

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #44: June 1, 2020

Phase I Fence Maintenance Project Complete

We are pleased to report substantial completion of the Phase I Fence Project. **Fences along Somerset Drive and Longview Drive were repaired in numerous areas and stained a darker color to extend their useful life and improve their appearance.** The last remaining portion of this project will be replacement of a missing section of fence along Somerset Drive.

Pond Liner Issue Update

As reported in the last newsletter, **the deteriorating condition of our ponds is a substantive issue.** Damage to Pond 8 (between homes on Snowberry and the open space to the south) and Pond 7 (Eagle Pond) have rendered them unusable. In addition, the remaining ponds are at the end of their useful life. We do not have a funding plan to repair and replace pond liners and other elements of our irrigation infrastructure.

Trio Properties and the board have been investigating options regarding possible methods of repair and restoration. Our thanks go to Christa Dam, a Snowberry neighbor, who took the initiative to contact potential vendors. Her efforts yielded a quote for a different liner material and installation method.

Pond restoration options were the principle subject of discussion at the May 12th board meeting, the special board meeting on May 21st and onsite meetings with homeowners and contractors May 20th and May 27th. To the extent you are interested in details, you are invited to visit Library --> Downloads to view a working document which describes our current understanding of the

variables, potential options and projected costs.

We are in the process of developing a long term asset evaluation and replacement plan with associated financial implications. The choice of liner technologies and installation methods (and associated costs) are key inputs into this plan and have long term implications. We want to get this right and plan to engage a water engineering expert to evaluate our water infrastructure as to how we can improve efficiency, prioritize capital improvements, and minimize future risk. Part of this work will be to establish specifications for the pond liners. This will allow us to seek competitive bids to inform our decision making.

As always, SEHOA decisions are conducted in the open so the community can understand and comment on HOA matters before action decisions. **Homeowner input is welcome as we consider next steps.** Watch the community website and future newsletters for upcoming meeting announcements to attend.

Upcoming Events at a Glance

There isn't a whole lot going on in and around SEHOA due to social distancing guidelines these day. 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

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

Contact SEHOA

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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:

Fence Maintenance Project Underway

Pond Liner Issues

Survey Stakes

SEHOA Phishing Attack

Water Committee Appointment

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