

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

What's Up #54: January 5, 2021

Please Cast Your Ballot

We begin 2021 with a final request to cast your ballot in the current vote regarding our **Special Assessment** if you haven't already. We are one week away from our upcoming Executive Board meeting to count the ballots to determine the outcome of this vote.

It is now too late to mail your ballot. **To cast your vote, drop your ballot in the ballot box at Paula Hemenway's front door at 8428 Strawberry Lane before January 12th at 5pm.** Please use both envelopes supplied with your ballot when dropping in the ballot box.

Over the last two months, **we did our best to convey the severity of our financial condition, forecast outcomes based on multiple scenarios, address questions posed by homeowners and recommend passage of a Special Assessment.** This information was summarized in a Town Hall Meeting October 27th and can be viewed on the SEHOA website or by clicking [here](#).

Our Declaration requires an affirmative vote of 67% of votes cast to approve a Special Assessment. At present, we have received enough ballots to meet the quorum requirement. **Our "Percent Funded" currently stands at only 4% of the Reserve amount calculated and illustrated in our Long Range Plan.** Having studied our finances in detail, the board recommends a Special Assessment of \$10,000 or more ("Good" or "Ideal"). Failure to approve a Special Assessment will leave SEHOA underfunded and unable to address foreseeable maintenance expenses.

We believe the Long Range Plan provides ample justification for passage of the Special Assessment and hope you conclude as we have that prudently funding

the HOA is in all our best interest, whereas failure to do so will have adverse consequences.



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 make every effort to get a ballot to your proxy in time. Please pick someone in Niwot and tell them how you would like for them to vote on your behalf.

Zoom Link to Attend Meeting

Ballots will be counted at the upcoming Executive Board meeting. You may attend via Zoom by clicking [here](#) at 6:30pm on Tuesday, January 12th.

Votes will be tallied by volunteer homeowners at the meeting and results tabulated. See you then/there!

Join the Executive Board

This is a great time to get involved as **there will be more vacancies on the Executive Board opening up 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!

SEHOA Featured in Niwot County Living

In keeping with our mission to position Somerset Estates as a Premier Community in the Front Range, **the January issue of Niwot Country Living featured a story about our community**. You should have received a copy in your mailbox. SEHOA is the subject of an HOA Showcase article on pages 12 and 13.

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, an agenda and 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:

Happy Holidays and Best Wishes

Special Assessment Vote Underway

Anonymous Feedback

Executive Board Vacancies

Local Real Estate Prices Rising

Homeowner Education Highlight: Trash Cans

Somerset Estates Book Club

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