

May 30, 2023

Dear Paradise Estates Homeowner and Residents:

My apologies for the delay in getting this information out. Storm related IT and internet connectivity issues have plagued my office as I am sure it has you personally as well.

Having lived in Guam for 52 years and experiencing dozens of typhoons, this was one for the record books. If you have never experienced a typhoon, you can now check that off your bucket list. What struck me was given the intensity of the storm, there was not as much damage to homes at Paradise Estates or elsewhere as there could have been. Lots of vegetation damages, trees down and lots of tin and yard debris flying around. A lot of which could have impacted your property even if the debris was not yours.

The HOA has set up a GREEN WASTE site at the park area on Chalan Tres Compadres. **ONLY GREEN WASTE IS ALLOWED** (Trees Included) NO appliances, furniture, trash or other debris can be left at this site. The HOA is managing the operation with permission from the Government of Guam that owns the property.

Owners (or the resident of house if rented) **are responsible for removing any damaged trees, branches, green waste from the property. YOU CANNOT PLACE THE GREEN WASTE ON THE SIDEWALKS, GRASS STRIPS OR ROADWAY.** There will NOT be any government pickup from individual homes. Nor will the HOA employ a contractor for this service. Putting green waste of any kind (fronds, branches, trees, etc.), trash other than in side garbage bins, or other storm debris whether it is from your home or flew into your yard from elsewhere is the sole responsibility of the owner of the property. If you are renting the home, you need to coordinate the matter and any cost for debris removal with the owner. We are trying to populate a list of companies and individuals that you may be able to employ to haul your green waste, trees, or other debris for you. This information will be forthcoming. The whole cleanup process is FRUSTATING, it is just another facet of the whole Typhoon experience. If you have placed any debris, green waste, branches, trees, on the sidewalk, grass area between sidewalk and street or on the street, you must move it to your yard until arrangements are made to haul it to the appropriate area for disposal. Owners are subject to violation notices, fines and cost of debris removal if the Association has to conduct any work in this regard. The initial fine will be \$250. Yes, we know that seems like a harsh method of compelling compliance, but given the fact that there are 381 homes in Paradise Estates, the cost for the Association to take on the burden to contract out for services that are essentially owner related responsibilities, would require either an increase in common area fees or a special assessment. We are not budgeted for private residence cleanup of exterior debris.

The HOA's responsibility is for common area damage assessment and repair. The perimeter fencing if you live in such a location, is the homeowner's responsibility, the HOA DOES NOT OWN THE FENCING ON THE PERIMETER. It also may be outside your boundary lines and belong to the government. You can be reasonably certain the government will not repair or replace this fencing.

Until the subdivision gets power back, the gate arms and access controls are not working. We will still maintain security, but it is not going to be a 24/7 event. Again, we are not budgeted for such services.

The Guam Power Authority has 76% of the power substations on-line and the GPA crews are now clearing transmission lines and secondary connections in order to energize the electrical grid. Circuits are steadily come back on-line. Fortunately, all of Paradise Estates has underground service and that should speed the restoration process along. The Guam Water Works Authority is in the process of restoring power supply and sanitation equipment to the wells and water storage tanks. The process involves GPA restoration of power to the various GWA sites. Progress is being made, albeit maybe slower than some would expect. GWA does have a water tanker at the Dededo Mayor's office for residents needing potable water. When you do receive water, it should be considered contaminated and you will need to boil the water before any consumption. GWA and GPA will post updates on their respective websites on power and water restoration.

One thing everyone needs a lot of is PATIENCE. There is no quick fix to any of the many moving parts the HOA or individual owners and residents are having to deal with. I have found that neighbors helping neighbors with yard debris or otherwise is a good way to move things along and boost the esprit de corps. One day this will all be a memory that you will be able to share. The experience will also prime you for the next storm that comes along with your necessary preparations. Based on my experience and the evidence of weather patterns this year coupled with shift in the El Nino effect, I think we are in for more storms coming thorough Guam this year. Keep in mind, typhoon season does not end until December and three of the largest storms including Pongsona with 200 mph winds all occurred in Mid-December.

The HOA management team and our maintenance contractor is diligently working to keep things moving and will populate updates on waste disposal areas, utility progress, etc. on a regular basis.

**THE COMMUNICATION BETWEEN THE HOA AND OWNERS IS ESSENTIAL, HOWEVER, SINCE THE MAJORITY OF HOMES IN PARADISE ESTATES ARE TENANT OCCUPIED, PLEASE ENSURE THAT YOU EMIAL THIS MESSAGE TO YOUR TENANT OR YOUR REAL ESTATE AGENT FOR FURTHER DISSEMINATION.**

Sincerely Yours,  
Clayton Duvall  
President