



Park East Square Homeowners Association Newsletter Spring 2021

After an “interesting winter”, spring looks like it’s finally here! This newsletter is filled with timely information for both owners and renters for the spring and summer seasons. Owners should also be aware that the annual Architectural Survey will be conducted in early May, so any items that were cited in the 2020 survey and marked as “in progress” need to be finished up! We’ll be sending reminders to individual owners. Enjoy the improving weather!

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, which will again be located in the cul-de-sac by 1180.

Trash Rooms

Break down and flatten all boxes. Do not bag recyclables. If the totes get full, look to see if there’s another trash room in your cul-de-sac that can accommodate your trash and recyclables. Please note that the HOA’s waste hauler charges extra for any items that are NOT in the totes. This can add up and put stress on the budget, which could result in higher monthly HOA fees. If it doesn’t fit in the bin, make it smaller or find another way to dispose of it!

Parking Lot Repaving

The HOA has contracted with Superior Aggregates to re-grade and re-pave the 4140-70 and 4269-99 parking lots, including new concrete drain pans and re-stripping. This project is expected to take 4 weeks in late June/July. Residents will need to park on Monroe Drive or in other parking lots for at least a portion of this time. The HOA Manager will notify owners and residents regarding further details.

Building Repairs, Gutters & Painting

The following buildings are slated for general repair and paint this summer: 1111, 1121, 4150, 4217, 4299 and 4330. 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. In addition, gutters will be repaired on 1150, 4170 and 1129.

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. Staff will be applying glyphosate, which is the active ingredient in RoundUp, as per manufacturer and US EPA guidelines. Our lawn care contractor will be using a different organic herbicide for broadleaf weeds in turf areas, called Fiesta, which is an iron chelate solution. Please contact the HOA Manager at manager@parkeastsquare.org if you would like more information on weed control and the products used.

Dogs and Dog Waste

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 PESHA 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.

Pool

The pool will be open this summer beginning (tentatively) Memorial Day weekend subject to any COVID restrictions. The board will be researching guidelines from the CDC and City of Boulder for guidance. Stay tuned!

Maintenance Tips

The buildings at Park East Square are 40+ years old, and we are noticing some recurring issues on the interiors that may need some attention:

One issue we have seen repeatedly is leaking bathtub overflow cover plates. This can be a tricky plumbing leak to troubleshoot as it only occurs when the tub is completely full. This is of particular concern in D units, as the leak can cause damage to the drywall ceiling in the carport, but it may be an issue in any unit. The cause is usually a worn or cracked gasket behind the cover plate, which is a relatively inexpensive and easy fix, especially compared with ceiling drywall repairs!

Another issue we have seen is disconnected or poorly connected bathroom fan and dryer exhaust ducts in attics and crawlspaces. In both cases, this causes warm, moist air to accumulate where it should not. In the case of dryers, this can cause lint build-up which can become a fire hazard. Both bathroom fans and dryers should exhaust to the exterior of the building. This is also usually a relatively easy fix, sometimes just requiring a proper clamp or short section of duct to be replaced.

Lastly, please check for any excessive water use or leaks in your unit. Water is a HUGE expense for the HOA, and even small plumbing leaks in crawlspaces or running toilets can add up. We regularly get water bills that indicate continuous usage, and this is very difficult to troubleshoot for 220 units.

Parking

As a reminder, parking along Monroe Drive is managed and enforced by the City of Boulder through the Neighborhood Parking Permit Program. Permits only cost \$17 a year for residents, which includes 2 free visitor permits. The HOA encourages residents to obtain permits through the City of Boulder Department of Parking Services:

1500 Pearl St, Suite 302 | 303-413-7300

parkingservices@bouldercolorado.gov

<https://bouldercolorado.gov/parking-services/neighborhood-parking-program>

Short-Term Rentals

The City requires all owners of short-term rental property (e.g., Airbnb, Vrbo) to acquire a short-term rental license, a business license, and to submit a short-term annual affidavit. Short-term rentals must be the owner's principal residence, defined as the dwelling unit in which a person resides for more than one half of the year. If you think there is an illegal or unlicensed rental or have a complaint, you can file a report on the city's website or call 303-441-1880.

Patios and Carports

It is up to the owner or tenant to clean patio and customized garden areas. The HOA does not clean these areas. Your attention to keeping your patio free of leaves and debris will help keep moisture and insects away from the building exterior and prevent damage to the building structure. In addition, please limit the number of decorative items so patios and garden areas are neat and orderly. Remember that carports are for "street-legal vehicles" only. More details can be found in the HOA's Rules & Regulations, posted on the website.

Did You Know...

That Park East Square is a townhome community? As opposed to a condominium community? There's a big difference!

That recent revisions were made to the Rules & Regulations and the Exterior Modifications & Architectural Control Guidelines Policy, which are on the website. Please be sure your renters also read and follow these standards.

Monthly Meetings

The Board has been meeting via Zoom since March of 2020, and this will continue for the foreseeable future. Meetings are at 7:00 p.m. on the second Tuesday of each month. Homeowners and residents are welcome to attend. All owners with email addresses on file with the HOA will receive an invitation. Please contact the HOA Manager to update your contact information or to request an invitation.

<p>Jon Ray Gardner, HOA Manager 303-442-6511 manager@parkeastsquare.org</p> <ul style="list-style-type: none"> ● Grounds Maintenance and Snow Removal ● Exterior Building Repair ● Carports/Trash Rooms/Water/Sewer ● Sidewalks and Parking Lots ● Common Exterior Lighting <p>Bonnie Skilton, Bookkeeper 303-444-4107 bonnie.skilton@gmail.com</p> <ul style="list-style-type: none"> ● Financial information/HOA certifications ● Accounting reports ● Account information for a specific lot ● Homeowner Association Dues ● Update ownership records <p>Park East Square HOA 1075 Monroe Drive, Boulder, CO 80303</p>	<p>Board Members</p> <p>Lois Bennett – President 301-875-1716 loisbennett7916@gmail.com</p> <p>Tim Johnson - Vice President tim.j.johnson99@gmail.com</p> <p>Karen Fassler – Treasurer kkfassler71@gmail.com</p> <p>Steve Haymes – Secretary srhaymes@comcast.net</p> <p>Evan Lam evsrealestate@gmail.com</p> <p>Website www.parkeastsquare.org</p>
---	---