



## Park East Square Homeowners Association Newsletter August 2022

**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 - **especially because there have been recent changes so that our rules and policies now comply with new state laws.** Owners are responsible for ensuring their tenants abide by all the covenants, rules, and policies.

**Invitation to Regular Monthly Board Meetings.** The PESH Board of Directors meets on the second Tuesday of each month primarily via Zoom. Homeowners & 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 Owner Meeting will be held on TUESDAY, DECEMBER 13, 2022.** The discussion covers the “State of the HOA” and the 2023 budget. Notice and a Proxy form 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.

**IT’S THAT TIME OF YEAR: WEEDING AND GARDEN CUT-BACKS!** As your flowers fade, **please cut back your gardens to ensure that your sidewalks are clear** and take the time to pull some weeds! Just 5-10 minutes a day of weed pulling can greatly reduce the amount of spraying needed.

**IMPORTANT INSURANCE INFORMATION:** In July, the Board passed a Resolution with a revised Maintenance and Insurance Chart effective August 15, 2022, which further clarifies our Covenants/Declaration as to what the HOA is required to or intends to insure, and what individual owners should insure. The HOA has what is commonly known as a “studs out” policy which would reconstruct a weather-tight shell, but individual owners are responsible for insuring their interiors, attics, insulation, and crawl spaces. See the details on our website.

In addition, owners are reminded that they should consult with their own insurance agents regarding their individual policies and coverage. Ensure you have “loss assessment” coverage that would cover a Special Assessment (e.g. for the HOA’s deductible or other HOA losses, or for wind and hail damage), as well as coverage for personal liability, lost rent, or temporary housing, if necessary. In addition, we recommend owners require that their renters have renter’s insurance.

**Summer Accomplishments!** We completed our fourth paving project in the 4100-4110 and 4244-4274 cul-de-sacs that included repair of sewer lines, new concrete drain pans, regrading, repaving, and new parking striping. Thanks to all the residents of those cul-de-sacs for their patience during this project! In addition, we are repairing and painting six buildings, and we planted four new trees in the spring.

And there are many less visible projects such as replacing pressure reducing valves, installing a different chlorination system for the pool (that saves us a lot of water & chemicals) and removing downed and diseased trees.

#### **IMPORTANT INFORMATION ABOUT APPLICATIONS FOR EXTERIOR MODIFICATIONS**

- Talk to multiple contractors and get multiple quotes! Ask for guidance from our HOA manager. Provide our Architectural Control Guidelines to all contractors. You'll be surprised what you'll learn, and you'll usually save money!
- Ask your contractors to provide a written commitment to abide by our Architectural Control Guidelines.
- Soliciting and handbills are not allowed in Park East Square – do not patronize any company who ignores our rules.
- Do not sign any contracts or make any deposits until you have received an approval on your exterior modification application. The HOA has received an unprecedented number of applications this year and is doing its best to review all applications thoroughly and in a timely manner.

#### **TRASH ROOM PROTOCOLS.**

- **Our waste hauler will only take whatever fits in the bins – we get charged extra for anything NOT in the bins, which of course you pay. 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. Rinse your recyclables, **do not bag them**, and do not include **plastic bags** which contaminate the entire bin which then ends up in the landfill. Tie up your trash and cat litter in bags and close the lids on the trash bins.
- **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 and special scrap metal recycling and appliance recycling!
- **If your recycle bins are full**, please look for less-full bins in other trash rooms.

**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.

## **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 (includes either end of marked spaces), 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 \$30 annual 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.

**Carpports** - only “street-legal” vehicles are allowed and the number of bikes & motorcycles is limited.

**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 put more exhaust in the carport and consequently into the townhouses. You will be cited.

**Patios – freestanding umbrellas only, no pop-up tents or structures allowed. Everything must remain behind & below the fences. No sails/shades or anything attached to the building.**

**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, and occasionally parking may be tight, the HOA is not responsible for incidental damage such as flat tires, pictures falling off walls, parking tickets, 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. We recommend purchasing emergency window ladders for upper story units to enable egress in an emergency.**

**Contacts:**

Jon Ray Gardner – Manager 303-442-6511

[manager@parkeastsquare.org](mailto:manager@parkeastsquare.org)

- Grounds and Snow removal
- Buildings, Carports and Trash Rooms
- Water/Sewer
- Gutters, downspouts and tip-outs
- Sidewalks and cul-de-sacs
- Exterior lighting

Bonnie Skilton – Bookkeeping 303-444-4107

[bonnie.skilton@gmail.com](mailto:bonnie.skilton@gmail.com)

- Financial information
- HOA certifications
- Accounting reports
- Account information for a specific lot
- Homeowner Association Dues
- Update ownership records

**Board Members**

- Lois Bennett – President 301-875-1716

[loisbennett7916@gmail.com](mailto:loisbennett7916@gmail.com)

- Mark Liebendorfer – Vice President
- Karen Fassler – Secretary/Treasurer
- Therese Spears
- Kevin Bush
- [Board@parkeastsquare.org](mailto:Board@parkeastsquare.org)

Website [www.parkeastsquare.org](http://www.parkeastsquare.org)

Mailing address:

PESHA

1075 Monroe Drive

Boulder, CO 80303