



## Park East Square Homeowners Association Spring Newsletter April, 2020

**NEW! IMPORTANT! Revisions have been made to several of our important documents - all of which are located on our website at [www.parkeastsquare.org](http://www.parkeastsquare.org). All owners, landlords, and tenants need to read the revised documents! We recommend landlords add a clause to their leases stating that tenants have read and agree to comply with the Rules, Covenants, Policies, and Declarations. We recommend providing hard copies in each unit and the link to the website.**

- Rules and Regulations: Revisions were made effective January 2020.
- The Covenant and Enforcement Policy was revised effective March 2020.
- The Policy on Exterior Changes & Architectural Control Guidelines (ACG's) was revised effective February 2020.

**DOGS on Leashes and Pet Clean-Up.** We continue to have violations of the leash requirement, such as chronic offenders who allow their dog(s) to run free in the common areas outside units or those throwing a ball or Frisbee in the open grassy area on the NE corner of the property. **Park East Square is not a dog park!** City Ordinances and PESHAs Rules and Regulations require dogs to be on a leash at all times. **And thank you for cleaning up after your pet, with a special thanks to those providing their own bags!**

**Short-term Rentals.** In addition to a rental license, the City requires all owners of short-term-rental property (e.g., Airbnb, Vrbo) to maintain valid business licenses. If residents think there is an illegal rental or have a complaint, residents can investigate online and report Rental Housing Licensing Code Violations via email to [plandevlop@bouldercolorado.gov](mailto:plandevlop@bouldercolorado.gov) or call 303-441-1880.

**Watch What You Flush!** Our HOA and the City sanitary sewer system is designed for human waste and toilet paper. Even if items say "flushable", they can cause issues in homeowner sewer systems, HOA and City sewer systems. The following items belong in the trash, not the sewers: Wrappers, Q-tips, cigarette butts, condoms, tampons & applicators, tissues, facial wipes, paper towels, wet wipes (baby, hygiene, disinfecting). **Please contact our HOA Manager if you are experiencing a slow drain!!!**

**Building Repairs, Gutters, and Painting.** The following buildings are slated for some kind of work this summer: 1121, 1160, 1169, 1170, 1179, 4150, 4165, 4232, and 4300. The HOA Manager will be contacting owners to discuss the scope of the work specific to each building and to answer any questions about 3-4 weeks before work begins. Residents will be notified 2 weeks in advance, so that they can move patio furniture and other items away from the building.

**Asphalt Replacement Project.** A contract has been signed to re-grade and re-pave the **4300** cul-de-sac, including new concrete drain pans and re-striping. The large cottonwood tree will be also be removed. This project is expected to take 3-4 weeks in July. Residents will need to park on

Monroe Drive or in other cul-de-sacs during this time. The HOA Manager will notify residents regarding further details.

**Dumpster.** The HOA will again provide a dumpster for common use from approximately mid-April to mid-May. **Do not place unwanted furniture or household items on the curb!** Ideally, take items to a thrift store, where they can find a new home. Otherwise, use the dumpster in the 1150-1186 cul-de-sac.

**Lawn Maintenance.** Organo-Lawn will be at Park East Square on Saturday, April 25th to apply an all organic post-emergent weed control product to our lawns (as they did last year). Their unique product basically over-fertilizes broadleaf weeds, causing them to turn black quickly and die off. You may see Organo-Lawn personnel driving trucks & dragging big hoses around while they're here. Although the product is made of all edible ingredients, and we feel it is the best balance between ecological responsibility and effectiveness for broadleaf weed control in turf areas, we still advise to keep pets & children off the lawns for the day.

**Weed Control.** HOA staff will be spot spraying weeds around the buildings, especially in gravel areas and parking lots, throughout the spring and summer. Spraying generally happens one day per week as weather conditions permit, but it may not be on the same day each week. We are still experimenting with organic herbicides and using them as much as possible. We will also use glyphosate, which is the active ingredient in RoundUp, on hard to control perennial weeds. Please contact the HOA Manager at [manager@parkeastsquare.org](mailto:manager@parkeastsquare.org) if you would like more information on weed control and the products used.

**The Pool.** Weather permitting and dependent on COVID-19 restrictions, we hope to have the pool open by Saturday May 23rd, the weekend before Memorial Day. Please follow all posted pool rules and help keep the pool, pool deck, and bathrooms clean and orderly. Please report any suspicious or disruptive behavior or activity to the HOA Manager. If residents notice anyone using the pool after 10 p.m., they are trespassing – please call the Boulder Police at 303-441-3333.

**Monthly Meetings.** Due to the COVID-19 restrictions, the PESHA Board will be conducting some of our business via Zoom. If you have any concerns, please email our manager. However, on the second Tuesday of each month, we propose to meet informally at 1:00 PM, weather permitting, on the lawn outside 1075 Monroe Drive to provide an opportunity for residents to meet with us while maintaining social distance! Meeting minutes will be posted on our website the day after.

<p>Jon Ray Gardner – Manager 303-442-6511  <a href="mailto:manager@parkeastsquare.org">manager@parkeastsquare.org</a></p> <ul style="list-style-type: none"> <li>• Grounds &amp; snow removal</li> <li>• Buildings, Carports and Trash Rooms</li> <li>• Water/Sewer and carport lighting</li> <li>• Gutters, downspouts and tip-outs</li> <li>• Sidewalks and cul-de-sacs</li> </ul> <p>Bonnie Skilton – Bookkeeping 303-444-4107  <a href="mailto:bonnie.skilton@gmail.com">bonnie.skilton@gmail.com</a></p> <ul style="list-style-type: none"> <li>• Financial information &amp; accounting reports</li> <li>• HOA certifications</li> <li>• Account information for a specific lot</li> <li>• Homeowner Association Dues</li> <li>• Update ownership records</li> </ul>	<p>Board Members</p> <ul style="list-style-type: none"> <li>• Lois Bennett – President 301-875-1716  <a href="mailto:loisbennett7916@gmail.com">loisbennett7916@gmail.com</a></li> <li>• Mark Leibendorfer – Vice-President  <a href="mailto:mleibendorfer@gmail.com">mleibendorfer@gmail.com</a></li> <li>• Dave Longenecker - Secretary/Treasurer            303-440-7023  <a href="mailto:davel@parkeastsquare.org">davel@parkeastsquare.org</a></li> <li>• Evan Lam <a href="mailto:evsrealestate@gmail.com">evsrealestate@gmail.com</a></li> <li>• Tim Johnson <a href="mailto:tim.j.johnson99@gmail.com">tim.j.johnson99@gmail.com</a></li> </ul> <p><b>Website</b> <a href="http://www.parkeastsquare.org">www.parkeastsquare.org</a>  Mailing address: PESHA  1075 Monroe Drive  Boulder, CO 80303</p>
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