



Park East Square Homeowners Association Newsletter Thanksgiving/Late November, 2025

IMPORTANT INFORMATION ON MONTHLY ASSESSMENTS AND BUDGET IN THIS EDITION.

2026 Financial Outlook & Budget Summary

Under Colorado State Law, as of 2018, and per Article IV, Section 3, of our Declaration, Park East Square HOA is required to send notice of the budget and set a meeting to review it. (This will be done as a separate topic during the annual meeting). Our Declaration allows the Board to approve the budget on its own subject to a maximum assessment amount (dues cap), which is \$568 per month for 2026.

By reducing the reserve improvements program slightly, and because our insurance premiums decreased (!!!) the monthly assessment/dues increase for 2026 will be only \$20 (\$520/month to **\$540/month**).

In preparation for the December 9th Annual Owners Meeting, below is a summary of next year's approved budget. The scope of the paving project will be reduced, while painting, sewer, stairs, railings, and building repairs will increase. In addition, we're going to start saving to replace the tractor within the next couple years and the roofs in 2040.

Many owners find it more convenient to pay their entire year's assessment (\$6,480) up front by January 31st, 2026. This builds up funds (which earn interest!) so we can award paving, sewer/plumbing, painting, and other contracts in the spring. Your consideration is greatly appreciated!

Total Income (220 units x \$540/month x 12 months) plus \$5K Interest	\$1,430,600
Operating Expenses	
Administrative Expenses (Legal, Printing, Postage, Phone, Etc) & Payroll	\$221,850
Building Maintenance, Plumbing, Sewer, Pest Control, Fences	\$58,000
Grounds – Irrigation, Mowing, Trees, Snow, Pet Waste	\$87,200
Insurance	\$289,000
Pool Maintenance	\$4,500
Trash Removal	\$50,000
Utilities – Water and Electricity	\$187,500
Total Operating Expenses	\$898,050
Transfer to Reserves (includes \$36,400 of long-term savings for tractor & roofs)	\$466,400
Reserve Expenses	
Building Repairs, Stairs, Railings, Gutters, Painting	\$222,000
Asphalt Replacement – Partial (1/4) Cul-de-sac Bldgs 1150, 1180, 1186	\$113,000
Grounds, Pool, Sewers & Misc	\$95,000
Total Operating & Reserve Expenses	\$1,364,450
Contingency for unknowns (as recommended by our annual financial review)	\$66,150

Annual Owners Meeting Reminder

Tuesday, December 9, 2024, 7:00 p.m.

Via Zoom – see Annual Owner Meeting mailing (sent earlier in Nov) for the agenda and Zoom link and look for an email reminder the day before. All owners are invited to participate.

Please sign on early to ensure your Zoom is working and be prepared to provide your full name and unit number. If you cannot attend, please give your proxy to a board member or another owner, or mail it to Trio Property Management or email it to TrioProperty@comcast.net. Proxies are important to help establish a quorum.

Insurance

Kudos to Ella Washinton Agency who deserves the credit for obtaining full value “shell” coverage insurance for 2025-2026 at a **reduced** premium! That said, owners still need to have their own insurance to restore a unit’s interior, provide asbestos abatement, and loss assessment coverage. The new policies, which renewed on November 5th will be posted on the website as soon as they are received.

Important Note: There is some mis-information being circulated about HOA responsibilities versus Owner responsibilities regarding maintenance and insurance which will be discussed at the Annual Meeting. There are several accurate documents on PESHAs website to help you understand why it’s important to have your own “HO-6” type of insurance. For questions about the HOA’s policies, contact the HOA’s insurance agent, listed on our website (www.parkeastsquare.org). For questions about the HOA’s vs Owner’s responsibilities, please contact a board member.

Attention D Unit Owners & Residents

Please be sure you have done what is necessary to prevent your water lines from freezing. D unit water supply lines run through a vertical chase in the carport near the B unit door. The original construction concept of forced air heat in the chases hasn’t worked, resulting in burst pipes and water damage in the carport. Any repair related to such damage is the responsibility of the D unit owner. If electric heat tape is used, please note that extension cords may not run through the carports but rather must come down the chase from the D unit. Don’t forget to plug in or turn on your heat tape! For additional information, please see the flyer on our website or contact the HOA Facilities Manager.

Going Paperless! (As much as Possible!) Notice about Coupon Books

To save paper and stamps, and because many owners are paying electronically, the HOA no longer automatically sends coupon books in December to all owners for your monthly assessments. However, **if you would still like to receive the coupons, please email Trio Property Management NO LATER THAN DECEMBER 10th** indicating that you’d still like to get the coupons, and be sure to include your name, mailing address, your PESHAs Lot number, and your PESHAs unit number. Please email Moniece@Triocommunity.com.

A reminder to those who use a bank or property manager to pay. Please contact your bank or property manager ASAP to change the payment amount from \$520 to \$540 starting on January 1st to avoid issues with late payments.

AND NOW FOR THE USUAL WINTER-TIME REMINDERS:

Pet Waste and Dog Stations

Cold weather seems to bring an increase in dog poop left on the grass. Allowing your dog to poop on the patio/deck is not permitted. Dog owners, PLEASE pick up your dog waste and dispose of it properly. Save your plastic bags and use them instead of the bags from the waste stations. It would save the HOA money if fewer bags needed to be purchased.

Monroe Drive Parking

Parking along Monroe Drive is managed and enforced by the City of Boulder through the Neighborhood Parking Permit Program. Permits are purchased or renewed digitally through the City of Boulder Department of Parking Services: parkingservices@bouldercolorado.gov; or, bouldercolorado.gov/services/neighborhood-parking-permits. **Note that the program is changing significantly on January 1, 2026.**

Holiday Security, Lights, and Tree Disposal

Security. Holidays bring out the Grinches! Key targets have been bicycles, packages, and vehicle break-ins. Always lock your car and remove all visible valuables! When online shopping, set up package delivery so that a signature is required or have the package held for pickup at the post office, UPS, FedEx, or Amazon location.

Lights. Lights are certainly part of the festive holiday spirit. Our Rules (available on the website) echo City ordinances. **Multicolored string lights are allowed** on the inside top of a fence/deck rail, or can frame patio/deck windows or doors (strung in a neat and orderly manner, please!) **between November 15th and January 30th and must be removed for the remainder of the year.** White or clear lights are allowed all year. Please limit lights to 8.4-watt C3 string lights, and **use a timer** so you don't disturb your neighbors. Thank you!

Christmas Trees. **If you would like to compost your holiday tree, it must be cut into small branches.** The trunk should be put into a regular trash bin. Small pieces of trees could go in the small compost cans in each cul-de-sac or the compost dumpsters. Locations are indicated on the maps in your trash room. You can also contact the HOA Facilities Manager for pick up and the HOA will haul it off as a courtesy. Please don't just leave it laying around in the hopes that someone will come and get it, and don't dump it in the ditch or creek or set it in the trash room.

Gardens, Patios, and Trash Rooms

PLEASE CUT BACK YOUR GARDEN AREAS AND TIDY UP! And ensure that sidewalks are clear for snow shoveling. It is up to the owner or tenant to clean patio areas and any garden areas outside of the patio - the HOA does not clean these areas. Your attention to keeping the area around your townhome free of weeds, leaves and debris (which become a fire hazard) will help keep moisture away from the building exterior and prevent damage to the building structure. **Refer to the map in each trash room for locations of compost cans or dumpsters – compost dumpsters are emptied weekly on Wednesday.** If the can in your cul-de-sac is full, make a pile, and call the HOA Facilities Manager who can come pick it up. They will also empty any compost cans that are full.

PLEASE 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. More details can be found in the HOA's Rules posted on the website.

Carports and Car Warm-Ups

Remember that carports are for "street-legal vehicles" only. Be a good neighbor and please warm up your car outside the carport and do not leave your car unattended. Noxious fumes can fill the carport very quickly and infiltrate not only the D unit above, but other units, too. And a noisy engine can also be a nuisance.

If You or Your Tenant Are Going to be Out of Town....

Please ensure that a neighbor or our HOA Facilities Manager has contact information or a key in case of emergencies such as sewer back-ups or sewer line breaks, water leaks, etc. Do not turn off your heat to avoid frozen pipes; keep the thermometer at 55° or higher. Impacts and costs from these types of emergencies can increase significantly if not attended to promptly. (And some of those costs might be yours!)

<p>Brent Chapman – 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 • Exterior lighting <p>Community Association Mgt - Trio Property Mgt 303-415-2054 P.O. Box 208, Niwot, CO 80544 Trio@property@comcast.net</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 • Greg Butt • Ruli Warner-Rosen - Treasurer <p>Website: www.parkeastsquare.org</p> <p>Mailing address: PESHA 1075 Monroe Drive Boulder, CO 80303</p>
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