



# SOMERSET ESTATES, HOMEOWNERS ASSOCIATION.

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

## What's Up #29: July 15, 2019

### Summer Social: Change of Date!

It seems a lot of our neighbors travel in July. **We are therefore changing the date of the Summer Social to 6pm, August 17.** We hope all adult Somerset Estates residents will join us. (Please look for and respond to a message from Evite about this change of date and be sure to remove the previous July 27 date on your calendar.) See you at the home of Kamla and Kiran Chopra on the 17th!

## Our Beachfront Properties

Did you know we own beachfront property? Just a few million years ago, **Somerset Estates looked out over a vast inland sea** that stretched from the Gulf of Mexico to the Arctic Ocean. As the Rocky Mountains pushed upward, the sea receded and our sandy beach slowly dried and was compressed under layers of sediment ultimately forming sandstone.

**The exposed rock in the area between our homes and Highway 52 is now a prime example of the White Rocks Fox Hills Formation** which exhibits a peculiar polygonal jointing pattern, a rare formation that only exists in a few Colorado locations.

Those of us who participated in a **Niwot Open Space Guided Tour** June 28th learned these and many other amazing facts. The event was organized by the Niwot Community Association. It was a fascinating look at the precious nature neighboring our community.



David Limbach, President,  
Niwot Community  
Association



Roger Myers, Boulder  
County Naturalist and  
Geologist

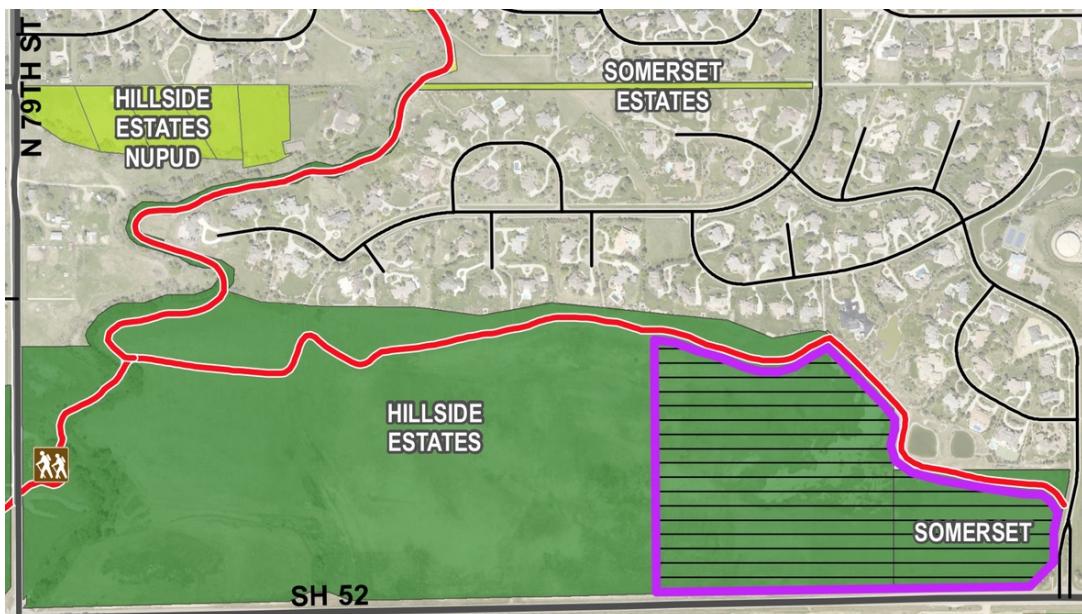


Jason Vroman, Senior  
Ranger, Boulder Open  
Space

**These unusual formations and have been the subject of scientific research for over 50 years.** Click here to read a short paper identifying some of this area's more interesting features, including its unusual geology and current wildlife.

**These formations are easily damaged by foot and bicycle traffic which erases features that are critical to our understanding of historical and current natural phenomena.** A variety of measures were used to preserve this area, including low fencing and signage to discourage access by the public.

Last November, **Boulder County designated the area shown below as CLOSED to the public.** As a result, a permit is now needed to enter this area and Park Rangers are authorized to issue citations when people (or their dogs) enter the closed area shown at the lower right in the map below.



Closed Area Shown at Lower Right

If you see people inside the closed area, you may call Boulder County Non-Emergency Dispatch at 303-441-4444 and tell them that you are a resident of Somerset Estates and want to **report people in the White Rocks Closure**

**north of Hwy 52 near the Niwot Loop Trail.** The dispatchers will then send the closest Ranger or Deputy to handle the situation.

**To learn more about this area, please contact Jason Vroman, Senior Ranger**, Boulder County Parks and Open Space, 303-678-6350. Or you can call the main parks and open space phone number: 303-678-6200.

## **White Rocks Closure Area Fencing**

In addition to designating the White Rocks Formation closed, Boulder County will be taking additional steps to keep the public out. Somerset Estates HOA board members recently learned **the County plans to erect barrier fencing to protect this area**. This is of great interest to us as this area lies immediately adjacent to and in the view Somerset Estates' south facing homes.

The Niwot Community Association (NCA) is in discussion with the County regarding this matter. **NCA's government liaison, Craig Rahenkamp, provided an update on the history and present status of the discussion at SEHOA's recent board meeting.**

As an NCA representative, Craig advocated taking a lighter hand by posting signage and employing less obtrusive barrier solutions. The County has been open to his input and, as of this writing, plans to install a combination of Buck and Rail fence near the trail and possibly wire fencing elsewhere, combined with renewed signage to educate people about the importance of preserving this area. **Installation of these measures could start as soon as July 25.**



*"Buck and Rail" Fencing*

SEHOA understands and supports the County's desire to protect this environmental conservation area. We also support the NCA's efforts to keep the protective measures reasonable with the goal of minimizing the visual impact of new barrier fencing on the open space. Our thanks to the NCA for their efforts in this regard. **Paula Hemenway and Bill Harris, SEHOA Executive Board members, volunteered to serve as SEHOA liaisons and will now participate in the discussion.** There will be a meeting among County, NCA and SEHOA representatives on the trail July 18th at 9am to discuss the plan. A sample section of fencing may be installed for review. Interested homeowners are invited to attend.

If you have questions or comments, please email: [info@SomersetEstates-HOA.com](mailto:info@SomersetEstates-HOA.com)

## Culture of Cooperation Building

As described in previous issues of What's Up, members of the Architectural Control Committee (ACC) are available to help homeowners resolve matters

among neighbors. In a recent situation, **the ACC helped two homeowners find a mutually acceptable solution regarding the trimming and removal of landscaping to restore views.** Once agreed upon, the terms of the arrangement were documented and the work performed.

If you would like the ACC to help you address a request of your neighbor that involves landscaping or other improvements, please contact Larry Becker (LarryB@SomersetEstates-HOA.com). **Cultivating a "Culture of Cooperation" among Somerset Estates neighbors will enhance our community** and serve all our best interests.

## ACC Courtesy Notice Update

If you recently received a notice letter from the ACC, you are in good company! **More than three dozen homeowners, including board members, received similar ACC courtesy notices.**

As described in previous issues of What's Up, members of the ACC were asked to tour the neighborhood and note discrepancies from the newly updated ACC Standards. Compared to Standards that have been in place for decades, **these updated standards are not substantially more restrictive.** Historically, however, resources were not available to encourage ongoing compliance. Now that our landscaping is mature and SEHOA is focused more keenly on improving home values, we believe the community will benefit by reasonably applying these Standards.

**Feedback regarding the notices has been mostly positive.**

One neighbor commented, "At first, I didn't think the notice was appropriate, but then I went out and looked at my fence line... it was a jungle! I had no idea! I'll definitely get it cleaned up soon. **Thank you for helping us all get the neighborhood cleaned up!**"

Another neighbor wrote: "The residents are very lucky to have [qualified volunteers] willing and able to commit the time and energies to doing it right. **Kudos for trying to reclaim the premier status and beauty of this neighborhood.**"

Just as individual homeowners are sprucing up the appearance of their properties, **the HOA is also taking steps to upgrade the appearance of common areas.** Examples of recent HOA actions include seeding of bare ground areas along Somerset Drive and planting flowers at the Highway 52 entrance and

at the waterfall.

**The board authorized an arborist to structurally prune the more than 50 red Canadian cherry trees along the entrance road** in the next few weeks. This will go beyond the customary annual pruning that merely keeps the branches off the sidewalks.

The board is in the process of prioritizing a large number of deferred maintenance items. **If you see something that needs attention, including broken sprinklers, please send a message** to info@SomersetEstates-HOA.com. Much remains to be done, but we are pleased to be on the way.

A glance around the neighborhood has already shown marked improvement. **To the many homeowners performing maintenance as part of this community effort, we say "Thank You!"** We hope you agree the effort is worthwhile and that reasonable measures to encourage compliance is in all our best interests.

## **Board Adopts Ballot and Proxy Procedures**

The formation of SEHOA as a newly established homeowner association required several important votes. In the course of those votes, we employed procedures that assured fair and transparent voting. **The board compiled and consolidated those procedures into a single document, "Ballot and Proxy Procedures and Guidelines"**, to set forth a uniform procedure for the use and counting of ballots and proxies. This document can be seen on the website under Library >> Governing Documents (or you may [click here](#)).

In the near future, **we will propose and adopt "Rental Rules" and "Review of ACC Decisions"**. As always, homeowners are entitled and encouraged to attend board meetings and comment on any action proposed by the Board.

## **Upcoming Events at a Glance**

There is a lot going on here in Somerset Estates! Make a note of the following preliminary dates and join in. These are all subject to change, so monitor the SEHOA website for any last minute schedule changes.

July 23, 6:30 pm - Regular **Board Meeting** at Niwot Fire Station

August 13, 6:30 pm - Regular **Board Meeting** at Niwot Fire Station

August 17, 6:00 pm - **Summer Social** at Kamla and Kiran Chopra's

August 27, 7:30 pm - Regular **Board Meeting** at Hemenway home, 8428 Strawberry Lane

August 30, 11:15 am - **Book Club** at Nancy Mercer's - contact [p.hemenway@comcast.net](mailto:p.hemenway@comcast.net) for more information

## 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

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

Inquiries via email

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

Board Members

Marc Arnold, President  
[Marc@SomersetEstates-HOA.com](mailto:Marc@SomersetEstates-HOA.com)

Bill Harris, Vice President  
[BillH@SomersetEstates-HOA.com](mailto:BillH@SomersetEstates-HOA.com)

Paula Hemenway, Secretary  
[Paula@SomersetEstates-HOA.com](mailto:Paula@SomersetEstates-HOA.com)

Herb McPherson, Treasurer  
[HerbM@SomersetEstates-HOA.com](mailto: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

### Welcome Committee

Anita Harris, coloradoanita@gmail.com  
Kamla Chopra  
Beth Ryan

### 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

## Community Contacts

Niwot Community Associations  
[niwot.com/discover/associations](http://niwot.com/discover/associations)

We are fortunate to live in a warm and inviting area. Click above and explore our many neighborhood associations.

## Anonymous Survey

Go ahead... tell us what you really think!

**Click to send an anonymous message to the board**

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