

Newsletter

Issue No. 37

April 2023



Paradise Estates HOA



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

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BOARD PRESIDENT MESSAGE

Hafa Adai Paradise Estates Residents:

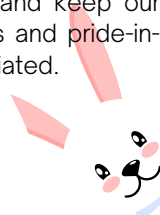
Spring has sprung with a bit of unusual weather this year. Typically, beginning in December the trade winds bring cool, dry, and windy weather but it seems dry weather has been delayed. It is the time of the year when owners start thinking about exterior home improvement projects such as exterior painting and cleaning. Before you begin any project, please visit our website at paradiseestateshoa.com to access helpful information regarding the most common projects and the applications you will need. We have seen a recent increase in painting projects completed without submitting the required Home Improvement Application form. As a reminder, all exterior home improvements must be approved by the architectural Committee. Failure to do so is subject to fines up to \$10,000. For clarification, no application or approval is required if you are painting your home the same existing color scheme. However, if you are changing the color scheme of your home, you are required to submit the application and color swatches of the two-tone colors you desire to re-paint your home with. All Paradise Estates homes have a two-tone color scheme; the dark color for the lower half of the walls and the roof fascia, and the lighter color for the upper house walls. The same color scheme applies to any concrete walls and fences. The lower part of the wall to match the lower color of the house, the upper trim cap or balusters between any metal rails are the lighter color. The HOA Management office will be enforcing the two-tone color scheme within the community and if your home is out of compliance, you will be required to re-paint.

The annual Homeowners meeting is tentatively scheduled for May 20, 2023. Notice will be sent in advance to request homeowner participation or to submit a proxy for the meeting. If you are interested in serving on the board of directors, please contact the HOA at pehoaguam@outlook.com to submit a nomination form. Our annual homeowner's meeting is a great opportunity to meet your neighbors, share your ideas and concerns and encourage community involvement.

For some time, our community along with the entire island has been faced with the ongoing issue of Strays Animals such as dogs and chickens. While the government has recently hired and trained additional animal control personnel it appears that the assistance we need will take some time. We need your help to prevent additional strays within the Paradise Estates Community. We ask residents to refrain from feeding the strays and remind you that if you continue to feed the stray, you become liable and subject to fines imposed by the HOA and village Mayor. To report stray animals, please email the HOA and also contact the Dededo Mayor's office by calling 671-632-5203.

Your cooperation will help improve the appearance of our community and keep our property values up. Your efforts and pride-in-ownership is evident and appreciated.

Clayton Duvall
President



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 Mayors Office at 632-5203.

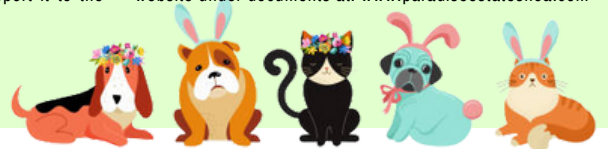
STREET PARKING & GRASS/LAWN PARKING > Residents are expected to park their vehicles in their respective garages or driveways. 72 hour street parking is permitted. However, absolutely NO PARKING on the lawn or grass area of any home at any time. Subject to fines imposed by the board if caught parking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



Guam Current Events

April 14 - 16 | Agana Hgts Coconut Festival
April 15 | Guam Coco Kids Fun Run
April 16 | Smokin Wheels
April 21 | Talofofo Banana Festival

May 12-14 | Guam Micronesian Island Fair
May 26- 28 | Hagat Mango Festival

June 16-17 | Electric Island Festival

July 21 | Liberation Day Parade

Committee Suggestions

If you're a homeowner interested in forming a committee of any of the suggested ideas please feel free to contact the HOA via email with your input at pehoaguam@gmail.com.

Suggestions to name a few:

- 1) Yard Sale Committee
- 2) Holiday Block Party
- 3) Halloween Committee
- 4) Neighborhood Watch Committee
- 5) Movie Night; and the list can go on...

Did you know?



Chamorro; not Guamese, not Chamorian and not Chamorran.

Although you would be forgiven for thinking that the locals are called Guamese, they are actually called Chamorro. The Chamorro are the oldest civilization in the North Pacific and inhabit the islands of Micronesia including Guam and Saipan.

Local Chamorro culture and traditions are alive and well in Guam and are proudly preserved. Chamorros have a dual identity as the indigenous people of the Mariana Islands and a part of the United States. The value of inafa'maolek, literally translates as "to make good" and connotes a spirit of interdependence and cooperation.



Chamorro food is delicious if often made in very large quantities. Food is a key element of Chamorro culture and you are likely going to be invited to a Fiesta if you happen to walk past any celebrations.

Easter Game Idea



Easter Egg Balancing Act:

Split into pairs of two and give each pair a big basket of plastic Easter eggs of all shapes and sizes. One person on each team is going to be the "scarecrow" (for lack of a better term). When you say go, the first teammate has to put their arms out straight (palms down) by their sides and keep them there.

The other teammate has to race to try and balance as many eggs as possible on their teammate. Eggs cannot be put into clothing, pockets, etc. but can be held in the mouth, in between fingers, squeezed between knees, etc. The team that can balance the most eggs at the end of a minute wins.



Wishing each and everyone a very Happy Easter!

the Paradise Estates HOA family