

Newsletter

Issue No. 38
OCTOBER 2023

Paradise Estates HOA



BOARD PRESIDENT MESSAGE

Dear Paradise Estates Residents:

Without question, this year's storm season which is typically over by the end of December has been quite active. To add to that equation, is another weather system that is now developing South-east of Guam in the Pohnpei/Chuuk region. All residents should keep in touch with news sources, such as the National Weather Service at <https://www.weather.gov/gum/> or Joint Typhoon Warning Center at <https://www.metoc.navy.mil/jtwc/jtwc.html>.

The neighborhood is already getting prepared for Halloween; and decorations are getting spooky. Residents are encouraged to participate in the annual decorating contest for both Halloween and Christmas. Homeowner, Veronica Pastones along with a few other homeowners has volunteered to take the lead in the judging process. For future interest, please contact the HOA if you would like to participate in the judging process and they can provide you with all the details. Office number (Pacific Rim Management) for the HOA is 671-646-7746 or at pehoaguam@outlook.com. Judging of the Halloween decorations will be the day prior (October 30th) between 8-9 pm. A consensus of residents for the Halloween hoopla is between 5 and 8 pm, Tuesday, October 31st. Being a typical workday and school day, these hours should be reasonably accommodating. There will always be stragglers. Additional security will be provided by the HOA at the entrance gates to control access by trick or treaters entering from outside the neighborhood. PLEASE USE CAUTION IN DRIVING AROUND THE NEIGHBORHOOD!

The stray dog situation has improved, but not completely solved. We have had good participation with the Mayor's office, Guam Humane Rescue and Animal Control personnel in our efforts to capture and remove at least 11 dogs. The HOA has purchased its own traps to assist in the effort. All residents are encouraged to notify the HOA via our management company, Pacific Rim Management if you are aware of any strays. Date, times and locations are very helpful to our efforts to rid the neighborhood of strays. We appreciate the residents that have contributed to the success thus far.

The HOA is back to actively inspecting, assessing and sending notices to homes that need exterior maintenance for items such as roof cleaning, house and/fence painting, yards, etc. There was a long period where the HOA was tolerant of issues of this nature due to the COVID protocols and post typhoon Mawar. We ask that you assess your property for needed upkeep in roof cleaning or painting and other exterior maintenance work including landscaping. The HOA's management company has been issuing violations and notifications. Please comply as soon as you get any notification. It is not the HOA's desire to issue fines as this does not solve the problem associated with maintenance issues. Thanks for your courtesies in keeping our neighborhood an attractive and sought-after community.

Owners are also reminded that any home improvement work requires that you submit your proposed project to the Board's Architectural Committee by submitting your Home Improvement Application. You DO NOT have to submit an application to repaint your home if you are painting it the same colors that now exist. All information for any desired home improvement upgrades and the pertinent applications can be found at: <https://paradiseestateshoa.com/wp-content/uploads/2022/05/PEHOA-Home-Improvement-Application-Revised-04-2022.pdf>

If you have any questions, please contact the HOA management company before proceeding with any work.

Clayton Duvall
President

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Board of Directors

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Ling-Chi Huang | Vice President
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Ryan De Guzman | Director

Professionally Managed by:



Pacific Rim
MANAGEMENT, INC.

841 S. Marine Corps Dr. Ste 103
Tamuning, Guam 96913

671.646.7746
pehoaguam@outlook.com



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





Halloween Decorating Contest

For Paradise Estates Residents Only.

Date of Judging: Oct. 30, 2023
Time of Judging: 8p-9m
Prize: One (1) Winner will receive a \$250.00 Gift Card from Home Depot

Please have your decorations out and lights on between the time stated in order for your home to be part of the decorating contest.

Good Luck to All.
boohahahaha....

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...

Monster Freeze Game



In this traditional Halloween party game, participants dance to the music and then freeze when it turns off. Last one standing is the winner.

Announcement:

Christmas Decorating Contest

Date of Judging: To be Determined.

Time of Judging: To be Determined.

Prize: A Total of 5 (Five) Winners; One (1) Winner from each phase plus an Overall Winner will have a chance to win Home Depot Gift Cards; Phase Winners \$100/ea; Overall Winner \$250.

Updates will be posted as we get closer to Christmas.

*the Paradise Estates HOA family
Wishing each and everyone Happy Halloween &
Happy Thanksgiving!*