

# PARADISE ESTATES

## Homeowners Association

### Community Newsletter



## A message from your BOARD OF DIRECTORS

Buenas and Hafa Adai,

I hope this message finds all the residents of Paradise Estates healthy as we all continue to endure with grace the drama of these times with the Covid-19 Pandemic. The past 18 months have been a challenge for the globe in general and the families here at Paradise Estates. The board has been hampered in its activities and in addressing of matters at the subdivision due to all variety of government protocols, supply chain issues and the threat of becoming affected by the Covid virus. Just as we are beginning to see some light, the new virus variants may put us back a step. Meanwhile, the Association held its delayed annual HOA meeting on May 22<sup>nd</sup>. Elected to the board were Clayton Duvall, Tamio "Tom" Clark, Don Perron, Paul Leon Guerrero, Debra Kaae, Ling-Chi "Rich" Huang, and Melody Fong. It is much appreciated that these individuals have offered their time and energy to address the administration of the HOA. 2021 board officers are: Clayton Duvall President, Don Perron, Vice-President, Paul Leon Guerrero, Treasurer and Tom Clark, Secretary.

There were a host of items of concerns brought up by owners at the annual meeting, from roadway repair, maintenance of common elements, proposed ballpark access and use as well as the general is-

ssues of pets, homeowner improvements and security within the subdivision.

The board has active involvement in contracting out road repair work in several locations with STK Corp. with a tentative start date of early November. We are also addressing with DPW the poor work done by the water agency in repairing the roadways in 3 locations when they performed underground plumbing repair work. Paul Leon Guerrero is working with the Department of Parks and Recreation to bring about some finality to the use and operation of the community park on Chalan Tres Compadres. A homeowner who is a member of the local Lion's Club has expressed an interest in the club adopting the park once we get things cleared with the Government. Quotes are being obtained to provide new or replacement fencing at the two ponding basins. Our management company PRM has been on a long search for better gate access systems and security cameras which the board desires to upgrade.

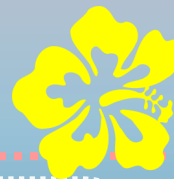
The board would like to encourage homeowners to become involved in committee work for the HOA. We could use some assistance in the Park Establishment and Use Committee, Architectural Review Committee, Neighborhood Watch, Community Events and Holiday Decoration Committee. If you would like to contribute your efforts to the Associa-

tion, please contact the management office at [pehoaguam@outlook.com](mailto:pehoaguam@outlook.com) and they will advise the board of your interest.

The board would like to express our thanks for the timely and valuable efforts by Odessa Martinez, Jolene Quichocho and the staff of Pacific Rim Management for keeping the operations and administration the HOA and the physical elements of the subdivision above water in all the challenges of the last 18 months, and what will likely be more challenges to come.

It would be appreciated that all homeowners do their part in supporting the management company and board by paying your common area fees in a timely manner, ensure that if you rent your house that you provide timely and accurate information about your tenants so they are not adversely impacted, and that any notices for violations of the Neighborhood Rules and Regulations or deficiencies that concern maintenance of your property be addressed in timely manner. Keeping Paradise Estates a premier and sought after location is everyone's responsibility.

Best Regards and Be Safe,  
Clayton Duvall-President PEHOA



### Professionally Managed by



**Pacific Rim**  
MANAGEMENT, INC.

Office Hours Monday - Friday

8a - 12pm, 1pm - 5pm

Closed on weekends and most Holidays  
(Subject to change due to COVID Restrictions)

671.646.7746

### 2021 BOARD OF DIRECTORS

Clayton Duvall.....President  
Donald Perron.....Vice President  
Paul Leon Guerrero.....Treasurer  
Tamio Clark.....Secretary  
Debra Kaae.....Director  
Melody Fong.....Director  
Lingchi Huang.....Director



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**PAYMENT DROP BOX** > For your convenience there is a payment drop box located outside Pacific Rim Management Office in Tamuning for homeowners who would like to drop off their HOA payments on week-ends and after hours. NO CASH, Checks only please.

**HOA DUES** > Take note that the HOA dues will remain \$60.00 per month for the year 2021. Payments are due on the 1st of each month and considered late if paid after the 15th of the month. Late Fees are \$15.00 each month.

**MAILING / PHYSICAL ADDRESS** > Paradise Estates HOA 841 S. Marine Corps Drive Suite 103 Tamuning, Guam 96913

**PET WASTE / LEASH LAW** > Please be considerate and clean up after your pets. We have noticed an abundance of pet feces throughout the common areas and subject to fines of \$25 per incident. Guam Leash Law. All pets must be on a leash. Please ensure your pet is leashed at all times.

**TAILGATING** > Absolutely no tailgating at the entrance gates, subject to fines of \$250.

**HOME IMPROVEMENTS** > Home Improve-

ments must be submitted for architectural committee and board review. Unapproved Home Improvements are subject to fines of up to \$10,000.

**NO POSTING @ MAILBOX SHELTER & COMMON AREAS** > Please note that posting of flyers at the mailbox shelter or in any common area is prohibited, subject to fines of \$50.

**ATV / DIRT BIKES** > The board would like to remind you that ATV's and Dirt bikes are prohibited on streets, sidewalks, parks and easements, subject to fines of \$250.

**GREEN WASTE** > Disposal of Green waste is the responsibility of the Paradise Resident. Disposing of Green Waste at the park, on the planting strip or any common area is prohibited. Subject to fines imposed by the board.

**GROUNDS MAINTENANCE** > Grounds maintenance crew cut the planting strip grass throughout the neighborhood. We recommend that you park inside your garage or driveway and not on the streets to ensure your vehicle is not near daily grass cutting.

**GATE ACCESS** > All New Homeowners and Tenants MUST complete the gate registration accompanied by the signed acknowledgement page of the HOA house rules (page 15). Programming date is scheduled once every 3rd Wednesday of the month. Forms are due by the Monday of that week and must be submitted by the Homeowner or Property Manager. Tenant requests will NOT be entertained. Unscheduled Programming fee \$50 and must be paid prior to programming.

**PONDING BASIN** > DO NOT ENTER! For your safety, please KEEP OUT of the Ponding Basin.

**PEHOA NEW EMAIL ADDRESS** > As reminder, effective May 2021, Paradise Estates NEW EMAIL ADDRESS IS:

[pehoaguam@outlook.com](mailto:pehoaguam@outlook.com)

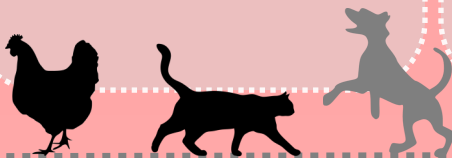
**FORMS** > All Paradise Estates Forms can be found on the website under documents at: [paradiseestateshoa.com](http://paradiseestateshoa.com)



THANK YOU!

## STRAY ANIMALS

Please refrain from feeding any stray animals within the Paradise Estates Community. The HOA has reached out to the Dededo Mayor's Office to assist us with the removal of stray animals in Paradise Estates subdivision. If you see stray animals please report it to the Dededo Mayors Office at 632-5203.



## GALAIDE (PROA)



The Galaide was a smaller version of the Proa — a type of outrigger canoe with a single masted lanteen sail made of palm fronds used in the Marianas Islands 3,000 years ago. The Galaide was primarily utilized by the Chamorro people for fishing and transport around the island as opposed to the larger Proa or Sakram that was used more for inter-island travel and trade.



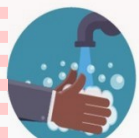
## Ancient Chamoru Calendar

Before the Spanish arrived, the ancient Chamorros used a 13-month calendar based on the lunar cycle.

ENGLISH	CHAMORU
January	Tumaiguini
February	Maimo'
March	Umatalaf
April	Lumuhu
May	Makmamao
June	Mananaf
July	Semu
August	Tenhos
September	Lumamlam
October	Fanggualo'
November	Sumongsong
December	Umayanggan Umagahaf

## COVID-19

### STEPS TO PROTECT YOURSELF AND OTHERS



Clean your hands often



Avoid close contact



Stay home if you're sick



Cover coughs and sneezes



Wear a facemask if you are sick



Clean and disinfect