

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #26: April 23, 2019

Somerset Estates Images



Moonset over the Rockies at 6am with Haystack Mountain in the foreground... one of countless breathtaking views from Somerset Estates. **We'd love to see and publish your favorite photos.** Please email photos to info@SomersetEstates-HOA.com.

2019 Restoration and Beautification Plan

Somerset Estates is an upscale community with beautiful homes. Unfortunately, chronic underfunding of common areas and lax attention to standards slowly lessened the 'curb appeal' of our community over time. As described at meetings and prior newsletters, much of our attention this year remains focused on resolving outstanding issues such as water and land title matters. Nevertheless, we want to make visible progress with regard to restoration and beautification, a goal shared by many homeowners. We invite you to be a part of our efforts as we take steps to improve the appearance of our community. This will lead toward restoring a well maintained and appealing appearance that will enhance our home values and improve our experience living here. With those goals in mind, we are

implementing a three-pronged effort:

Common Area Remedial Repairs

We are repairing obvious deficiencies in our neighborhood where possible. Some repairs are being done at SEHOA's expense; others are being performed by the county. Examples include:

Heaved sidewalks have been removed and repaved;

Burned out monument street sign lighting have been repaired;

Cottonwood trees and other pest trees are being removed from common areas in compliance with community guidelines;

Periodic sewer maintenance has been performed to clean out main lines;

Annual tree trimming is complete;

Broken concrete drainage swales are being evaluated and will be repaired as needed; and,

Broken lighting has been repaired on Snowberry corner monuments.

Common Area Initial Beautification

We hope to take a comprehensive look at common areas and develop a multi-year renovation/upgrade master plan in 2020. This year, however, **we are proceeding more modestly by focusing on less costly repairs and upgrades** that will partially address some of the deficiencies we see around the neighborhood. Examples include:

Install illumination at the Somerset Estates community monuments on Longview Drive;

Repair damage to the water intake that currently precludes operation of the waterfall;

Restore seasonal waterfall operation on a timed daily schedule;

Reseed and water the dead and bare dirt patches along Somerset Drive and

smaller bare patches on Longview Drive to restore grass in this area;

Install modest seasonal plantings at Hwy 52 entrance;

Replace damaged wood edging along walking paths to contain the pathway crusher fine material;

Obtain and assess quotes to repair failing common area fencing;

Trim vegetation on common property that interferes with pathways; and,

Evaluate options to restore the appearance of weather-beaten common area fencing.

Homeowner Lot and Home Beautification

We all know of neighborhoods that stand out, where homeowners obviously take pride in their homes and attention is paid to maintaining an attractive appearance. The recently approved ACC Standards lay out minimum criteria, but we also want to encourage a voluntary effort by homeowners to spruce up their homes over time. As part of our overall effort to improve the neighborhood, the ACC will be sending courtesy notices identifying discrepancies from the current standards which are visible from streets and open spaces. Thank you in advance for your cooperation as we all do our part to improve neighborhood beautification.

In the short-run, we have a specific request and an offer.

Common area fences are in need of repair and refurbishment. At present, the wood is nearly 30 years old, weather beaten and increasingly dilapidated. Homeowner vegetation is growing through the fences in many areas placing weight on the fencing and doing damage. In some cases, homeowner bushes and tree limbs interfere with pathways. Before we can perform much needed maintenance, **we kindly ask all homeowners to make arrangements to cut back vegetation leaving a gap of at least one foot on the inside of their fence by July 8th.** This will provide access for repair and restoration work.



Example of vegetation interfering with fence maintenance. Homeowners are kindly requested to trim back vegetation, leaving one foot clearance by July 8th.

Depending on the condition of your vegetation, this project could be a small task or quite challenging. If you would rather not arrange for this work on your own, we are planning to give homeowners an easy alternative. SEHOA will be contracting with a landscaping vendor to do clean up around the neighborhood. There will be labor, equipment and vehicles to haul away cuttings. We would be pleased to include fence clearing on your property. Simply **send a brief email to info@SomersetEstates-HOA.com that you would like to 'opt in' by May 8th.** We will obtain a community-wide cost estimate, calculate your pro-rata cost and ask for your final go-ahead. We hope this offers you a convenient option.

Whether you choose to clear your fence lines on your own or sign up to be a part of the community project, thank you advance for your cooperation as we address these overgrown areas of the community. Ultimately, the fences will look well-maintained and we will all benefit from this timely clean-up project.

Upcoming Book Club Meetings

Everyone is invited to participate in our neighborhood book club. The next meeting is on **Friday, June 14, at 11:15 AM** at the home of Barb Stager. The book is *The White Masai* by Corinne Hoffman. The following meeting is **Friday, August 30, at 11:15 AM** at the home of Nancy Mercer, book TBD. Please email Paula Hemenway at p.hemenway@comcast.net for more information or to be added to the email distribution list.

Water Engineer Engaged

Our need to address certain deficiencies in our common area irrigation water has been discussed at recent board and homeowner meetings and has been the subject of numerous *What's Up* articles. The Water Committee is fully engaged in helping us formulate a solution. As described in recent Executive Board Minutes, **we took the step of engaging the water engineering firm of Lamp/Rynearson.** We will continue to inform the community as we make progress in this area.

Current SEHOA Board and Committees

Pictured below at a recent social gathering are members and spouses of the SEHOA Executive Board, Architectural Control Committee and Water Committee. Our community is fortunate to have the benefit of neighbors volunteering their time to help the community move forward. We are excited to be helping our association get fully established and look forward to a wonderful year ahead.

Please come to our meetings, wave to us on the street and share our joy of living in this wonderful neighborhood.



Back row (L to R): Larry Becker, Mark Jensen, Herb McPherson, Jim Hemenway, Mark Stager

Front row: Marc Arnold, Diane Jensen, Gayle Becker, Barbara Stager, Paula Hemenway, Anita Harris, Barbara Arnold

Not present: Scott and Candace Abrahamson, Bill Harris, Shalia McPherson, John and Beth Ryan, and Bob and Lynne Uhler.

Upcoming Events at a Glance

May 14th, 6:30pm - Regular Board Meeting at Firehouse

June 14th, 11:15am -- Book Club at Barb Stager's

August 30th, 11:15am -- Book Club at Nancy Mercer's

(These dates are subject to change, please check website for change notices.)

Contact SEHOA

Association Name and Address

Somerset Estates Homeowners Association
P.O. Box 621
Niwot CO 80544

Website

SomersetEstates-HOA.com

Property Management

TrioProperty@comcast.net

Inquiries via email

Info@SomersetEstates-HOA.com

Board Members

Marc Arnold, President
Marc@SomersetEstates-HOA.com

Bill Harris, Vice President
BillH@SomersetEstates-HOA.com

Paula Hemenway, Secretary
Paula@SomersetEstates-HOA.com

Herb McPherson, Treasurer
HerbM@SomersetEstates-HOA.com

Mark Jensen, At Large
MarkJ@SomersetEstates-HOA.com

Committee Contacts

Architectural Control Committee

Larry Becker, Chairman
LarryB@SomersetEstates-HOA.com

Scott Abrahamson, Secretary
ScottA@SomersetEstates-HOA.com

Barbara Stager
BarbS@SomersetEstates-HOA.com

Bob Uhler
BobU@SomersetEstates-HOA.com

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

Social Committee

Richelle Burnett
richelleburnett@gmail.com
202-494-0961

Water Committee

John Ryan, Chairman
JohnR@SomersetEstates-HOA.com

Bob Uhler
BobU@SomersetEstates-HOA.com

Marc Arnold
Marc@SomersetEstates-HOA.com

Paula Hemenway
Paula@SomersetEstates-HOA.com

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