

# Somerset News

[www.Somersetwindstar.info](http://www.Somersetwindstar.info)



## Landscaping

All our tall palms were trimmed of seed pods and old fronds last week. New mulch is scheduled to be delivered and installed starting on December 14th. This process usually takes several days. Please use caution driving around Paget Circle when the installers are on site. They will use a fork lift to move the bags of mulch around the neighborhood.

## Irrigation

The new Irrigation valve at our entrance has been relocated to its permanent position. New sod will be put down to repair the areas involved. New landscaping is being considered to hide the valve from view as you drive down Haldeman Drive.

## Pool

Please close the umbrellas when leaving the pool area. Unexpected storms with wind can damage the umbrellas and over turn the tables.

## New 2021 Budget

The Board of Directors approved the 2021 budget at the November meeting. While Somerset is continuing to maintain fiscal discipline, our biggest increase comes from the Master Association's increase in assessments. Though we cut some expenses in areas such as infrastructure repairs, landscaping costs increased for mulch/sod/plant expenses. Water & Sewage costs continue to increase due to the price increase from the city of Naples.

Our total budget increase for 2021 is 3.6%. Annual assessments for Somerset are \$8,816. New Quarterly assessments beginning January 2021 are \$2,204.

## ACH Not available for January payment

Due to an issue with our Property Manager and our Banking institution, ACH Payments will not be available for the January payment of HOA dues. We are working to resolve the problem and will have ACH Payments working by the next assessment due date. Please notify your bank of this temporary change.

### **Mail a Check directly to our bank at the following address:**

Somerset at Windstar Homeowners Association

% First Florida Integrity Bank

P.O. Box 9338

Naples, FL 34101

A note with this address will also be included with your invoice.

## Storm Drains

When clearing your yard of landscape debris, please be careful not to place it too close to our street storm drains. Winds and water can move the debris over the drains causing water to back up on the street.

## Mailboxes

The Board is investigating new mail boxes for Somerset. Our current boxes and lamp posts are deteriorating due to age and Florida weather. This could possibly be an expensive replacement. We are discussing our options with several companies. Once we have design and color choices available, we will schedule a meeting for residents to preview, and address any questions. The projected timing of this project is summer of 2021.

## Happy Holidays

**SAFE JOURNEY TO THOSE TRAVELING FOR THE HOLIDAYS.**

## ARC Requests

Any exterior changes, additions, modification or rebuilding must first be submitted to the Board of Directors for approval prior to any work being performed. Our web site has the necessary forms to be completed by the homeowner. Accompanying materials such as construction plans and specifications showing the exact work to be performed, insurance certificates of contractors, and detailed drawings of projects are required when submitting a request for exterior changes.

Architectural Control and Review Standards were adopted by the Somerset Board of Directors in 2015, after approval by the Windstar Master Association. These Standards are available to residents. Please review them prior to submitting any requests for ARC changes. This will ensure you have the necessary documents to ensure your requests are responded to in a prompt manner. Some change requests may require Master Association approval prior to any work being started. The Board will advise if this step is necessary in any application process.

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From the Menu on the home page:

ARC Standards & Guidelines can be found under "Governing Documents"

Building & Exterior Change Request forms can be found under "Forms"

