



Park East Square Homeowners Association, Inc.
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Dear Park East Square Owner:

Article VII, Section 1, 3rd paragraph of the current declaration states that, “The Association shall maintain and repair all utility service lines serving more than one Lot”. To that end, the HOA regularly schedules sewer/drain clean-outs for approximately 1/3 of the buildings each year. As our common sewer lines have gotten older, we have started to camera more and more of them.

Because of the layout of the sewer lines in the crawl spaces, the clean-out located next to the common-use water spigot on the A unit, the clean-out located on the C unit, and the clean-out located at the base of the D unit vertical chase in the carport are the places most commonly used because they allow the contractor to access the common sewer/drain line without having to enter a unit.

In addition, each time we pave a parking lot, we camera the sewer lines under the asphalt and repair them before the paving takes place. As time has passed, we are having to budget for more and more of these repairs – no surprise since the infrastructure is 50 years old!

However, sewer lines that service only one unit are the owner’s responsibility. Recently, we’ve had a couple of situations where the individual’s sewer/drain line had rusted through, and the owner had to replace it. This is considered “wear and tear” and is not covered by insurance. In one of those instances, the rusted spot allowed a sewage spill into two of the neighboring units that needed to be cleaned up. The clean-up was covered by the owner’s insurance. Both of these instances involved D units where the concrete in the carport had to be dug up to access the drain line, and then repaired afterwards.

Whether digging up your crawl space or the carport to repair your sewer line, the repairs are pretty expensive. In the spirit of being proactive, we want to inform everyone about this situation, and we recommend the following:

- Owners should hire a sewer inspection company to camera the sewer/drain lines that service only their unit. The HOA has been using Garvin’s and Afford-a-Rooter but there are others.
- Owners should start setting aside funds for any emergency that may arise due to rusted out drain lines, especially if you have a wet crawl space.

We sincerely hope that by being proactive, Owners can mitigate any potential “surprises”. If you have any questions, please email manager@parkeastsquare.org or call 303-442-6511.

Brent Chapman
Park East Square HOA Facilities Manager
On behalf of the Board of Directors