



## Park East Square Homeowners Association Newsletter Spring 2023

### URGENT ALERTS:

**Composting:** Please see the new flyers posted in each trash room – no paper goods of any sort allowed, and only small composting bags. Only food scraps and yard trimmings.

**Propane tanks:** Please secure the propane tanks for your gas grille – many have been stolen this winter!

**Dues Payments via Checks:** Whether sending a personal check or having your bank send a bank check, send it early to the Goodwin Processing Center in Las Vegas. We all know that the mail can be problematic, and technically, your dues are late as of the 2<sup>nd</sup> of the month! Remember that dues should NOT be mailed to 1075 Monroe.

### MAJOR PROJECTS FOR 2023

#### Parking Lot Repaving

The HOA will be re-grading and re-paving the 4202-4232 parking lot, including a new concrete drain pan and re-stripping. This 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. Owners and residents will be notified regarding further details.

#### Building Repairs & Painting

The following buildings are slated for general repair and painting this summer in the following order: 1120 & 1140, 1131 & 1141, 4244, and 4340. About 3-4 weeks before work begins, owners will be contacted with details specific to each building and to answer any questions. Residents will be notified 2 weeks in advance, so that they can move patio furniture and other items away from the building. Some parking spaces will be coned off and reserved for the construction equipment.

### MAINTENANCE ITEMS

#### Spring Cleaning

- The HOA will be providing a short-term dumpster for common use in late April/early May. Once it is filled and hauled away, that's it. **IT IS NOT INTENDED FOR REMODELING/CONSTRUCTION DEBRIS OR LARGE ITEMS SUCH AS FURNITURE!** Owners remodeling their units must haul away their own debris. Furniture should be taken to thrift stores or the dump.

#### Patios, Gardens, & 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 and garden free of leaves, weeds, and debris will help keep moisture and insects away from the building exterior and prevent damage to the building structure, as well as maintain the appearance of our community.
- **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.
- Do **NOT** park outside painted parking spaces in the cul-de-sacs.

## Trash Rooms & Recycling

- **Break down and flatten all boxes and do NOT bag recyclables.** If the bins get full, look for less-full bins in other trash rooms for your trash and recyclables. If you have too much to fit in a bin, you can also take it to one of the free recycle drop-off sites.
- Note that the HOA's waste hauler charges extra for any items that are NOT in the bins. This can add up and put stress on the budget, which means you could pay higher monthly HOA fees. If it doesn't fit in the bin, make it smaller or find another way to dispose of it!
- Large items such furniture, bed frames, appliances, boards, mattresses, are **not** to be discarded in the trash rooms or **on the curb**. Make other arrangements, such as thrift stores.
- **Hazardous materials (includes lithium batteries)**, household paints & cleaners need to be disposed of properly at the City's hazardous waste facility on 63<sup>rd</sup> St, just north of Arapahoe. **This is a SAFETY issue!**

## Weed Control

The HOA's lawncare contractor, CoCal, will be spot spraying weeds in gravel areas and parking lots throughout the spring and summer. Spraying generally happens as weather conditions permit (no wind). They will be applying glyphosate, which is the active ingredient in RoundUp, as per manufacturer and EPA guidelines. CoCal 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 at [manager@parkeastsquare.org](mailto:manager@parkeastsquare.org) if you would like more information on weed control and the products used.

## Dogs Off Leash and Dog Waste

- Dogs are welcome, but not running loose. City Ordinances and PESHAs Rules require dogs to be on a leash at all times **when outside the home or patio/deck area**. Unsupervised dogs on tie-outs adjacent to patios are not allowed. Dogs are NOT allowed to run free in the common areas, including throwing a ball/Frisbee in the open grassy areas on the NE corner of the property. Park East Square is not a dog park.
- **Poop is not acceptable!** Thank you for cleaning up after your pet, with a special thanks to those providing their own bags (helps save monthly fees spent on bags).

## Pool

The pool is set to open (tentatively) Memorial Day weekend.

## PARKING PERMITS

Parking along Monroe Drive is managed and enforced by the City of Boulder through the Neighborhood Parking Permit Program. Obtain permits through the City of Boulder Department of Parking Services (see our website under "Contacts" for link).

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

[parkingservices@bouldercolorado.gov](mailto:parkingservices@bouldercolorado.gov)

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

## MONTHLY MEETINGS

Regular monthly Board meetings are via Zoom at 7:00 p.m. on the 2<sup>nd</sup> Tuesday of each month. Homeowners and residents are welcome to attend. Invitations with the meeting link and agenda are emailed to owners via the Town Square program/app so make sure we have your current email. Agendas are also posted on the bulletin boards at 1075.

## SECURITY

### Theft

Car and bike theft continues to be an issue in Boulder and we are not immune. Our carports are frequently being “cased” by thieves. The vast majority of thefts are crimes of opportunity so follow the “out of sight, out of mind” rule.

- **LOCK YOUR CAR EVERY TIME! DO NOT LEAVE AN IDLING CAR UNATTENDED!**
- Do not leave valuables in your car, especially in plain sight.
- Keep your bikes in storage closets if possible.
- Arrange to be notified and sign for your packages, or pick them up at the local facility.

### Security Cameras

Owners are responsible for the security of their own townhomes. There is increased interest in security cameras as one step. **Remember to get an approved *Application for Exterior Modifications* PRIOR to installation.** Note that cameras cannot use HOA electricity. Here are some tips.

- Use high resolution, infrared, motion activated, wide field of view cameras that are connected so you get real time notifications.
- Consider joining the Neighborhood Surveillance Camera Program, a community partnership run by Boulder PD. It is voluntary and confidential. Boulder PD does not have access to your cameras but the program is used to see who might have footage related to a crime at a certain location that they could then request.
- Be aware of privacy concerns and Colorado privacy laws.

### Transients Camping on Common Area, Community Garden, or Under Bridges

If you see the homeless camping on our grounds, call the Boulder Police Dept. The BPD has been alerted and they will check it out and also notify the Boulder Victim Advocates and Homelessness Services programs to assist with resources.

## EXTERIOR MODIFICATIONS AND REPAIRS

**ANY** change to the building exterior needs to have approval **BEFORE** work begins. The HOA has up to 30 days to approve or disapprove the application. We try to decide earlier but do not count on a short turnaround. In addition, repairs of any modifications **must** be reported to the HOA 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. If the repair is extensive, an approved application may be required.

## DID YOU READ YOUR EMAIL?

Recent changes were made to the Collections and Exterior Modifications (includes the architectural guidelines) policies at the January and February meetings. Read them on our website. Owners are responsible for ensuring their tenants abide by the rules and policies so please be sure to share them.

<p><b>Contacts</b></p> <p>Fire or life-threatening emergencies: Call 911.  Non-emergency: Call 303-442-6511 or 303-693-2118.  Boulder Police Non-Emergency &amp; Animal Control:  303-441-3333.</p> <p>Clay Rhoads, Maintenance Technician  <a href="mailto:maintenance@parkeastsquare.org">maintenance@parkeastsquare.org</a></p> <ul style="list-style-type: none"> <li>● Grounds Maintenance and Snow Removal</li> <li>● Exterior Building Repair</li> <li>● Carports/Trash Rooms/Water/Sewer</li> <li>● Sidewalks and Parking Lots</li> <li>● Common Exterior Lighting</li> </ul> <p>Dani Esch, Community Association Manager, Goodwin &amp; Co.  303-693-2118 or <a href="mailto:dani.esch@goodwin-co.com">dani.esch@goodwin-co.com</a></p> <ul style="list-style-type: none"> <li>● Dues Payments, Financials, Bookkeeping</li> <li>● Transfer of Ownership</li> <li>● Account information</li> <li>● Update ownership records</li> <li>● Rule Complaints</li> </ul>	<p><b>Board Members</b>  <a href="mailto:board@parkeastsquare.org">board@parkeastsquare.org</a></p> <p>Lois Bennett – President  301-875-1716  <a href="mailto:loisbennett7916@gmail.com">loisbennett7916@gmail.com</a>  Mark Liebendorfer - Vice President  Karen Fassler – Secretary/Treasurer  Therese Spears  Kevin Bush</p> <p>Park East Square HOA  1075 Monroe Drive, Boulder, CO 80303  Website <a href="http://www.parkeastsquare.org">www.parkeastsquare.org</a></p> <p>Goodwin Customer Service: 855-289-6007,  <a href="mailto:info@goodwin-co.com">info@goodwin-co.com</a> or <a href="http://throughTownSQ.com">through TownSQ</a>.</p> <p>Electric Emergencies: Xcel 800-895-1999  Gas Emergencies: Xcel 800-895-2999  Streetlights: 303-571-3608</p>
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