

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #53: December 24, 2020

Happy Holidays and Best Wishes

As 2020 draws to a close, we wish you and your loved ones good health and happiness in 2021 and beyond. This has been a challenging year in which circumstances forced us to 'shoot the rapids'. We hope and believe we see the light at the end of the tunnel and that easier, smoother and more enjoyable times are ahead. Be well and see you around the neighborhood.

Special Assessment Vote Under Way

Funding our community's first Long Range Plan depends on the support of homeowners. The board approved a multiple choice Special Assessment and put it before the homeowners for ratification. Information packages and ballots were distributed to Somerset Estates Homeowners.

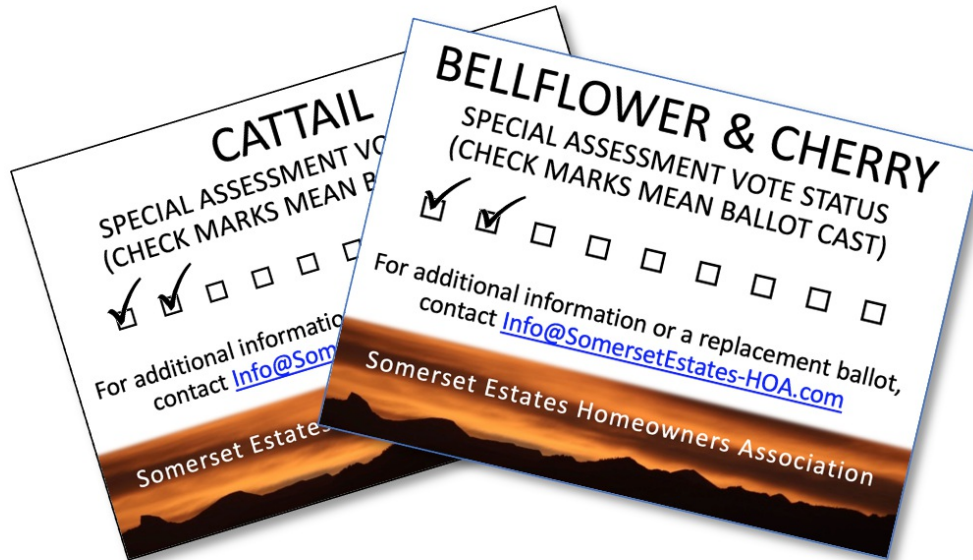
Ballots must be mailed by January 5th or hand-delivered by the 12th to be counted. Detailed instructions are contained in the information package. **If you need a replacement ballot, please email info@SomersetEstates-HOA.com.**

If you are out of town, you may still vote by assigning a proxy representative. Simply fill out and sign this proxy form and email to info@SomersetEstates-HOA.com, and we will get a ballot to your proxy. Please pick someone in Niwot and tell them how you would like for them to vote on your behalf.

As ballots return through the mail, they will remain sealed in the "secret ballot" envelope until the January 12th Board meeting, so we won't know until then which of the Special Assessment options is favored. We will, however, know which addresses are represented as the votes come in. **Signs throughout the**

neighborhood reflect the number of votes cast street-by-street to encourage community involvement.

Thank you in advance for your participation in this important vote.



Anonymous Feedback

From time to time, the board receives anonymous feedback by means of the "Anonymous Survey" link posted at the bottom of every What's Up newsletter. **Homeowners are invited to share their thoughts at any time.** Here is a recent example of a message sent to the board through this mechanism:

"I'd like to thank the board for the great work they do, and specifically with the recent financial analysis of our long range budget. It is clear that the many years of under funding Somerset Estates has left us in a worrisome condition. This is a beautiful community of high end homes, but without funds to maintain (no less improve!) common property, the value of our properties and the pleasure of living in a well maintained environment can not be sustained. Due to the age of the infrastructure, we need funds to take care of the costs of expected, as well as unexpected costs.

I, therefore, would gladly pay an assessment to bring us into good standing relative to our budgetary needs. At the last meeting, where this assessment was discussed, the board recommended a \$5,000 assessment. I think that number is way too low. Per my understanding of the plan the board laid out, I think a \$15,000 assessment would bring us to a healthy level. I think that we all deserve

to know that the value of our homes will not be diminished by having low reserves, and I would hope my neighbors would agree to step up to preserve the outstanding community we we share."

Executive Board Vacancies

Mike Sims and his family will be moving away soon. Mike therefore withdrew from the Executive Board. **We are grateful for Mike's excellent contribution to the community and wish him and his family well.**

A request for a volunteer Board member to fill the vacancy went out to the neighborhood. **Scott Abrahamson kindly volunteered and was appointed to serve out the remainder of Mike's term at the recent November 17th Board meeting.** Welcome aboard, Scott!

There will be more vacancies on the Executive Board as the terms of some current members expire in March 2021. Service on the board is rewarding and a great way to meet and work with neighbors. Please email info@SomersetEstates-HOA.com if you are open to serving on the Board. The community is enjoying a renaissance of sorts and this is a great time to get involved. Please volunteer!

Local Real Estate Prices Rising

One of the SEHOA's key objectives is to manage the common areas in a way that promotes growth in our home values. The condition of our common areas, our financial health and the amenities afforded our homeowners all contribute to this goal. We are pleased to report that according to the Boulder Area Realtor Association, **the median sales price of Niwot home values increased 11.8% year-to-date through November 2020, substantially more than any other Front Range community in the area.** [Click here to see the data.](#) This is great news for Somerset Estates homeowners. We believe we are on the right track and that we are all benefiting from our progress.

Homeowner Education Highlight: Trash Cans

In the spirit of keeping excellent neighborhood appearances that enhance

property values, the ACC has encountered an issue for which attention is requested. By our Governing documents, rolling trash cans are to be kept in garages or hidden by vegetation or full screening. We have noticed that some homes are storing the trash cans outside and in view of the road, open space or adjacent neighbors. **It is requested that residents follow the ACC guidelines to mask the view of trash cans on all days, except pickup day.** This will help improve the appearance of our neighborhood and minimize attracting unwanted wildlife. Thank you in advance for your cooperation on this matter.

The ACC would also like to take this opportunity to thank our fellow Somerset Estates homeowners for improving property maintenance in 2020. The cooperation in response to our reminders for maintenance has been excellent. With a noticeable decline in issues that need attention, the appearance of our neighborhood is markedly better. We appreciate your efforts! It is SEHOA's goal to make Somerset Estates the premier executive house investment in Boulder County, and all houses contribute to that effort.

Somerset Estates Book Club

Upcoming Book

We had an excellent Zoom meeting in December. **The next book is *The Vanishing Half* by Brit Bennett.** We plan to discuss this book by Zoom in February. Please send Paula Hemenway a message at p.hemenway@comcast.net if you'd like to participate.

New members are always welcome!

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 -- January 12, 6:30pm, Online Conference, a link to the Zoom Call will be posted to the SomersetEstates-HOA.com website.

Book Club -- February. Date and time TBD.

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)

Scott Abrahamson, Vice President
ScottA@SomersetEstates-HOA.com
(Partial 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

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:

Special Assessment Proposed at Town Hall Meeting
Homeowner Education Highlight: Special Assessments
SEHOA Google Group

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