

Paradise Estates Community Newsletter



Board of Directors Message

Buenas and Hafa Adai,

posted the PE HOA website at
www.paradiseseestateshoa.com.

Thank you to all the owners that participated in the Annual Meeting of Owners held on April 9, 2022 either by proxy or in person. With the Covid pandemic still in our midst, understandably the participation was affected. However, those that attended in person did contribute to a successful meeting. Congratulations to the newly elected board members Ryan De Guzman, Debra Kaae, and Don Perron. Thank you for volunteering to be of service to the Homeowners Association.

Various homeowner concerns on matters affecting the neighborhood were brought up and addressed. The board is actively working on prior developer related issues with the long delayed turn-over of the ponding basin and its security issues for area residents. The Guam EPA has, again, been advised of this issue and we are awaiting a response to our inquiries. The park area access and proposed improvements to this area that the Department of Parks and Recreation is now more actively involved a topic that seems to have gotten some traction. We hope that our efforts with the Parks and Rec director Roque Alcantara will bear fruit in the near future so that this area can begin to be utilized by the residents of Paradise Estates.

There were also a host of other items from roadway repair, maintenance of common elements, general issues regarding pets, homeowner improvements concerns and security within the subdivision that were brought up by homeowners in attendance. The board will take these items under consideration for action deemed necessary in its normal course of deliberations.

The Home Improvement Guidelines and application forms have been revised as of April, 2022. The information and forms are now

We are now entering the beginning of Guam's typical storm season, owners are encouraged to ensure they are prepared for the possibility of storm conditions between now and December. Check the operation of your shutters so that you are not scrambling to make repairs with a storm on our doorstep. The vendor for the storm shutters originally installed at Paradise Estates is JK Tile in Barrigada Heights. If you've never been through a typhoon, read up on the subject now before an event occurs that leaves you literally in the dark. Guam's last severe storm was in 2002. We are long overdue for another one. Mother Nature is not kind when it comes to typhoons.

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 of the HOA and the physical elements of the subdivision in check.

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 home that you provide timely and accurate information to 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,
Clayton Duvall-President PE HOA



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PEHOA WEBSITE

www.paradiseseestateshoa.com

- > Report a streetlight out
- > Retrieve HOA Forms
- > Make an inquiry
- > Newsletters and Updates

Board of Directors

Clayton Duvall | President
Donald Perron | Vice President
Paul Leon Guerrero | Secretary
Tamio Clark | Treasurer
Lingchi Huang | Director
Debra Kaae | Director
Ryan De Guzman | Director

Professionally Managed by:



841 S. Marine Corps Dr. Suite
103 Tam. GU 96913
Office: 671-646-7746

COMMUNITY REMINDERS

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 weekends 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 2022. 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 Improvements 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 & Debris 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.

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.

STREET PARKING and GRASS/LAWN PARKING > Residents are expected to park their vehicles in their respective garages or driveways. 72 hour street parking is permitted. However, absolutely NO PARKING on the lawn or grass area of any home at any time. Subject to fines imposed by the board if caught parking on the grass or lawn of your home.

TRASH BINS > As a reminder Trash Pick-up for Paradise Estates are every Monday. Residents may take their bins out the night before and shall bring in their bins 24 hours after Trash pick up. Bins left out for more than 24 hours are subject to fines of \$25. Please contact GSWA for more information on Recycle Pick-up as their schedules may change.

CANOPIES > Temporary type canopies are permitted to stay erected for a period of 72 hours (3 days) from the time they are erected. Temporary canopy type of use is intended to provide for resident's personal use (family or otherwise) purposes and not intended or allowed to be a permanent outdoor fixture. Subject to fines imposed by the board.

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

pehoaguam@outlook.com

FORMS > All Paradise Estates Forms can be found on the website under documents at: www.paradiseestateshoa.com

What your CAF Covers (To Name a Few):

UTILITIES:

- > Power to the Common Areas to include all the Streetlights within Paradise Estates.
- > Common Area Maintenance to include the planting strips, pressure washing of mailbox and guardshack areas
- > Internet and Phone for the Gate Operations

PROFESSIONAL SERVICES:

- > Insurance D&O, Liability
- > Gate Maintenance with G4S
- > Security Man Guarding Services with Protection Concepts Unlimited.
- > HOA Management Agency

