



What's Up #114 October 2026

Invitation to the Somerset Estates Community from the SEHOA Board: Addressing the Future of Ponds 4-7

To take the next step in addressing the future of Ponds 4-7, the SEHOA Board of Directors would like to invite the Somerset Estates homeowners to one of two community information gatherings scheduled for the evening of **Monday, October 12th at 6:30pm and Thursday, October 15th at 6:30pm at the Niwot Inn: 342 2nd Ave, Niwot, CO.**

Alternatively, please join us remotely via **Microsoft Teams**. The **Microsoft Teams LINKS** for the meetings can be found on the [SEHOA Website Homepage](#).

The objective of the assembly is to arm the community with the facts surrounding the two alternative directions for Ponds 4-7: RECONDITION OR DECOMMISSION, and a fact-based friendly discussion surrounding the alternatives.

The Board encourages you to please read the SEHOA Pond and Irrigation System Shared Facts Presentation distributed via E-mail on September 30th or available on the [Somerset Estates Website Homepage](#) and [Somerset Estates Website File Downloads](#).

Paved Paths

Our SEHOA paved paths have been crack sealed and coated to protect them from damage this coming winter.

New Architectural Control Committee Member

Thank you, Scott Abrahamson, who has offered to volunteer on the SEHOA ACC. Scott Abrahamson was the SEHOA President from 2021-2023. Erik Hoenes has completed his term on the Architectural Committee. Thank you, Erik!

Ponds 2 and 3 Project

Thank you, neighbors for paying your Special Assessments, passed in June. The Ponds 2 and 3 project is underway beginning with Geotechnical Testing and reviewing of the proposals and quotes. The Ponds will be fully empty by the end of October and then construction can begin!

Safety in Somerset Estates

SEHOA's 2-year contract with Flock Safety for our automated license plate reader systems at both entrances is coming to an end this December. The board is openly discussing with homeowners and in the monthly board meetings whether or not to renew the contract. Homeowners recent concerns have included the return on investment for the service as well as the vandalism and tampering with the hardware. Others have appreciated the last two years of relative quiet and are hesitant to make a definitive break away from this setup. We encourage you to please email Info@SomersetEstates-hoa.com with any comments or concerns regarding the Flock Safety system or other security related topics.

Water Shares

SEHOA is taking a proactive, year-round approach for water acquisition. Homeowner Danny Lindau has generously been working with board member Larry Becker on this undertaking. Please email Info@SomersetEstates-hoa.com if you would like to join their efforts.

Review of Options to Repair and Maintain Our Roads Presentation from the Roads Task Force

Stephen Lehan presented a review of the Road Initiative at the Board meeting of 9/24 with the conclusion that the Somerset Estates roads are deteriorated, with many segments in poor condition and no dedicated Boulder County funding plan in place. Our neighbors on The Roads Task Force have carefully reviewed the options to address this critical issue that directly affects our property values, safety, and quality of life. We encourage all of you to read thoroughly the Roads Task Force literature for it outlines the cost to Somerset Estate homeowners to fix our failing roads under various funding alternatives.

The SEHOA Executive Board's review of the Road Initiative led to our endorsement of the Town Road Initiative as the least expensive path to fix our failing roads.

CONTACT the Roads Task Force: Stephen Lehan: slehan@aupairint.com or Paula Hemenway: p.hemenway@comcast.net

Again, Executive Board recommendation to homeowners: we encourage every Somerset Estates homeowner to learn the facts and to VOTE as they see fit.

Upcoming Events at a Glance

SEHOA Invitation: Addressing the Future of Ponds 4-7 Community Information Session - Two Community Information Sessions scheduled for the evenings of Monday, October 12th and Thursday, October 15th at 6:30pm at the Niwot Inn, 342 2nd Ave, Niwot. Or **JOIN the Ponds Information Sessions remotely via Microsoft Teams Meeting** - LINKS available on the [SEHOA Website Homepage](#)

SEHOA Executive Board Meeting - Wednesday, October 28th at 6:30pm via ZOOM. Please visit the [SEHOA Homepage](#) for the LINK.

Somerset Estates Book Club - October 22nd 4PM at Candace Abrahamson's. Please contact Paula Hemenway at p.hemenway@comcast.net to be added to the group.

Monday Mahjong - Mondays at 3 PM. Contact Paula Hemenway at p.hemenway@comcast.net for more information.

Contact

Association General Information

Somerset Estates Homeowners Association P.O. Box 621 Niwot, CO 80544 - Website: SomersetEstates-HOA.com
General Email Inquiries: Info@Somerset-Estates-HOA.com

Property Management

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