

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #50: October 30, 2020

Special Assessment Proposed at Town Hall Meeting

A Somerset Estates Town Hall meeting was held online October 27 to present the SEHOA Long Range Plan and a potential special assessment. The meeting lasted two hours. Including the five board members, **34 homeowners attended the virtual Town Hall Meeting, representing 28 lots or 31% of all lots.** Marc Arnold, SEHOA President, presented the results of work done by members of the board, the property manager and volunteers over the last several months. We now have a detailed Long Range Plan which models our community's likely financial condition over the coming years.

Based on the results, **the board presented a draft recommendation for a special assessment of \$5,000 per household, payable April 1, 2021.** For those unable to attend, the PowerPoint presentation can be found by clicking [here](#).

Following the presentation, there was an hour long open discussion. Homeowners contributed their ideas, asked questions and offered opinions. [Click here](#) for a summary of the homeowner feedback.

As described in the presentation, next steps and tentative dates to implement the special assessment include:

November 17 – Virtual board meeting to assess community feedback, finalize adoption of a proposed Long Range Plan and special assessment – Homeowners welcome

November 20 - Mail information packet and secret ballot to homeowners

January 12 - Ballots counted at Executive Board meeting -- need at least two volunteer owners for counting

April 1 – Special Assessment takes effect, if approved

Additional homeowner input is requested prior to the November 17th Board meeting. You may send questions or comments via email to info@somersetstates-hoa.com. If you prefer to make anonymous comments, feel free to do so using the Anonymous Survey link below. You may also email board members via their individual email addresses below.

All comments are welcome and will be considered by the Board at the November 17 meeting, including suggestions made at the Town Hall meeting regarding the amount of the Special Assessment and the possibility of a later second Special Assessment.

Homeowner Education Highlight: Special Assessments

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 special assessments.

The Declaration and all relevant documents can always be found on the SEHOA website under the "Governing Documents" tab. [Click here to see our declaration in its entirety.](#)

Section 5.4 of our Declaration addresses Special Assessments. In summary, **the Executive Board may adopt a proposed Special Assessment applicable to one or more years**, for the purpose of funding reserves, or defraying in whole or in part the cost of any construction, reconstruction, repair or replacement of any Improvement upon any portion of the Common Areas or for the funding of any operating deficit incurred by the Association.

Once a proposed Special Assessment is adopted, **the Executive Board delivers a summary of the adopted Special Assessment to each homeowner** and sets a date for a meeting of the homeowners to consider ratification of the Special Assessment.

A Special Assessment is ratified if a quorum of 30% approves by 67% of the votes cast. In view of Covid-19 social distancing requirements, the Board will conduct the vote by mail-in ballots instead of an in-person meeting. This is allowed by the Colorado Nonprofit Corporation Act and means that at least 30% of the Lots must return their ballots and the special assessment is ratified if 67% of the votes are for approval.

A ratified Special Assessment is levied against each Lot in accordance with "Allocated Interests", which is specified as an **equal vote and expense liability for each of the 89 Lots in our community.**

SEHOA Google Group

A Google Group is being set up as a new channel of communication for Somerset Estates homeowners to communicate with each other about neighborhood issues. Simply send an email stating your name, street address and a membership request to info@SomersetEstates-HOA.com

All Somerset Estates homeowners are invited. Once you are enrolled and the group is established, an email posting by any member will be copied to all members of the SomersetEstates Google Group.

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

Executive Board Meeting -- November 17, 6:30pm, Online Conference, email 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 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

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:

Mark Your Calendar: October 27th, Town Hall Meeting

Long Range Planning Process

Homeowner Education Highlight: Landscaping Around Monuments

Pond 8 Restoration Work Complete

Call for Voluntary Pre-Paid Balance Advances

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