



Park East Square Homeowners Association Newsletter August 2023

Welcome to all New Residents. Please take the time to read our covenants, rules, and policies 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.

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.

URGENT!!! SECURITY AT PARK EAST SQUARE. Keep 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 shipping store. Take photos and have a list of serial numbers of everything. Get to know your neighbors. **If something is stolen, file police reports.**

With the rise in catalytic converter theft, the Colorado Auto Theft Prevention Authority (CAPTA) has a program offering converter etching kits. It is easy and it is **free**. Go to lockdownyourcar.org to find an event and schedule an appointment to pick up your kit.

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 via your monthly 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. Rinse your recyclables, **do not bag them**, and do not include **plastic bags or packing materials** as it contaminates 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.

BEAR ALERT! Be aware that bears have been sighted along the bike paths on the north and east sides of the PESHA property.

HELPFUL TIPS FOR RESIDENTS – Please read our rules and policies on the website!

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!

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 our Facilities Manager.

Monroe Drive is owned by the City of Boulder. Due to the shortage of street parking and use by commuters, the City has 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 \$40 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.

Carports - only “street-legal” vehicles are allowed and the number of bikes & motorcycles is limited. Refer to the Rules.

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.

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

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 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 Facilities Manager has contact information for someone who can access your crawl space if necessary. We also recommend purchasing emergency window ladders for upper story windows to enable egress in an emergency.**

D UNIT Piping Alert! D Unit water supply lines run through vertical & horizontal chases in the carport and can be prone to freezing resulting in burst pipes and water damage to the carport which is the owner's responsibility. For additional info, please see the flyer on our website.

Notice of HB23-1105 HOA Task Force

The Colorado legislature created the Homeowners' Association Task Force ([HB23-1105](#)) with its members to be appointed by August 1, 2023. The purpose of the task force is to examine issues affecting HOA homeowners' rights, including an HOA's fining authority and practices, foreclosure practice, and communications with HOA homeowners regarding association processes and homeowner rights and responsibilities. If you have questions about the task force, including contact information, please contact the HOA Information Office and Resource Center ([HOA Center](#)), a program of the Division of Real Estate, Colorado Department of Regulatory Agencies.

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. Although the Board has 30 days to decide, it does its best to review all applications thoroughly and decide as quickly as possible.
- Be sure your application is complete with all the required supporting information in addition to the form. Until further notice, email your complete application to manager@parkeastsquare.org or mail it to 1075 Monroe Drive, Boulder, CO 80303.

Invitation to Regular Monthly Board Meetings. The PESH Board of Directors meets at 7:00 p.m. on the second Tuesday of each month primarily via Zoom. Homeowners & residents are welcome to attend. All owners with emails in Goodwin Management's TownSq portal will receive an email invitation and agenda. You can also check the bulletin board at 1075 Monroe for the time, agenda, and details on how to attend.

NOTICE – Owners Please Mark Your Calendars:

The Annual Owner Meeting will be held on TUESDAY, DECEMBER 12, 2023. The discussion covers the "State of the HOA" and the approved 2024 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.

Contacts:

<p>Facilities 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 <p>Goodwin - Customer Service 855-289-6007 info@goodwin-co.com or TownSq app</p> <ul style="list-style-type: none">• Financial, accounting and bookkeeping• HOA dues payment and owner account information• Resales and transfer of ownership requests	<p>Board Members</p> <ul style="list-style-type: none">• Lois Bennett – President 301-875-1716 loisbennett7916@gmail.com• Mark Liebendorfer – Vice President• Karen Fassler – Secretary/Treasurer• Therese Spears• Kevin Bush• Board@parkeastsquare.org <p>Website www.parkeastsquare.org Mailing address: PESHA 1075 Monroe Drive Boulder, CO 80303</p>
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