



Park East Square Homeowners Association Newsletter Fall 2025

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 know and abide by all the covenants, rules, and policies.

TIPS FOR RESIDENTS and OWNERS

SECURITY. Our carports are frequently being “cased” by thieves – the vast majority of thefts are “crimes of opportunity”, e.g., unlocked bikes, storage closets, and cars. Always follow the rule of “out of sight, out of mind”. **Lock your car each & every time** and don’t leave stuff in your car. Keep your bikes in your storage closet. Sign for your packages or 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 you see someone suspicious, try to get a photo and report it to police.

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/events to find an event and schedule an appointment to pick up your kit.

EMERGENCY PLANNING! Make sure you know where the water shut-off is for your unit. 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 a fire emergency.

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!** Backing in leads to more collisions with the carport posts and put more exhaust in the carport and into the townhouses.

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.

Garden Cut-Backs and Limited Common Areas – those areas around the building. If you have modified the area with a garden, **you** are responsible for ongoing maintenance. As your flowers fade, **please cut back your gardens to ensure that your sidewalks are clear!** If the HOA has to do that work, which could include removing the plants, **you** will be responsible for the costs. No one wants that so please tend to your gardens. P.S. Remember to submit your plans if you are thinking of installing or modifying your garden area.

MORE TIPS FOR RESIDENTS and OWNERS

Patios. Freestanding umbrellas only, no pop-up tents or structures, or firepits allowed. Everything must remain behind & below the fences.

String Lights. Please be sure you and your tenants review the rules so that lights comply with the requirements. Not only do we support Boulder's outdoor lighting ordinance, but we also live in close quarters to our neighbors. Using C7 or C3 bulbs helps reduce light intrusion. See photos below.

7-watt C7-cone shape OR 8.4-watt C3-cone shape



Trash Rooms. Fit stuff into the bins – we get charged extra for anything NOT in the bins, which you pay via your monthly dues. **BREAK DOWN & FLATTEN ALL BOXES!** Please read the signs in each trash room 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. **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.** Please make other arrangements for their disposal. Boulder has lots of thrift stores! **If your recycle bins are full,** please look for less-full bins in other trash rooms.

Garden Hose Reminder. As of October 1st, disconnect all exterior garden hoses to prevent pipe breakage in the event of a hard freeze. October 15th, maintenance staff collects any garden hoses on the carport side of the building that are not put away for the season – especially those that could be hit by the snowplows. If your hose causes pipe breakage, it will be your responsibility and \$\$ to repair!

D UNIT Piping Alert! D Unit water supply lines run through vertical and 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.

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, or parked in a fire lane, please notify our Facilities Manager.

Monroe Drive is a city street which has a Neighborhood Parking Permit Program. Residents can register their cars for a \$50 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.

IMPORTANT MEETING INFORMATION FOR OWNERS

The Annual Owner Meeting will be held on TUESDAY, DECEMBER 9th, 2025 at 7:00 PM. The annual meeting covers the “State of the HOA” and explains the 2026 budget that will be approved at the regular November monthly board meeting. Notice and a Proxy form for the annual meeting will be mailed to owners in late October or early November. If you are interested in serving on the Board of Directors or a committee, please contact a current board member as soon as possible.

Invitation to Regular Monthly Board Meetings. The PESHHA Board of Directors meets at 7:00 p.m. on the second Tuesday of each month via Zoom to conduct its business for the HOA. Homeowners and residents are welcome to attend. All owners with emails in Trio’s AppFolio portal will receive an email invitation and agenda. You can also check the bulletin board at 1075 Monroe for the agenda. If you are unable to operate Zoom, but wish to participate at the Board Meeting, please contact Lois Bennett at loisbennett7916@gmail.com.

Information Meeting on Proposed Governing Documents with PESHHA’s Attorney.

The meeting is scheduled for **THURSDAY, SEPTEMBER 18th at 6:30 p.m.** The purpose is so you can ask questions about the proposed Amended and Restated Governing Documents (the Declaration, Articles of Incorporation, and Bylaws). Questions about the voting process can also be addressed. Look for more details soon.

Have you seen and read the **Information Sheet** and **Information Sheet #2**? Both were emailed to all owners and are posted on PESHHA’s website to provide accurate information in response to the anonymous (and very inaccurate & misleading) letters that have been circulated. If you have **any** questions about the Amended and Re-Styled Governing Documents, please contact a Board Member or Trio Property Management to ensure you get accurate information.

Contacts:

<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</p> <ul style="list-style-type: none">• Lois Bennett – President 301-875-1716 loisbennett7916@gmail.com• Mark Liebendorfer – Vice President• Karen Fassler – Secretary• Ruli Warner-Rosen - Treasurer• Greg Butt - Director• Board@parkeastsquare.org <p>Website www.parkeastsquare.org Mailing address: PESHA 1075 Monroe Drive Boulder, CO 80303</p>
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