



## Park East Square Homeowners Association Newsletter August 2020

**Welcome to all New Residents. Please take the time to read our covenants, rules, and policies on our Website, [www.parkeastsquare.org](http://www.parkeastsquare.org), as well as this Newsletter!** Owners are responsible for ensuring their tenants abide by all the covenants, rules, and policies.

**Invitation to Monthly Meetings.** The PESHA Board of Directors meets on the second Tuesday of each month, via Zoom for now. Homeowners and residents are welcome to attend. Check the website or bulletin board at 1075 Monroe for the time, agenda, and details on how to attend the meeting.

### **NOTICE – MARK YOUR CALENDERS.**

**The Annual Meeting will be held on TUESDAY, DECEMBER 8, 2020.** The discussion covers the “State of the HOA” and the 2021 budget. Notice and Proxy for the annual meeting will be sent out to owners in late October or early November.

**URGENT!!! SECURITY AT PARK EAST SQUARE.** Bear in mind that our carports are frequently being “cased” by thieves. That said, the vast majority of thefts are “crimes of opportunity”, e.g., unlocked bikes, storage closets, and cars. If you see someone suspicious, try to get a photo and report it to police. And always follow the rule of “out of sight, out of mind”. **LOCK YOUR CAR EACH AND EVERY TIME** and don’t leave stuff in your car. Keep your bikes in your storage closet if at all possible and register your bike (see the City of Boulder website). Arrange to be notified and sign for your packages; better yet, go pick them up at the local UPS store. Take photos and have a list of serial numbers of everything. Get to know your neighbors. If something is stolen, file police reports.

### **TRASH ROOM PROTOCOLS.**

- With so many people purchasing online, trash rooms are often found overflowing with cardboard. **Our waste hauler will only take whatever fits in the totes. Please break down & flatten ALL boxes.** If you have lots of cardboard at once or large pieces that won't fit in the totes, please take them to one of the free recycling drop-off sites located nearby: Western Disposal (near Valmont & 63rd), the Boulder County Recycling Center or Eco-Cycle (both near 63rd and Arapahoe).
- Each trash room has posted lists for items which can be recycled and composted. Use the appropriate container. Rinse your recyclables, **do not bag them**, and do not include **plastic bags** (contaminates the entire bin and landfill). Tie up your trash and cat litter in bags and close the lids on the trash cans.
- **Large items such as furniture, appliances, boards, construction materials, etc., are not to be discarded in the trash rooms or on the curb.** If you have large items, please make other arrangements for their disposal – Boulder has lots of thrift stores!
- **If your recycle bins are full**, please look for less-full bins in other trash rooms.

**Summer Accomplishments!** We completed our second paving project in the 4300 cul-de-sac that included removal of a large tree, repair of sewer lines, new concrete drain pans, regrading, repaving, and new parking striping. Thanks to all the residents of that cul-de-sac for their patience during this project!

**Pool Update.** Thanks to everyone for observing the revised rules this year (because of the COVID-19 pandemic). We understand that your “pool experience” this summer is quite different – but at least we’ve been able to be open! Despite the reduced hours, the pool is actually costing us more this year due to additional chemicals, water replacement, and staff time. One question that came up early on was regarding a reduction in the HOA dues if we did not open the pool. The answer is the HOA has no obligation to reduce dues even if the pool wasn’t open (according to our attorneys). But it is open, so that’s a non-issue! Enjoy!

## **HELPFUL TIPS FOR NEW (AND CURRENT!) RESIDENTS**

**Parking.** The cul-de-sacs are owned by Park East Square and the unassigned parking is for use by residents and their visitors only. If you notice a vehicle that is inoperable, parked in a fire lane, or not owned by a resident, please notify Jon Ray Gardner, our manager.

Monroe Drive is owned by the City of Boulder. Due to the shortage of street parking and use by commuters, we have a Neighborhood Parking Permit Program. Without a permit, one can park on Monroe on weekdays from 9 a.m. to 5 p.m. for a maximum of three hours. Parking is allowed on both sides of the street in sections delineated by the signs. Residents can register their cars for a permit to be exempted from the three-hour limitation, and guest permits are available. See our website under “Contacts” for a link to the City's Neighborhood Parking Permit Program webpage for details.

**Carports** - only “street-legal” vehicles are allowed and the number of bikes is limited to four.

**Do not back in to the carports!** When using the carport, park forward. Backing in is more difficult and leads to more collisions with the carport posts. Cars backed in have a tendency to put more exhaust in the carport and consequently into the townhouse itself. You will be cited.

**Patios – freestanding umbrellas only, no pop-up tents or structures allowed. Everything must remain behind & below the fences. Excessive “junk” will be cited.**

**Dogs** are ok at Park East Square, **but not running loose.** They must be on a leash at all times when outside the home or patio/deck area. Do not tie them to our trees. **Poop is NOT acceptable – it transmits disease.** Use your scoop and refuse bags. No bags? There are bag dispensers at several locations. Please contact the City of Boulder Animal Control at 303-441-3333 to report a problem or file a complaint.

**External window air conditioners are not allowed** for two reasons. They are unsightly and the noise they generate can annoy nearby neighbors. There are internal AC units which are barely noticeable and quiet. Many residents and homeowners are now using the internal AC units.

**Remember** that while our contractors try to clean up as best they can, the HOA is not responsible for incidental damage such as flat tires, pictures falling off walls, etc.

**Garden Hose Reminder.** Beginning October 1<sup>st</sup>, please disconnect all exterior garden hoses to prevent pipe breakage in the event of a hard freeze. Effective October 15<sup>th</sup>, any garden hoses not put away for

the season will be collected by the maintenance staff – particularly those that could be hit by the snowplows. If your hose causes pipe breakage, it will be your responsibility and \$\$ to repair!

**Emergency Planning.** Make sure you know where the water shut-off is for your unit. Remember that various utilities (especially water) run under the units, or in the case of the D unit, through the carport. If you plan to be away, please ensure that a neighbor or the HOA Manager has contact information for someone who can access your crawl space if necessary.

**Speaking of Water.** Water usage is up more than anticipated. While the HOA pays the water bill, it ultimately is paid by your dues. We are looking into possible causes and you can help by checking your toilets, pipes, and faucets for any slow leaks, including your crawl spaces.

### **Update on PESHA's Annual Architectural Survey**

The second annual survey is done. A huge thanks to all the owners who made or are making changes to come into compliance with the architectural guidelines. This year we focused on items that are in disrepair (such as lights and storm doors) or easy to correct (such as painting doors). Your efforts resulted in fewer items to resolve this year, and help to preserve the common scheme and design harmony – the appearance – of our community.

Please note that the architectural guidelines evolve over time to keep up with changes in law and the aging of our buildings. Just because something was not reviewed or had prior approval does not mean it complies with current guidelines. These items will continue to be listed in the annual letters until resolved so we have accurate records. While the survey letter usually does not require immediate change, it does encourage coming into compliance as soon as possible as well as clarifying an owner's responsibility.

While the survey was smoother this year, the Architectural Control Committee (ACC) is looking at ways to improve the process. If you have any suggestions for the processes or the architectural guidelines, please email them to Lois Bennett at [loisbennett7916@gmail.com](mailto:loisbennett7916@gmail.com).

### **Need a Light Fixture that's both Dark Sky and HOA compliant?**

The HOA is purchasing a small number of fixtures to have on hand – just email our manager to see if we have any in stock!

**Contacts:**

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| <p>Jon Ray Gardner – Manager 303-442-6511<br/><a href="mailto:manager@parkeastsquare.org">manager@parkeastsquare.org</a></p> <ul style="list-style-type: none"><li>• Grounds and Snow removal</li><li>• Buildings, Carports and Trash Rooms</li><li>• Water/Sewer</li><li>• Gutters, downspouts and tip-outs</li><li>• Sidewalks and cul-de-sacs</li><li>• Exterior lighting</li></ul> <p>Bonnie Skilton – Bookkeeping 303-444-4107<br/><a href="mailto:bonnie.skilton@gmail.com">bonnie.skilton@gmail.com</a></p> <ul style="list-style-type: none"><li>• Financial information</li><li>• HOA certifications</li><li>• Accounting reports</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<br/><a href="mailto:loisbennett7916@gmail.com">loisbennett7916@gmail.com</a></li><li>• Mark Leibendorfer – Vice-President<br/><a href="mailto:mleibendorfer@gmail.com">mleibendorfer@gmail.com</a></li><li>• Dave Longenecker - Secretary/Treasurer<br/>303-440-7023<br/><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>Website <a href="http://www.parkeastsquare.org">www.parkeastsquare.org</a><br/>Mailing address:<br/>PESHA<br/>1075 Monroe Drive<br/>Boulder, CO 80303</p> |
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