.** An overview of this approach can be seen from the Burgundy Park neighborhood in Niwot that voted to create a PID and has had their roads repaved. An excellent summary can be found by clicking here: [Link to Burgundy Park HOA](#).

The costs would be determined via negotiation with Boulder County, but in the Burgundy Park example, the homeowners pay \$120 per \$100k in assessed home value annually for repaving and maintenance. That would be \$1,200 per year on a \$1 million dollar home. The higher home values in the SEHOA may result in a lower tax rate to cover the cost of the road repair.

**Purpose of Survey - The Board is not advocating a position on a PID or any other potential solution, but would like to learn if you want our HOA to begin negotiations with Boulder County to develop a PID proposal for our road repaving and maintenance.** If a majority of homeowners want us to move forward, we will present the best option we can negotiate with the county to the homeowners for evaluation. During negotiations, we can discuss all possible options with the county, including whether the PID will cover just the side roads, leaving Somerset Dr and Longview Dr to the county, whether SEHOA has any option to maintain the roads itself, etc. In the end, **the decision whether to form a PID will be made directly by a vote of the homeowners organized by the county.** It will not be a vote either by or organized by SEHOA.

The survey you will be receiving separately simply asks a yes/no question **"Would you like the SEHOA to begin non-binding negotiations with Boulder County for a PID to repave and maintain our HOA roads?"** If you answer Yes, there's a follow-up question on the main issues you want addressed in the negotiation. If you answer No, there's a follow-up question on the main reason you do not want SEHOA to begin road negotiations.

**Thank you in advance for your participation!**

# Test Dog Waste Station Installed

Homeowners and visitors alike enjoy walking their dogs in Somerset Estates. **Unfortunately, dog waste is frequently left on the ground both in and out of bags.** A dog waste station was recently installed at the Longview Dr start of the new path that ends at Primrose Ln. The station includes bags, a sign, and waste receptacle. It is serviced by Duty Free Pets for a small fee. In the beginning, Duty Free Pets is checking the station at least twice a week to get an idea of how heavily it is used. Servicing includes emptying, sanitizing, and checking the bag inventory.

We are interested in feedback from homeowners about this station. If positive, we can consider adding stations at other key points throughout the neighborhood. **Please send your comments to [info@somersetestates-hoa.com](mailto:info@somersetestates-hoa.com).**



## Executive Board Meeting Today at 6:30 PM

All homeowners are welcome to attend the Board meeting on October 19. This meeting will be held on Zoom. **Please check the website [SomersetEstates-HOA.com](http://SomersetEstates-HOA.com) for meeting information, including the Zoom link.**

## End of Anonymous Survey Link

Since the first What's Up in 2018, a "Go ahead ... tell us what you really think!" link has been provided for anonymous feedback to the Board. The use of this link has steadily declined as the Association has finished dealing with start-up issues. **Going forward, the best way to communicate with the Board is by sending a message to [info@somersetstates-hoa.com](mailto:info@somersetstates-hoa.com).** Including your contact information also helps the Board respond to any questions or issues. Email addresses for individual Board members are also listed below.

## Upcoming Events at a Glance

Please monitor the SEHOA website for any schedule changes.

**Executive Board Meeting -- October 19, 6:30 PM**, via Zoom. Please check the website for the agenda and Zoom link. [somersetstates-hoa.com](http://somersetstates-hoa.com).

**Somerset Estates Book Club** -- Thursday October 28, 4 PM. The next Book Club meeting is on **Thursday, October 28 at 4 pm** at the home of Shari Kalm. The book is *Songbirds* by Christi Letteri. Please let Paula Hemenway know at [p.hemenway@comcast.net](mailto:p.hemenway@comcast.net) if you want to be added to the Book Club distribution list.

## Volunteer Opportunities

SEHOA is a volunteer-run organization of 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

## Property Management

Allan Orendorff  
TrioProperty@comcast.net

## Inquiries via email

Info@SomersetEstates-HOA.com

## Board Members

Scott Abrahamson, 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, Vice President  
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 and contact - LarryB@SomersetEstates-HOA.com)  
Randy Haisfield  
Barbara Stager  
Bob Uhler

## 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 and contact - JohnR@SomersetEstates-HOA.com)  
Anthony Chirikos  
Marc Arnold  
Scott Abrahamson  
Paula Hemenway

# 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.

# In Case You Missed the Last Issue

[Click here](#) to read the last newsletter that included the following topics.

**Executive Board meeting on Tuesday, September 21 at 6:30 PM**

**Thank you to Gayle and Larry Becker for Hosting Fun Social!**

**Capital Project Highlight: New Path and Pond Signs**

## Social Committee Corner!

**Special Assessment Reminder - \$2500 due October 1st**

**Upcoming Events at a Glance**

**Volunteer Opportunities**

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