
What's Up #108 September 2025

From Somerset Estates HOA <info@SomersetEstates-HOA.com>

Date Tue 9/30/2025 10:24 AM

To Astrid Kirschenbaum <astridk@somersetestates-hoa.com>



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Executive Board Meeting in October

Please refer to somersetestates-hoa.com for the Board Meeting DATE and time - tentatively **October 21st at 6:30pm**, but subject to change. Use the **LINK** at somersetestates-hoa.com to **join!** We now have **NEW links** and **webex** vs zoom. The agenda and the minutes of the September meeting will be posted on the website at least one day before the meeting.

Architectural and Landscaping Standards Proposed Revision

After feedback from the community, the board has decided to update the ACC Standards in an effort to make them incrementally more user friendly and easier to follow, as well as to update certain requirements in the Standards to support the ACC in helping the community achieve their goals for their homes.

Homeowner input is welcome on a proposed updated version of the Architectural and Landscaping Standards (Standards), [available here](#). **Comments may be sent to info@somersetestates-hoa.com or made at the October board meeting.** The Executive Board expects to approve the updated version at the October meeting. The major changes include (minor edits were made throughout):

1. Now that all the Lots are built out, sections of the Standards that pertain primarily to

new construction, major exterior remodels, and major landscaping revisions are in a separate Major Projects Addendum, [available here](#). This addendum is still part of the Standards but doesn't apply to most projects.

2. Description of projects that do not require approval from the Architectural Control Committee (ACC).
3. Clarification on variances, waivers, and reviews.
4. Updates to the roofing materials section.
5. **Definition of permanent accessory structures as those with foundations and/or a connection to the home. These will be allowed with ACC approval.** Previously, all permanent accessory structures had to be connected to the home. Non-permanent structures (e.g., portable storage units or temporary outbuildings) are not allowed.
6. Replacement of the term "Protected View Corridor" with the more accurate "Preserved View Corridor". Please see below about a campaign for us all to work together to restore and preserve our fabulous mountain views!
7. Revised language on placement of waste management company bins.
8. Deletion of sections of the SEHOA Declaration as these are available on the website.

"Like a Good Neighbor" Campaign to Improve Views

State Farm's jingle is well known for saying "Like a Good Neighbor..." As we enter the fall, all of us will need to prepare our yards and irrigation systems for winter. As a result, we all have a great opportunity to be a good neighbor. As a community that has been around for 30 years, **it's no secret that many of the trees in our neighborhood have outgrown their original projected heights** due to abundant Colorado sunlight and Left Hand Water irrigation. Consequently, it is time for many of us to significantly prune or even remove some of those trees that may be encroaching on your neighbor's mountain views. Pruning will make your trees healthier as well. Please consider engaging a local tree company annually (perhaps even teaming up with some of your neighbors to get better pricing) and all of us will enjoy improved views and property values! **Don't hesitate to reach out to the ACC if you need any assistance in identifying which trees would be the best to prune to maximize views or if you just need some names of tree companies that other members of Somerset Estates have used. The ACC can be contacted at ACCGroup@somersetstates-hoa.com.**



Trees are lovely, but are hiding the mountains!

Roads Task Force Appointed

At the September Executive Board meeting a task force consisting of Steve Lehan, Melissa Koller, and Paula Hemenway was appointed to stay informed about a possible Public Improvement District (PID) and other options to solve the decades-long Boulder County position to limit work on most Niwot roads to minor repairs (potholes, crack sealing, etc.). If you're interested in participating, please send an email to Steve Lehan at slehan@aupairint.com. Comments may also be sent to Steve.

Security Task Force Still Needed

We know the safety and security of our neighborhood is top of mind for homeowners. We are looking for 2-3 homeowners to spearhead a "security task force." Please email Lisa & Astrid if interested. Lisa: lisas@somersetstates-hoa.com Astrid: astridk@somersetstates-hoa.com

Somerset Estates Pond/Water Project Update

The board is moving forward with efforts to improve water use while keep Somerset Estates looking attractive. However, we encourage more input on managing our water needs while maintaining property quality. Keep the conversations and input coming!

There is enthusiasm to start a project to invest in Somerset Estate's signature area: Outlot D consisting of ponds 2, 3, and the waterfall. Given that, we have launched a high-level design of pond 3 to share with the community. Steve Flannery and Astrid Kirschenbaum will be driving the water and landscaping design. Goals are a design that will accommodate any future decisions made on the pond system as well as moderating the cost.

Also, efforts are proceeding to finish the cost analysis to update the Aspen Reserve Study and the Pond System Study.

Contact: Steve Flannery stevef@somersetestates-hoa.com, Lisa Smith lisas@somersetestates-hoa.com, Astrid Kirschenbaum astridk@somersetestates-hoa.com

Upcoming Events at a Glance

Please monitor the SEHOA website for any schedule changes: somersetestates-hoa.com.

Executive Board Meeting - October 21 (tentative) at 6:30 PM online only.

Somerset Estates Book Club - The next meeting will be in October 30, hosted by Kathy Heimann. The book is *The Very Secret Society of Irregular Witches* by Sangu Mandanna. Please let Paula Hemenway know at p.hemenway@comcast.net if you want to be added to the Book Club distribution list.

Contact SEHOA

Association General Information

Somerset Estates Homeowners Association
P.O. Box 621
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Website: SomersetEstates-HOA.com

General Email Inquiries: Info@SomersetEstates-HOA.com

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