

Somerset Property Owners Association
Annual Meeting of the Membership
February 2024– President's Report

Our Association has had a very busy year. Thank you to all of our residents for putting their trust in us as volunteers to manage the maintenance of our neighborhood.

On an ongoing basis, our Association:

1. Administers SPOA property owner database
2. Collects dues and administers our budget
3. Contracts and manages lawn mowing and maintenance of all common areas
4. Contracts and manages snow removal for our common areas and alleys
5. Maintains the pond and pavilion
6. Empties and maintains garbage cans in parks
7. Maintains and monitors playground equipment in parks
8. Maintains trees in parks
9. Communicates and enforces restrictive covenants
10. Maintains SPOA website and digital media
11. Monitors changes from the City of Ames that affect HOAs across the city
12. Addresses homeowner issues and concerns as they arise

In addition to regular, ongoing maintenance, we also select and implement larger improvement projects around Somerset. In 2023, we had a very busy and productive year. Your Board has initiated several major improvements and lots of minor improvements around Somerset.

These improvements include:

1. Bike Path Improvements
 - a. 3,049 feet of crack filling
 - b. 12,779 square feet of seal coat
 - c. Four asphalt patches
 - d. Mill and overlay two areas, 45' X 6' and 20' X 6'
2. Unbudgeted sidewalk repairs due to registered complaints to the City of Ames
 - a. Crestlawn Park -
 - i. Concrete saw and removed existing pavement then replaced it with 4" of concrete 8 sidewalk panels.
 - ii. Grind 2 sidewalk panels to eliminate trip hazards.
 - b. The Grove Park -
 - i. Saw and removed existing pavement and replaced it with 4" of concrete, 4 sidewalk panels.
 - ii. Grind 6 sidewalk panels to eliminate trip hazards.
 - c. Somerset Lawn
 - i. Concrete saw and removed existing pavement and replaced it with 4" concrete, 2 sidewalk panels one on each corner.
 - d. The Pavillion
 - i. Concrete saw and removed existing concrete and replaced with 6" and 4" of concrete 3 Panels at parking area 6" concrete and 1 Sidewalk panel 4" concrete.
 - ii. Grind on panel to eliminate trip hazard.
 - e. Stange Road and Kent between Kingston and Yorkshire
 - i. Concrete saw 1 panel in sidewalk remove and replace with 4" concrete
 - ii. Grind 12' of trip hazard these areas are marked in orange

- f. Clayton and Aspen Area Trail
 - i. Concrete saw remove and replace 2 panels of concrete and grind trip hazards 8' on both sides of street.
 - ii. Grind 4' of trip hazard.
3. Planted 16 trees in The Grove, Kingston/Stange, and The Pond
4. Removed dead ash tree near retention area along 24th Street
5. Clean up of Retention Pond along 24th Street
6. Landscape plan for the 24th Street Retention Pond
7. Landscaping around Corner Lawn park sign
8. Replaced two park signs – Landon's Lawn and Somerset Lawn
9. Replaced bike path approaches along Camden Drive
10. Renewed several restrictive covenants due to expire within the next five years
11. Installed memorial bench and platform at The Grove, honoring the five generations who worked the land Somerset is built upon
12. Refreshed the flower bed at the Pavillion
13. Warranty repairs to the Pond fountain
14. Maintenance and upgrades to the feature lighting at 24th and Stange
15. Tree and brush trimming along Northridge Parkway and GW Carver
16. Invested rainy day funds into a laddered group of CDs for better returns with similar risk

As we look forward to 2024, our Board needs your input into priorities and focus for maintenance and improvements of our common areas. Ideas we are considering:

1. Monitoring financial returns of our rainy day funds
2. Up to 12 trees for common areas
3. Mitigation and landscape enhancements to flood retention area along 24th street
4. Upgrades and long-term maintenance of SPOA website and communications
5. Repair or replace flood lights and/or pedestal lights in feature areas
6. Refresh landscaping around park signs
7. Other maintenance and upgrades as needed

Thank you for your continued support of our work. If you would like to be more involved, please contact us somersetames@gmail.com

Dan Topf
President, Somerset Property Owners Association
somersetames@gmail.com www.somersetames.com