



Issue No. 36 | December 2022

## Board President Message

Hafa Adai Paradise Estates Residents

On behalf of the HOA board of directors and the staff and management of Pacific Rim Management, we wish all of our Paradise Estates Families a Christmas filled with an abundance of good health, and peaceful enjoyment with your family and friends. We are hopeful that the New Year brings us all quiet enjoyment throughout the year.

The HOA will again this year have a home decorating contest with a variety of prizes. Details are contained in this newsletter. We encourage all residents to "Deck the Halls" and let your imagination know no bounds.

The board of directors will be meeting soon to set the budget for 2023 which will be published once approved by the board. The annual Homeowners meeting will be held towards the last week of March, 2023. A notice will be posted on the exact date for the meeting. Any homeowner that is interested in running for a position on the board of directors is encouraged to notify the board via our management company, Pacific Rim Management. There is always lots of work to be done in keeping Paradise Estates a viable and attractive location to live and invest. New ideas and involvement by any owner is encouraged. We still have lots of items on the agenda from getting the ponding basin completed and secured to the formal establishment of the park area. Progress on these two long standing issues continue to be stuck in governmental bureaucracy.

Thanks to all the board members and the staff and management of Pacific Rim Management for their efforts in 2022 to keep things moving forward and making Paradise Estates a safe and enjoyable location to reside.

A Blessed Merry Christmas and a Happy New Year to All !

Clayton Duvall-President  
Paradise Estates - HOA

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### BORAD 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. Ste 103  
Tamuning, Guam 96913  
Office: 671-646-7746



## **HOLIDAY DECORATING CONTEST**

One winner from each phase,  
★ plus an overall grand prize  
winners will win a Home Depot Gift Card!  
Good Luck!

Judging will be on  
Friday December 23, 2022 at 7:00 p.m.  
Please have all your lights on and decorations  
out to be considered.

*Note: All Christmas decorations must be  
removed by January 31, 2023*



# 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 2023. 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 Mayor's Office at 632-5203.

**STREET PARKING & 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](http://www.paradiseestateshoa.com)



## Reindeer Pretzels

20 min· Yield: 48

These festive Reindeer Pretzels will be the cutest treat on your holiday cookie tray. They're sweet ...

### Ingredients

- 96 mini rod pretzels (dipping stick size)
- 2 cups melted semisweet chocolate
- 48 red candies (like sixlets, M&Ms, or cinnamon imperials)
- 96 mini candy eyes



Happy  
New Year



Congratulations

to the Winner of the  
Halloween Decorating  
Contest:  
House 119 Kayen Edward  
Untalan! Awesome Job!



**Wishing each and everyone of you a Happy and Prosperous New Year!**

*the Paradise Estates HOA family*