

SOMERSET ESTATES, HOMEOWNERS ASSOCIATION

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

What's Up #43: May 17, 2020

Fence Maintenance Project Underway

As you may have noticed, **damaged fence boards were replaced throughout the community and fences along Somerset Drive and Longview Drive are being stained.** This will extend their life and give a more uniform look to these elements of our community. We expect completion of this phase later this week.



Fence: Before Staining



Fence: After Repairs and Staining

Pond Liner Issues

If you recently walked the open space trail on the south side of our community, you may have noticed **the liner has failed on one of the ponds (Pond 8)**. This is one of 10 large and small ponds on SEHOA common property. These ponds were built by the developer of Somerset Estates between 20 and 30 years ago.

All these ponds are lined with an impermeable layer of PVC plastic and a damaged liner renders the pond unusable. **These pond liners have a typical useful life of 20-25 years and the remaining useful life of our ponds were estimated to be 2-5 years when they were inspected in 2014** as part of a reserves analysis.

The liner that underlies Pond 8 began to fail last year and we performed an interim repair. While the repaired portion is intact, **a board member that lives near the pond noted at the March 24 meeting that the remainder of the upper portion of the liner had completely failed** as shown in the following photo:



Pond 8 (Apr 29)

Without an ability to operate Pond 8, there is a growing risk that Ponds 8-11 will become stagnant as temperatures rise. A sub-group of the board investigated and presented preliminary options at the April 14 board meeting. **The original installer of the pond liner provided a bid of \$120,000 to replace the liner and add protective material near the top.** An option to completely remove the liner and rework the area into a dry pond seeded with native grass was estimated at \$30-40,000, depending on the final design. Other bids and ideas are being solicited.

The Pond 8 situation was discussed at the May 12th board meeting and several homeowners who live adjacent to the south ponds attended to ask questions and provide input. **The board postponed short-term action regarding Pond 8 to allow for further discussion and input.**

In the meantime, a bubble has formed under the liner of Pond 7. The cause and possible solutions are not yet understood. As of this writing, **water is being pumped from Pond 7 to other ponds so the situation can be assessed.** The pond liner contractor will also assess SEHOA's eight other ponds to evaluate their current condition and remaining life.

Any discussion involving water in our neighborhood has many layers of complexity, involves high cost and has long-term implications. **A special board meeting is scheduled for Thursday, May 21 at 7 pm to advance the discussion.** The board remains committed to open and transparent decision making. Homeowners are always welcome to attend board meetings.

The upcoming special board meeting will be conducted by zoom video conference. **Please send an email to info@somersetstates-hoa.com to receive a zoom conference link.**

Survey Stakes

The last remaining vacant lot in Somerset Estates was purchased and the new

owners plan to build a new home. As a preliminary step, they had the lot surveyed and marked. Unfortunately, some of the surveyor's stakes were removed and the owners had to have work redone. We presume children thought removing the stakes was harmless fun. **We kindly ask that you make sure your children know these stakes are important and need to be left undisturbed.** Thank you!

SEHOA Phishing Attack

Since inception SEHOA has operated with the greatest amount of transparency as possible. In addition to holding periodic homeowner meetings and open board meetings, we post as much relevant information as possible on our website including minutes, newsletters, current events and email contact information for board members and the property manager. That information is open and available to anyone with computer access.

The downside of our openness has been greater exposure to spammers and hackers. As reported in a previous What's Up issue, the board received bogus messages trying to initiate payments to third parties. Similar attacks struck other HOA's in the area, so this appears to be a coordinated effort. We identified the unauthorized attempt and no monies were transferred.

In the last few days, **a fraudulent email was sent which was made to appear as though it came from Marc Arnold at SomersetEstates-HOA.com**, although it actually came from an outside email sender. It went to SEHOA board and committee members and may have gone to a limited number of SEHOA homeowners. The email asked for a Walmart gift certificate.

We trust that all recipients recognized the scam and that no one fell for this trick. We apologize for any inconvenience. **If future phishing efforts grow, we may have to resort to security measures that restrict access to SEHOA contact information.** For now, we will continue our open and transparent practices.

Water Committee Appointment

Anthony Chirikos, Somerset Estates homeowner and former SEHOA board member, has agreed to fill a vacancy on the Water Committee. His appointment was ratified at the recent May 12th board meeting. We are grateful to him for stepping in to help and thank him in advance for his contribution to this effort.

Upcoming Events at a Glance

There isn't a whole lot going on in and around SEHOA due to social distancing guidelines these days. Watch this area for events when we're past the crisis and public events begin again.

In the meantime, your SEHOA board is working from home and using electronic media to keep making progress. Be sure to monitor the SEHOA website for any last minute schedule changes.

Upcoming Meeting

Special Board Meeting -- May 21, 7:00pm, Online Conference, email Marc@SomersetEstates-HOA.com for link to join

Executive Board Meeting -- June 9, 6:30pm, Online Conference, email Marc@SomersetEstates-HOA.com for link to join

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
(Two Year Term Expiring March 2021)

Michael Sims, Vice President
MikeS@SomersetEstates-HOA.com
(Two Year Term Expiring March 2022)

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

Herb McPherson, Treasurer
HerbM@SomersetEstates-HOA.com
(Two Year Term Expiring March 2022)

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

Anthony Chirikos

AnthonyC@SomersetEstates-HOA.com

Marc Arnold (ex officio)

Marc@SomersetEstates-HOA.com

Paula Hemenway (ex officio)

Paula@SomersetEstates-HOA.com

Road Repaving Study Group

Andrew Cousin, Chair

Doug D'Apuzzo

Bill Harris

Danny Lindau

Community Contacts

Left Hand Courier

Effective April, 2020, our local news source has gone all electronic so you won't be finding it on your driveway anymore. 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.

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:

[Stay-at-Home Update](#)

[Fence Maintenance Project Starting Soon](#)

[Dog Poop and Trash on Paths](#)

[Upcoming Events](#)

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