

Paradise Estates Homeowners Association

www.paradiseestateshoa.com | pehoa@homerep.net

Issue 21
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A Message from your Board of Directors

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YOUR PEHOA

BOARD OF DIRECTORS

Don Perron.....President
 Debra Kae.....Vice President
 Clayton Duvall.....Treasurer
 Tom Clark.....Secretary
 Ryan De Guzman.....Director
 Nancy Robato.....Director
 Richard Untalan.....Director

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MANAGEMENT, INC.

671-646-7746

Hafa Adai Homeowners:

Once again we are approaching the holiday season and a new year is approaching. Your Board of Directors would like to thank all homeowner's for their continued efforts to beautify Paradise Estates. Working together will ensure that our neighborhood remains one of the most desirable neighborhoods' on island while keeping our property values up.

This year, Halloween is on a Monday which will be a ease "Trick O Treater's". As we have all experienced in previous years, Paradise Estates is one of the busiest neighborhoods on Halloween night as we have

generous residents who also enjoy the fun and excitement of decorations and festive costumes. With that said, I would like to remind everyone to please be extra cautious when driving through and be sure to yield to all pedestrians. In addition, as a resident, you may want to consider using the back gate to get home as the front gate experiences most of the traffic back up. We understand that the increased traffic can be very frustrating however, as it is an unavoidable event, please be considerate and cautious.

As a reminder, volunteers are needed for HOA committees and we welcome your assistance and input. We

are currently seeking a volunteer to head up a neighborhood watch program. If interested please contact the management office.

Thank you for making Paradise a great place to call home.

Si Yu'us Ma'ase (Thank you),
Don Perron, President
PEHOA Board of Directors

Paradise Estates

HALLOWEEN

DECORATING CONTEST

Dust off those cob webs on your Halloween decorations because this year we will see who has the spookiest home of them all!

Enter for your chance to win a
\$250.00

The Home Depo Gift Card

Judging will take place on

October 31st, 2016

between 6PM-7PM during trick or treat time

Good Luck and Happy Haunting!

www.paradiseestateshoa.com

Email: pehoa@homerep.net

NEW POLICY NOTICE

"The board of directors has adopted as standard policy that all checks issued by a homeowner or their designated represent active to the HOA for payment of CAF, fines, or any fee levied by the association that is returned for non-payment by the payee's bank for any reason, will be subject to a charge of \$50.00 plus any charges levied by the HOA's banking institution. All fees then due to the HOA as a result of a non-payment returned check must be paid in cash, money order or bank cashier's check to clear the individual account.

The HOA via its management agent has the right to refuse, at its discretion, acceptance of further payments by personal or business checks and can demand that payments be in the form of cash, money order or bank cashier's check. Non-payment of any fees associated with any returned item from the payee's bank constitutes a lien against the individual homeowners account until paid and subject to standard collection procedures established by the HOA. Your courtesy in making timely and negotiable payments on your account is appreciated."

IMPORTANT REMINDERS

HOME IMPROVEMENTS: As a friendly reminder all homeowners should submit a home improvement request for any exterior construction. The home improvement request form can be found on the website at www.paradiseestateshoa.com. Construction on any Paradise Estates Home without approval of the architectural committee is subject to a fine of \$1,000-\$10,000

Payment Drop Box

A Friendly reminder. The Paradise Market is CLOSED until further notice. Our management office has a drop box available for afterhours for your convenience -No CASH, Checks only please.

HOA Payments

Most homeowners pay their HOA dues in advance. Sometimes they mistakenly forget what month their last payment was applied to. For those of you who are unsure if you're up-to-date on your HOA dues, please email pehoa@homerep.net to inquire about dues. **HOA DUES:** \$60.00 per month for the year 2016. Payments are due on the 1st of each month and a late fee of \$15 will apply if payment is not received by the 15th of each month.

PEHOA Mailing Address There are some homeowners that are still mailing in payments to the old office address. Note that the correct mailing address for Paradise Estates is 851 S. Marine Corps Drive Suite 1B Tamuning, Guam 96913. Thank you for your cooperation.

Pet Waste Please be considerate and clean up after your pets. We have noticed an abundance of pet feces throughout the grass areas of the neighborhood. If caught not picking up after your pet, you will be subject to a \$35 fine as this is in violation of the rules and regulations of the neighborhood. Thank you for your cooperation.

Tailgating Absolutely No Tailgating Allowed. If caught, a Fine of \$100 will be imposed. Please make all reports to pehoa@homerep.net indicating the date, time, vehicle description and place of incident (front or back gate) and if possible indicate home address the vehicle in violation drove to. Thank you in advance.

No Posting @ Mailbox Shelter Lately we have seen a significant amount of flyers being posted at the mailbox shelter. Please note that posting flyers at the mailbox shelter or in any common area is prohibited, If caught you may be fined up to \$50.00.

ATV/Dirt Bikes The Board would like to remind you that ATV's and Dirt bikes are prohibited on streets, sidewalks, parks and easements. If caught 1st fine of \$250.

Full Handbook on website: <http://paradiseestateshoa.com/>

PARADISE ESTATES

WELCOMES

Trick-or-Treating

5:00PM-9:00PM

Outside guest is welcomed, no vehicle access, but they are free to walk in.



Halloween Safety Tips

As with most child safety issues, adult supervision is a must to ensure trick-or-treating remains fun.

- Children under the age 12 should not trick-or-treat without an adult present
- Teach children to cross streets at crosswalks and obey all traffic signals. Remind them to look both ways when crossing
- Instruct children to face opposite traffic when walking
- Give Flashlights to children as part of their trick-or-treat gear. They're fun and help children to see and be seen by others.
- Let your children know they should not eat candy they collect until you've examined it later at home.

