



Park East Square Homeowners Association Newsletter August/September 2021

Welcome to all New Residents. Please take the time to read our covenants, rules, policies and guidelines on our website, 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 PESH Board of Directors meets on the **second Tuesday of each month**, primarily via Zoom. 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 14, 2021. The discussion covers the “State of the HOA” and the 2022 budget. Notice and Proxy for the annual meeting will be sent out to owners in late October or early November. If you are interested in serving on the Board of Directors, please contact a current board member or our manager, Jon Ray Gardner.

IMPORTANT INSURANCE CHANGES: The HOA is changing our master property insurance policy effective right away. Working with our attorney, the Board passed a “Resolution” effective August 10, 2021, which clarifies our Declarations as to what the HOA is required to insure, and what individual owners should insure. Despite industry-wide challenges, our large community size, and high percentage of rentals, our agent is currently working on pricing out our new policy. All owners will shortly receive formal notification of the details via mail so that they can consult with their own insurance agents regarding their individual townhome (HO-6) policies and coverage.

EXTERIOR MODIFICATIONS AND REPAIRS

Any change to the building exterior needs to have approval **before** the work begins. This includes items from decks to fences, windows and doors, HVAC equipment, to lights or anything that puts a hole in the wall, roof, siding, or trim for any reason. **An application for any modification needs to be submitted and the HOA has up to 30 days to approve or disapprove.** While we try to expedite applications, do not count on a short turnaround!

The Architectural Guidelines now include a warning to owners to make sure a contractor will meet our standards before signing a contract or paying a deposit. In addition, some repairs involve major changes that need to meet standards. Owners **must** report all repairs to Jon Ray, our manager, before the work begins (or as soon as possible in the case of an emergency). This will help us ensure architectural standards are met and that the HOA has accurate records of repairs.

TRASH ROOM PROTOCOLS

- **Our waste hauler will only take whatever fits in the bins – we get charged extra for anything NOT in the bins.** You pay for extra charges through your monthly HOA dues.
- **Please break down & flatten ALL boxes.** If you have lots of cardboard at once or large pieces that won't fit in the bins, 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 bin. Tie up your trash and cat litter in bags and close the lids on the trash cans. More on recycling below.
- **Large items such as furniture, bed frames, 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, special hazardous waste disposal, appliance recycling, and FREE scrap metal recycling!
- **If your recycle or trash bins are full,** please look for less-full bins in other trash rooms.

RECYCLING – DO IT RIGHT

1. Flatten ALL boxes - remember to remove labels and tape!
2. Cans, containers, & jugs should **NOT** be crushed. Rinse your recyclables. **Do not bag or box them. No plastic bags.**
3. No food (including greasy pizza boxes – compost those).
4. No plastic-coated cups, boxes, containers (e.g., frozen food containers & boxes, Starbucks hot drink cups/lids).

If the recycle bin has too many contaminants, it will be treated as trash that goes to the landfill. It wipes out all the good intentions and hard work of you and your neighbors to do our part for the environment.

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 cars and bikes, storage closets, and items stored under D’s stairs. 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!** Don’t leave valuable stuff in your car.
- Keep your bikes in your storage closet if at all possible and register your bike (go to BikeIndex.org).
- 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.

SPEAKING OF SECURITY...

Owners are responsible for the security of their own townhomes. During Boulder Police Department's site security survey, the officer highly recommended security cameras. Here are some tips.

- Use **small** high resolution, infrared, motion activated, wide field of view cameras that are connected so you get real time notifications.
- Be aware of privacy concerns and Colorado privacy laws.
- **Do not penetrate the exterior siding or trim without first contacting Jon Ray, our manager.**

HELPFUL TIPS FOR NEW (AND CURRENT!) RESIDENTS – Please read our Rules on the website!

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 and motorcycles is limited.

Do not back in to the carports! 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" or weeds 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. There are bag dispensers at several locations. 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 because they are unsightly and the noise they generate can annoy nearby neighbors. Buy an internal AC unit, which is barely noticeable and quiet.

Garden Hose Reminder. Beginning October 1st, please disconnect all exterior garden hoses to prevent pipe breakage in the event of a hard freeze. Effective October 15th, 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.

Contacts:

<p>Jon Ray Gardner – Manager 303-442-6511 manager@parkeastsquare.org</p> <ul style="list-style-type: none">• Grounds and Snow removal• Buildings, Carports and Trash Rooms• Water/Sewer• Gutters, downspouts and tip-outs• Sidewalks and cul-de-sacs• Exterior lighting <p>Bonnie Skilton – Bookkeeping 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>Board Members</p> <ul style="list-style-type: none">• Lois Bennett – President 301-875-1716 loisbennett7916@gmail.com• Tim Johnson – Vice President tim.j.johnson99@gmail.com• Karen Fassler –Treasurer kkfassler71@gmail.com• Arika Virapongse – Secretary av@middlepatheco.com• Evan Lam - evsrealestate@gmail.com <p>Website www.parkeastsquare.org Mailing address: PESHA 1075 Monroe Drive Boulder, CO 80303</p>
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