



# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## **What's Up #49: October 16, 2020**

### **Mark Your Calendar: Tuesday, October 27th, 7pm Town Hall Meeting**

All SEHOA Homeowners are invited to participate in an important Town Hall meeting October 27th at 7pm.

This meeting will explain the Long Range Planning process and the resulting findings and recommendations. **The meeting will include a discussion regarding the likely need for a special assessment.**

The meeting will be held in person at Marc Arnold's aircraft hangar at Longmont Airport. The 2400 sq ft hangar offers plenty of room to maintain ample social distancing. In accordance with county guidelines, attendance will be limited to 100 people. **Attendees will need to wear a mask and bring their own chair.**

**For those who prefer to attend virtually, attendance at the meeting will also be available via zoom.**

Whether attending in person or via zoom, **please email [info@SomersetEstates-HOA.com](mailto:info@SomersetEstates-HOA.com) to receive specific directions on how to attend.**



*Hangar offers ample room to maintain social distancing*

## Long Range Planning Process

As mentioned in numerous previous communications, our community was barely able to cover annual operating costs for decades, let alone accumulate reserves to prepare for larger repair and replacement costs. **The successful implementation of a thoughtful Long Range Plan will allow us to come to grips with our financial situation and prudently plan for the future.**

Recently increased dues have proven sufficient to cover our operational expenses, but **we still lack a funded long range plan to maintain the assets which comprise our common property and contribute to the value of our homes.**

**Please attend our upcoming Town Hall meeting** to understand and share your thoughts on the following topics:

Current Situation

Long Range Planning Process

SHOA / Water Rights

Asset Examples

Reserve Study / Target Fund Strength

Getting to “Good” Reserve Strength

Draft Funding Plan

With community-wide understanding and buy-in, **we look forward to remedying the longstanding issue of unfunded reserves, a problem that has burdened our community for decades.**

# Homeowner Education Highlight: Landscaping Around Monuments

One of the board's obligations under the Colorado Common Interest Owners Act (CCIOA) is to provide education to owners about the operations of the association and the rights and responsibilities of owners, the association and the board. We use What's Up as the primary communication tool. This article addresses the common area monuments.

Somerset Estates HOA has 27 small monuments with street names throughout the community, located on signage and landscaping easements on individual lots. These were installed by the developer with one or two spruce trees on either side of the monument.

The four Snowberry Lane monuments and two on the east end of Strawberry Lane have additional landscaping that was installed by the current or prior owner, irrigated and maintained by the owner. Other than these six, the grass in front of the monuments is irrigated and mowed by the HOA. A few lots have rock beds in front of the monuments, some containing plantings that are irrigated and maintained by the owners. The split of maintenance responsibility is as follows:

## **Owner Responsibility**

Prune any vegetation behind the monument (exclusive of the spruce trees on either side) such that it doesn't touch or hang over the monument.

Prune any plantings in front of the monument so that the sign lettering is fully visible. If you want these plantings removed, please make a request to the HOA. If owners consistently neglect these plantings, the HOA may remove them.

Obtain ACC approval for any landscape additions behind or in front of the monument, regardless of plant height. Additional landscape elements must be maintained in a neat and harmonious manner that provides full access to and visibility of the monument.

For the four monuments on Snowberry Ln and two on east end of Strawberry Ln, the owners must maintain and irrigate both the plantings and the grass in front of the monuments.

## **SEHOA Responsibility**

Irrigate and maintain the grass and maintain any unplanted rock beds directly in front of the monuments, except as noted above.

Prune the spruce trees on either side (but not behind) the monuments. The HOA has the right to modify, remove, and/or replace these trees.

Maintain the monuments themselves.

# **Pond 8 Restoration Work Complete**

**The previously approved restoration work is now complete.** We expect the new Pond 8 liner to serve our community for decades to come. Lessons learned during this process will inform future pond restoration projects as needed.

**We are very grateful to the Pond 8 Task Force** for their diligent work to manage the project engineering, bid process and construction. To give you some idea of the work involved, the Pond 8 Task Force work included six zoom meetings, six onsite meetings, eight progress reports, more than 630 emails over the span of thirteen weeks and over 40 worksite visits.

We are fortunate to have talented and knowledgeable people among our homeowners who are willing to volunteer their time on behalf of the community.

**Please join us in thanking these hardworking volunteers:**

### **Pond 8 Restoration Task Force**

Bob Uhler, PE, Chair

Scott Abrahamson

Christa Dam

Herb McPherson (Board Rep)



*Pond 8: Before Restoration*



*Pond 8: After Restoration*

## Call for Voluntary Pre-Paid Balance Advances

SEHOA's cashflow is tight and, pending the outcome of the Long Range Planning process, may remain sub-optimal through the end of 2021.

**Homeowners are invited to help by voluntarily advancing additional amounts to help relieve our challenging cashflow.** These advances are held as a 'pre-paid' balance and are neither a loan nor gift. [Click here for details regarding the terms of this advance.](#) We are grateful to homeowners who've already stepped up by advancing more than \$25,000 in the aggregate. We have fantastic neighbors!

## 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 as needed to keep making progress. Be sure to monitor the SEHOA website for any last minute schedule changes.

## Upcoming Meetings

**SEHOA Town Hall Meeting -- October 27, 7:00, Longmont Airport in person and via zoom, email [Info@SomersetEstates-HOA.com](mailto:Info@SomersetEstates-HOA.com) for instructions to join.**

**Executive Board Meeting -- November 10, 6:30pm, Online Conference, email [Info@SomersetEstates-HOA.com](mailto:Info@SomersetEstates-HOA.com) for link to join**

## Volunteer!

SEHOA is a volunteer-run organization of like-minded neighbors helping to maintain and improve our community. Please join us! **We are always open to new volunteers and there are many ways to participate.** Board positions turn-over once a year. Committee members come and go. Special projects need help. Participating in the HOA is a great way to meet and get to know your neighbors. Email [info@SomersetEstates-HOA.com](mailto:info@SomersetEstates-HOA.com) at any time to let us know of your availability and interest.

## 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)

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:

Long Range Planning: Working Session

Homeowner Education Highlight: Political and Non-Political Signs

Pond 8 Restoration Work Beginning

Volunteer!

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