

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #46: July 18, 2020

Long Range Financial Planning Continues

The SEHOA board is developing a comprehensive Long Range Financial Plan that will serve our long-term needs. One of the major inputs will be the estimated cost and timing of future infrastructure replacement. We are currently dealing with the recent failure of Pond 8 (see below). Lessons learned from this first pond restoration will help us understand, plan and quantify future needs for the remaining ten ponds.

We are on a path to share a draft long range plan with the community by year end. There will be opportunities for homeowners to learn about the plan and provide input.

Fence Restoration / Colors

Several homeowners have asked about the mis-matched color on some of the neighborhood fences. The newly installed wood fence along Somerset Drive replaced the previous wire fencing. This treated wood needs time to dry out before it can be stained to match the darker wood elsewhere. **We expect this new fencing to be dry enough for staining in September.**

Sections of fence have also been removed and replaced adjacent to home renovation projects. **These sections of newly replaced wood will also be stained to match the darker color once construction is complete.**

Pond 8 Remediation Update

After evaluating proposals from multiple water engineering firms, the Pond 8 Restoration Task Force recommended we engage Lamp Rynearson to study the Pond 8 situation, create a performance specification, obtain vendor quotes and recommend a best value solution to SEHOA. Lamp Rynearson is the same civil engineering firm that is supporting our water assets work. **The Board accepted the Task Force's recommendation to engage Lamp/Rynearson at the June 30th Special Board meeting.** Engineering work is now underway at the direction of the Task Force.

Pond 8, located next to the open space on the south side of the neighborhood, is now empty. See photo below. **Work will begin shortly to remove the organic material and old liner to expose bare dirt to prepare the pond for further restoration.** We want to accomplish this while it is dry and before rains return.

The current failed pond is an eyesore and while dry, water can't be pumped from this pond to the top of the series of ponds (please see What's Up #45 for a diagram of the water flow). **The Task Force is making every effort to restore Pond 8 to working order this year.** Since the ditch water generally stops flowing around the end of September to early October, this is a very aggressive scheduling goal. If, in spite of our best efforts, we miss the window of opportunity this year, Pond 8 restoration efforts will move to next spring.

We anticipate that the engineer will complete his work and the Task Force will recommend a plan and binding vendor offer at the August 18 Board meeting. **Homeowners are invited to attend the August 18 meeting to hear the discussion, ask questions about the proposed restoration and share comments before the Board decides on a final plan.** Please check the SEHOA website prior to the meeting for the agenda and how to get the Zoom invitation.

Pond restoration is a complex issue with long-term implications, not just for Pond 8, but for the other ten ponds which are a part of our infrastructure, so the work being done by the Task Force will be leveraged going forward. **We are extremely grateful to the hardworking volunteers serving on the Pond 8 Restoration Task Force** (Bob Uhler (Chair), Scott Abrahamson, Christa Dam, and Herb McPherson).



Pond 8: Empty Due to Liner Failure

Passing of Ron Sanders

Our community would not be what it is today were it not for the passionate and dedicated work of Dr. Ron Sanders who served as president of the HOA during its early formative years. He most notably presided over the transition of HOA governance from the original developer to homeowners.

A retired dentist and former mayor of Trinidad, Colorado, Ron was widely known as a man who held strong views. He worked tirelessly on behalf of the community in search of straightforward and cost effective solutions. He was a talented machinist and produced ambitious mechanical projects ranging from building race cars to highly detailed and realistic working models of vehicles.

On behalf of the whole community, the board expresses their deepest sympathies and condolences to Ron's family. Ron is survived by his wife, Marlene and son, Scott.

Condolences may be sent to Scott Sanders at ssdvsand@comcast.net.

ACC Notices

Somerset Estates homeowners formed SEHOA in 2018 with the overall goal of "Maximizing Our Home Values, Quality of Life and Positioning Somerset Estates as a Premier Front Range Community". Since inception, those goals have been foremost in our thoughts and actions.

During the community's earlier years, Architectural Control Committee members were asked to focus on review and approval of new construction. Now that we are a mature community, the current ACC has been tasked to serve our shared goals by alerting homeowners of conditions that are not in keeping with our Architectural and Landscaping Standards. **Common interest communities that adhere to reasonable standards enjoy higher home values and provide their homeowners a more consistent look and feel.**

Last summer, the ACC sent an initial batch of notices to homeowners with requests to remedy issues. We were gratified to see nearly every recipient promptly address the issues and, as a result, the overall appearance of our neighborhood markedly improved.

Over the last several weeks, the ACC walked the neighborhood and made note of deviations from the standards. These items are only noted if visible from the street or from common paths. **Notices will be going out shortly and we thank homeowners in advance for their cooperation in addressing these matters.** Somerset Estates is getting better and better!

Our Amazing SEHOA Volunteers... Wow!

Over the last two and a half years, **SEHOA has tackled a wide range of novel and complex issues.** We've dealt with the complexities of starting a new HOA for a pre-existing community, navigating the details of allocating assets and resources related to splitting the community, building a new level of community spirit, enhancing communication tools, taking steps to improve the community's financial planning and reporting... to name but a few. Tackling these issues could only have happened by mustering a committed team comprised of qualified individuals who brought their best game.

Our community is fortunate to have nearly two dozen highly qualified homeowners who've stepped up to help Somerset Estates move forward. Our Board, Committees, Taskforce and Study Group members comprise an astonishing array of high powered and highly qualified people.

Among the dedicated volunteers working to address the various challenges facing our community, **we are privileged to have talented homeowners with professional backgrounds that include: Chief Legal Officer, CEOs of small, medium and large companies, Entrepreneur, Certified Water Engineer, Tax Accountant, Community Outreach Director, Senior Project Manager,**

Financial Advisor, Banker, Certified Public Accountant, Real Estate Broker, Senior State Department Diplomat, Chemical Engineer, Professional Public Company Board Member, Private Equity Manager, and Real Estate Developer, among others. This has truly been an All Star team... Wow!

Each of these people selflessly contributed their time and energy for the benefit of our community. **As a community, we could not have afforded to hire the awesome skills, knowledge and judgement that have been brought to bear on behalf of our shared interests.** We are deeply grateful to these individuals for their dedication, time and resourcefulness.

Upcoming Events at a Glance

SEHOA continues to support social distancing guidelines. 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 -- August 18, 6:30pm, Online Conference, email Info@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

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Board Members

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(Two Year Term Expiring March 2021)

Michael Sims, Vice President

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(Two Year Term Expiring March 2022)

Paula Hemenway, Secretary

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(Two Year Term Expiring March 2021)

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(Two Year Term Expiring March 2021)

SEHOA Contacts

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Beth Ryan

Water Committee

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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:

Long Range Financial Planning: Background Information

SEHOA Water (Infrastructure, Ponds, Irrigation)

Pond 8 Remediation Taskforce Formed

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