



Park East Square Homeowners Association Newsletter Spring 2024

IMPORTANT INFORMATION ON MAINTENANCE ISSUES IN THIS EDITION!

Our Fabulous Crew!

Brent Chapman, our HOA Facilities Manager, has been with us since last September and Jesse Spears, our Maintenance Technician, came to our rescue last May. They've been doing a fantastic job through the winter – please thank them when you see them!

Trio's Online Portal

We strongly encourage you to sign up on Trio's online portal. It is used for more than making payments. You can check your account balances and keep your contact information updated to you receive important communications like notices for meetings and policy changes, agendas, and other information. Remember to check the HOA's website, too!

Building Repairs, Gutters & Painting

The following buildings are slated for general repair and paint this summer: 1110, 1166, 4269, 4274, 4310, and 4320. The HOA Facilities Manager will be contacting owners to discuss the scope of the work specific to each building and to answer any questions about 3 to 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 1110, 1166, and 4274.

Parking Lot Repaving

The HOA will be re-grading and re-paving the 4135-65 and 4207-37 parking lots, including new concrete drain pans and restriping. Common sewer lines will also be scoped, cleaned and repaired if needed for these two lots prior to the paving project. This effort is expected to take 6 to 8 weeks in June and July.

In addition, the 1129-89 and the 4100-10 parking lots will have some repairs done, and the 1110-40 parking lot will get resealed and restriped. Residents will need to park on Monroe Drive, other nearby streets, or in other parking lots (be considerate of those residents) when their lot is being worked on. The HOA Facilities Manager will notify owners and residents regarding further details.

Monroe Drive Parking

Parking along Monroe Drive is managed and enforced by the City of Boulder through the Neighborhood Parking Permit Program. Permits cost \$50 a year per vehicle for residents, and 2 visitor permits may be purchased for \$5 each per year. Residents can obtain permits through the City of Boulder Department of Parking Services (contact information on our website).

Incidental Damage

Owners and residents are reminded that the HOA cannot be held responsible for "incidental" damage because of our many repair efforts. We are constantly reminding our contractors about cleaning up thoroughly, but things such as pictures falling off the wall, nails and flat tires, etc., are going to happen occasionally. If something is serious enough, the owner needs to take it up directly with the contractor.

Plumbing Maintenance

Do you know where your water shut-off is? Emergencies happen. Water heaters crack. Pipes burst. Toilets leak. Be sure you and your tenants know how to cut off your water in an emergency.

- **A unit** cut-offs are in the crawlspace located under the floor panel in the laundry/furnace room.
- **B and C unit** cut-offs are in the crawlspace that is accessed by the floor panel in the small closet under the lower staircase. Although that closet makes attractive storage, make sure you or your tenants keep the panel easily accessible. When a pipe bursts, you won't want to have to unload the closet first.
- **D unit** cut-offs are in a pipe chase on the carport wall between the A and B units. You should see an access panel about two feet up from the floor. In extreme weather, this chase can easily freeze and could lead to burst pipes. If this happens, **D unit owners** are responsible for any damage to the drywall, carport, and cars. Consider adding pipe heating tape and insulation to protect your pipes before next winter. See the *Memo on D-Unit Plumbing* on the Documents page of our website.

Cut-off valves can fail, too. You don't want to learn your cut-off is broken during an emergency. Try shutting off your cut-off valve. Does the water stop flowing in the unit? If not, your valve needs replacement. Contact our HOA Facilities Manager to arrange a time to turn off the water main so your plumber can replace the bad valve.

Recently, we've been seeing ***excessive water usage*** in several of the cul-de-sacs. Please check your crawlspaces, toilets, and sinks for possible leaks. Wasted water costs all of us and wastes a precious natural resource.

Finally, remember that the HOA is responsible for the incoming water lines before they split into the individual units and for the drain lines after they merge into a common output main line. You are responsible for any maintenance of those lines on your side of those common joints. See the *Maintenance and Insurance Chart* on the Insurance page of our website for more information.

Sewer Maintenance

Watch What You Flush! Our HOA and the City sanitary sewer system is designed for human waste and toilet paper only. Our pipes are also 50 years old so be gentle! Even if items say "flushable", they can cause issues. The following items belong in the trash, not the sewers: Wrappers, Q-tips, cigarette butts, condoms, feminine hygiene products, tissues, facial wipes, paper towels, wet wipes (baby, hygiene, disinfecting). Please contact our HOA Facilities Manager if you are experiencing a slow drain!!

Door Painting

Now that the weather is improving, the HOA has a list of 30+ doors that need painting! We will do our best to contact residents so doors are in the open position when painted. Please be as responsive as possible when our Facilities folks contact you!

Patios/Decks, Gardens, and Carports

It is up to the owner or tenant to keep patio/deck and customized garden areas clean and neat. 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. Patio/deck areas are not to be used as storage. In addition, please limit the number of decorative items so patios/decks and garden areas are neat and orderly. Please consider planting drought-tolerant plants this year – and realize that flowering plants will attract pollinators (wasps!)

Remember that carports are for "street-legal vehicles" only, and not for storage. More details can be found in the HOA's Rules & Regulations, posted on the website.

Weed Control

HOA staff will be spot spraying weeds in the gravel around the buildings and parking lots throughout the spring and summer as weather conditions permit (i.e., no wind or rain). Occasionally, staff may apply glyphosate, which is the active ingredient in RoundUp, as per manufacturer and U.S. EPA guidelines. Our lawn care contractor will be using a different organic herbicide called Fiesta (an iron chelate solution) for broadleaf weeds in turf areas. Please contact the HOA Facilities Manager at if you would like more information on weed control and the products used.

Pest Control

The HOA's *Insurance and Maintenance Chart* specifies that owners are responsible for pest control within their lot line. The HOA will close any openings into the unit that are found and deal with the Common Area exterior to the unit. This includes mice, squirrels, rats, and visible wasp nests on the exterior of the building. D unit deck railings and the wasps can be especially problematic. Preventative maintenance is the key. Start early instead of waiting for a full-on invasion. D unit residents are encouraged to spray under their railings on a weekly basis, or staple mothball sachets into the railing openings. In addition, potted flowers on decks that attract pollinators are discouraged. Owners/residents are encouraged to contact the HOA Facilities Manager for advice.

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. Thank you for cleaning up after your pet, with a special thanks to those providing their own bags.

Trash Rooms

Break down and flatten all boxes. Do not bag recyclables. If the bins get full, look to see if there's another trash room in your cul-de-sac that can accommodate your trash and recyclables.

Disposal of Large Items

There will **NOT** be a communal dumpster this year. **Furniture items are NOT to be left on the curb or outside bins in the trash rooms!** Dispose of them properly, e.g., take them to a thrift store!

Pool

The pool will be open this summer beginning (tentatively) the Saturday of Memorial Day weekend. Hours and Rules will be posted. If you have lost your unit's pool key, new keys are available for a \$25 fee from our HOA Facilities Manager.

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.

Governing Documents Working Group

Thanks to all who volunteered. The selected owners bring different perspectives and experience from across our community. The members are: Kat Fritz, Greg Butt, David Longenecker, Sandy Lowry, and Holly Winton. They are helping the Board create drafts that will be sent to all owners for review. If you have any suggestions for changes, please send them to the Board at board@parkeastsquare.org. All suggestions are welcome and will be fully considered.

Annual Architectural Compliance Survey

The annual survey will begin approximately May 22nd. We recommend you review your copy of last year's survey results letter and if you intend to correct any items this summer, please remember that an *Application for Exterior Modification* is required. Thank you to all who have made changes to come into compliance with the architectural guidelines. We appreciate your cooperation and efforts in keeping our community attractive and in good repair.

Exterior Modifications and Repair Requests

Plan in advance! All exterior modifications (anything concerning the building such as windows, doors, patios, fences, high-efficiency furnaces, heat pumps, A/C condensers, sump pumps, etc.) must be approved by the Board before the work begins or it can be halted or required to be redone. An Application for Exterior Modifications can take up to 30 days to be approved. The key to a quicker decision is to submit the **complete** package (form and supporting documents) – not bits and pieces. Refer to the Documents section on the website for the architectural guidelines and application requirements (*Exterior Modification* policy) and the application form.

<p>HOA Facilities Management 303-442-6511 manager@parkeastsquare.org Brent Chapman – Manager Jesse Spears – Maintenance Tech</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>Trio Property Management 303-415-2054 trioproperty@comcast.net</p> <ul style="list-style-type: none"> • Accounting and bookkeeping • HOA dues payment and owner account information • Resales and transfer of ownership requests 	<p>Board Members board@parkeastsquare.org</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 <p>Website www.parkeastsquare.org</p> <p>Mailing address: PESHA 1075 Monroe Drive Boulder, CO 80303</p>
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