

Newsletter

Issue No. 39

MARCH 2024

Paradise Estates HOA



BOARD PRESIDENT MESSAGE

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Board of Directors

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

Professionally Managed by:



Pacific Rim
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Dear Paradise Estates Residents,

Spring is in the air and after surviving the impact of last year's typhoon season, it is now the perfect time to begin your Spring Cleaning and property spruce up projects. While the HOA in the aftermath of typhoon Mawar, had taken a pause in the monthly inspections of the homes in Paradise Estates, our management company is now back to conducting regular monthly inspections, noticing homes that require maintenance such as painting, roof cleaning and yard maintenance. The only goal of the HOA is to keep our neighborhood safe and show "pride of ownership" condition.

Important note regarding trash pickup service by the Guam Solid Waste Authority: The HOA was advised, and presumably all customers of GSWA that placement of the trash bins now need to accommodate the new trucks they employ. The new trucks have a side lifter for the bins. No personnel will be on the street loading bins. If you do not place your bins properly, your trash will not be picked up. Also, GWSA requires that ALL trash be placed in bins. You cannot leave anything outside the bin otherwise it will not be picked up. For more information:

https://web.guamalerts.com/notification_details/gswa/important-update-in-trash-and-recycle-collection-paradise-estates-and-paradise-meadows

At a recent HOA Board meeting, the Board of Directors decided that waiting on the government to remove all the Green Waste piled up from the typhoon in the "park" area was just not going to happen and the matter had to be dealt with on our own dime. Accordingly, the HOA hired out equipment and workers to clear and haul the 384 cubic yards of green waste. Now that the area is back to a semi-park, we are in constant contact with government entities in charge of this park area. Specifically, the Department of Parks and Recreation, to be able to get the park open for public use. It has been a 30 YEAR ride of frustration. The board is hoping to put the matter to rest as the Parks Department promulgates rules and regulations for its use and maintenance.

The upcoming Annual Homeowner's Meeting is scheduled for April 06, 2024, at the small grass area, top of Chalan Tres Compadres. There will be Five (5) seats open. If you are an owner and interested in running for a seat on the board of directors, please contact the HOA to self-nominate or nominate another homeowner candidate at pehoaguam@outlook.com. Providing your biographical information and a photo would help other owners get to know you. There will be vacancies on the board at this year's annual meeting. Owners of record as of the day of the meeting are encouraged to attend the meeting. The election will be held via electronic online voting and all owners will be notified via email with a link to cast your votes prior to the meeting.

Be advised that while the neighborhood stray dog population has decreased over the last few months with valuable cooperation from the animal control department and private entities such as GAIN and Guam Animal Humane organizations, it still requires residents to be vigilant in reporting stray dogs and NOT encouraging their presence by feeding them. There have been attacks and near attacks by strays and we must do our best to work together as a community to prevent the problem. If you feel threatened by any strays, it is recommended that you move away from the animal and contact local authorities such as the village Mayor, Animal Control and 911 if necessary. We have controlled vehicle access into the community, but our streets are public right of way and controlled by the government. It is their duty to assist. In addition, please report any instance of strays to the management office at 671-646-7746 or at pehoaguam@outlook.com. This assists us with setting traps and coordination with local authorities.

Thank you for making and keeping Paradise Estates one of the most sought-after neighborhoods in Guam.

Clayton Duvall
Board 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

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...

*Wishing each and everyone
Happy Easter
The Paradise Estates
HOA family*

Easter Dirt Cake Recipe

INGREDIENTS

- Oreos – new Oreo varieties come out during the holiday, change the flavor up based on which cookies you use. No need to remove the cream filling.
- cream cheese
- unsalted butter
- powdered sugar
- Cool Whip
- instant white chocolate pudding – Be sure to use INSTANT pudding as the cook-and-serve kind will not set. Instead of white chocolate, use instant vanilla pudding, instant white chocolate pudding, or instant chocolate pudding mix.
- milk – Use whole milk or 2% milk for the creamiest texture. If you use skim milk it may be runnier than desired.
- vanilla extract.

- Easter candy PEEP bunnies, edible grass, candy Easter eggs, or instead of Easter candies add Carrot Chocolate Covered Strawberries.
- Oreo crumbs. Use a food processor to create the Oreo crumbs or place the Oreos in a Ziploc bag and crush them using a rolling pin. Create fine crumbs or more chunky crumbs.

JUST LAYER AND CHILL!

1. OREO CRUST. Crush $\frac{3}{4}$ package of Oreos and place it in the bottom of a 9x13 pan. Set aside.
2. CREAM LAYER. Mix cream cheese and margarine (or butter) until smooth. Mix in powdered sugar and fold in whipped topping. Set aside.
 - In a separate large bowl mix pudding, milk, and vanilla. Fold this mixture in with the cream cheese mixture. Pour over the crumb mixture.

- TOPPINGS. Sprinkle with the reserve crushed Oreos. Let set for a few hours and keep refrigerated until ready to serve. Top with marshmallow PEEPS, edible grass, and Easter-colored M&Ms right before serving.



Notice Announcement

2024 Homeowners Association
Annual Meeting

Date: Saturday April 06, 2024

Time: 10:00 am

Place: Top end of Chalan Tres
Compadres Paradise Estates
Dededo



CONGRATULATIONS To the following Christmas Decorating Contest Winners!

Overall Winner -----105 Kayen Jose Untalan (Rainbow Christmas)

Phase 1 Winner -----168 Kayen Rosario Untalan (Snowflake Christmas)

Phase 2 Winner----- 136 Kayen Sammi Hong (Sleigh Christmas)

Phase 3 Winner----103 Kayen Richard Untalan (Gingerbread Christmas)

Phase 4 Winner-----328 Kayen Jose Untalan (Classic Christmas)

If tenant occupied, homeowners must give authorization for their tenant to pick up the Gift Card at the HOA Office. Please bring photo ID when claiming the prize. Thank you for your cooperation.