

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## What's Up #35: December 16, 2019

### Neighborhood Party Tomorrow! (Dec 17)

All residents in Somerset Estates are invited to a casual party tomorrow night at the **Hemenway's, 8428 Strawberry Lane, on Tuesday, December 17 from 7 to 9 pm**. Please bring either an appetizer, dessert, or bottle of wine (or other libation of your choice!).

This is a great chance to get to know some of your neighbors better. **If you missed the evite, feel free to respond directly to Paula Hemenway at [p.hemenway@comcast.net](mailto:p.hemenway@comcast.net).**

### 2020 Budget Ratified

**The 2020 SEHOA Budget was ratified** at the December 5th homeowner meeting. Thank you to the 28 homeowners that participated in the budget meeting this month. Ninety-three percent (93%) voted to approve ratification of the 2020 budget.

If you use an automated bill pay system, **please adjust the amount of your quarterly dues payment to \$675**, effective January 1.

The 2020 Budget reflects the board's commitment to control expenses while, at the same time, take meaningful steps to address deferred maintenance items, resolve open asset issues and, eventually, accumulate a reasonable reserve. This will take time, but will serve our long term common interests. **Thank you for your continued support!**

# Street Snow Removal

There was a heavy snowfall during the recent Thanksgiving week. For a period of several days, **only hardy residents at the wheels of four-wheel drive vehicles were able to get in and out.** Very inconvenient! Then we lived with compacted snow that turned to ice that could only be removed by heavy equipment.

Not surprisingly, we received anonymous homeowner inquiries asking **why the HOA can't hire private plowing company** to address the problem. It is a reasonable question and one that occurred to many of us.

First and foremost, the bylaws of the Somerset Estates Homeowner Association limits the scope of our activities to managing and maintaining the common property of the community. Unfortunately, **the streets are not a part of our common property** so we are constrained from spending resources to maintain property we don't own or control.

At this time, **the inconvenience of waiting for the county to clear our roads doesn't justify accepting the risk of doing it ourselves.** If poor snow removal becomes more serious, the HOA could acquire insurance to cover the risk exposure and indemnify the county in exchange for their permission. But even with that permission, the HOA would be taking on considerable liability.

## Winter Sunsets

Our thanks to Dr. Ron Sanders for submitting these beautiful winter sunset views.  
Thanks for sharing, Ron!



## **Upcoming Events at a Glance**

There is a lot going on in and around SEHOA! Make a note of the following preliminary dates and join in. These are all subject to change, so be sure to

monitor the SEHOA website for any last minute schedule changes.

### **Holiday Party -- December 17**

All residents in Somerset Estates are invited to a casual party at the **Hemenway's, 8428 Strawberry Lane, on Tuesday, December 17 from 7 to 9 pm**. Please bring either an appetizer, dessert, or bottle of wine (or other libation of your choice!).

### **Book Club Meeting - January 14**

Diane Jensen is hosting the **next book club meeting on Tuesday, January 14, at 11 AM**. Her address is 6303 Snowberry Lane. The book is *The Unlikely Pilgrimage of Harold Fry* by Rachel Joyce. Please plan to join us!

### **Executive Committee Meeting - January 14**

The SEHOA Executive Committee will meeting **January 14th, 6:30pm, Niwot Fire Station**.

## **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  
(Two Year Term Expiring March 2021)

Bill Harris, Vice President  
BillH@SomersetEstates-HOA.com  
(One Year Term Expiring March 2020)

Paula Hemenway, Secretary  
Paula@SomersetEstates-HOA.com  
(Two Year Term Expiring March 2021)

Herb McPherson, Treasurer  
HerbM@SomersetEstates-HOA.com  
(One Year Term Expiring March 2020)

Mark Jensen, At Large  
MarkJ@SomersetEstates-HOA.com  
(Two Year Term Expiring March 2021)

## **SEHOA 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

## Welcome Committee

Anita Harris, coloradoanita@gmail.com

Richelle Burnett

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

## Road Repaving Study Group

Andrew Cousin, Chair

Doug D'Appuzzo

Bill Harris

Danny Lindau

# Community Contacts

Niwot Community Associations

We are fortunate to live in a warm and inviting area. [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:

Happy Holidays

Budget Meeting Reminder: December 5th

Neighborhood Party on December 17

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