



What's Up #99: September 13, 2024

Change of Date! Board Meeting moved to September 24 at 6:30 PM

Because of Board members' travel, the next meeting of the Executive Board is now on Tuesday, September 24 at 6:30 PM at the office of Deborah Read Fowler located at 136C 2nd Ave or by Zoom (Meeting ID 841 7411 6338 and Passcode 223920). The agenda will be posted on the website at least one day before the meeting. **Homeowners are welcome to attend all Board meetings.**

Please Call Colorado Department of Wildlife about the Bears!

Everyone in Niwot is aware of the family of bears that has been here for months. As noted in What's Up #98, we asked homeowners to call the Colorado Department of Wildlife so that they might take action to remove the bears to a more appropriate habitat. We did a little more digging to find a specific contact person as it seems like reports were falling into a black hole. **The contact for our area is Clayton Brossart at 720-215-7256.** He wants us to call to report any issues (property damage, interaction with children or pets, etc.). Clayton says that the issue will get really bad for the next few months as the bears look for 20,000 calories per day before hibernation. They will keep coming back to any place they found food.

The Wildlife Department won't come until enough people call them and record incidents. **Please keep evidence of any damages, especially to animals, property, and bee hives, so keep photos to send to them.** If you have bears visiting your home and they are a nuisance, call Clayton Brossart and ask for someone to come out and haze the bears in an effort to get them to move along. Make sure that you make a noise when going outside in case bears are

near your home and use bear spray if they linger on your property as you want to haze them to encourage them to leave on their own.

Easement Ponds Special Committee Appointed

Ponds 4-7 (with an interconnecting stream) are located across Somerset Dr from the main waterfall on eight homeowner lots (referred to as the Easement Ponds in the SEHOA Lot Easement Policy, available by [clicking here](#)). The pond stream is circled in red in the satellite image below, starting with pond 4 at upper right and ending in the larger pond 7. Beyond pond 7 is the open space. At the August 20 meeting, the Board appointed a Special Committee to gather information that will help SEHOA make decisions about the Easement Ponds, present their findings to the homeowners and the Board, and recommend next steps. The committee charter can be found by [clicking here](#). The project to upgrade Outlot D (including repairing pond 3) has been temporarily paused because of the interaction between the Easement Ponds and the waterfall pump (currently located at pond 7, with discussion of putting a localized pump at the waterfall) until the committee completes its initial work. The committee members are Anthony Chirikos, Steve Lehan, John Klein, James Macintosh, and Kip Sharp. The Board thanks each member for volunteering.



Ditch Water Will Shut Down on September 20

Whereas homeowners can keep running sprinkler systems as long as needed, the irrigation for the common areas is dependent on ditch water. The ditch companies will shut down access to water on September 20. After that, the grass will get dry unless it rains. The waterfall will be shut down. As the pond 3 project was paused for additional evaluation, the water level in this pond will start dropping as the leaks are extensive. The liner in pond 2 (the larger pond to the northeast of pond 3) was repaired at the start of this season, but we won't know how well the repairs work until the water is shut down. We will also be monitoring the levels in ponds 7 and 10 as we suspect both have leaks.

Owner Education - Governing Documents

SEHOA operates under the Colorado Common Interest Ownership Act (CCIOA). Changes to CCIOA are made periodically by the Colorado legislature. One of the provisions of CCIOA is for SEHOA to provide education to owners as to the general operations of the association and the rights and responsibilities of owners, the association, and its executive board under Colorado law. SEHOA makes its governing documents easily available on the website under the Library tab or by [clicking here](#). The documents are listed in order of precedence, meaning that if there is a conflict between CCIOA and the 2018 Amended Declaration, then CCIOA prevails. Extensive changes were made to CCIOA in 2022, which is why several of the SEHOA policies were modified in 2022. More modest changes were made to CCIOA in 2024, so expect to see one or two policy changes this year. Policies can be amended by the Executive Board, after allowing for owner input. Amending the Declaration requires a vote of 67% of all owners, which is why it has not been updated since adopted in 2018. We encourage owners to review the documents and ask questions by sending a message to info@somersetstates-hoa.com.

Upcoming Events at a Glance

Please monitor the SEHOA website for any schedule changes: somersestestates-hoa.com.

Board Meeting -- September 24 at 6:30 PM, 136C 2nd Ave, Niwot.

Somerset Estates Book Club- The next meeting will be on **October 29 at 4 PM**, hosted by Susie Lindau. The book is *The Invisible Life of Addie LaRue* by VE Schwab. Please let Paula

Hemenway know at p.hemenway@comcast.net if you want to be added to the Book Club distribution list.

Monday Mahjong- Mondays at 3 PM. Contact Diane Jensen at diane-jensen@sbcglobal.net for more information.

Contact SEHOA

Association General Information

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