

Newsletter

Issue No. 40
OCTOBER 2024



Paradise Estates HOA

BOARD PRESIDENT MESSAGE

Dear Paradise Estates Residents,

While Guam's seasons are few, either rainy or not, we do get to experience the season's traditional events in the calendar year. First out of the box will be Halloween on Thursday, October 31st. Halloween is a busy time for the Paradise Estates community with decorating in preparation for Trick-or-Treating and the hundreds of visitors we expect.

The board has established the hours of 5pm to 8pm since this is a typical work and school day. As we do expect stragglers, PLEASE USE CAUTION ON THE ROADWAYS. There will be additional security on site to help control the expected crowds from outside the neighborhood. Residents are urged to use the back gate entrance to avoid the traffic at the front gate.

The HOA will have the annual Halloween decorating contest with a \$250 gift card for the winner.

As a reminder, volunteers are encouraged to help the HOA in any committee, and judging of the Halloween decorations is a good one to get your feet wet as it is one of frivolity. Judging will be conducted the evening before Halloween. For additional information, please contact the HOA at Pacific Rim Management, 671-646-7746 or pehoaguam@outlook.com

The next community event will be the Christmas decorating contest. Residents are urged to be creative and cautious with their decorations. Hanging lights and putting up decorations can, at times, be challenging. Again, the HOA will be judging homes and awarding prizes to residents. Let your imagination run wild.

While we are still in the Typhoon Season usually winding down in late December, residents are urged to operate their storm shutters, lubricate and ensure they lock properly. Don't wait until a storm is in route to find out your shutters don't work.

If you are thinking about improvements to your home, please keep in mind that the HOA has specific guidelines to cover most home improvement projects, including painting of your home. However, you do not have to submit an application to paint the home if you are using the same color scheme that now exists. Pertinent information can be found on the Paradise Estates HOA Website.

The architectural review committee makes an effort to review any application with all due haste. Keep in mind that any construction work that requires The Department of Public Works permitting will affect your project. Interior renovation projects are generally not part of the committee's review process, but it doesn't hurt to inquire before hand to make sure.

For all homeowners, a complete website is available for all matters and forms that concern Paradies Estates. We encourage you to visit the site at www.https://paradiseestateshoa.com/

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

Clayton Duvall
Board President

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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
MANAGEMENT, INC.

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

671.646.7746
pehoaguam@outlook.com

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 2024. 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. Per 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 front and back entrance gates, subject to fines of \$250.

HOME IMPROVEMENTS > Home Improvement requests 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.

PONDING BASIN > DO NOT ENTER! For your safety, please KEEP OUT of the Ponding Basin.

GROUND 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 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 is \$50 and must be paid prior to programming.

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.

HOMEOWNER CONTACT INFORMATION & UPDATES > As a reminder, it is the responsibility of the homeowner to ensure that the HOA is kept updated with new contact information of the homeowner. If any contact information has been changed, please be sure to email the HOA at pehoaguam@outlook.com to avoid any missed emails or notices from the HOA. Additionally, All NEW Homeowners must register with the HOA within 10 days from the date of recording the Warranty Deed, failure to register will result in a \$100 fine, imposed by the Board.

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 is every Monday. Residents may take their bins out the night before and must 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 and/or EZ ups > 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.

EXTERIOR MAINTENANCE > Per Section 5.1. Exterior Maintenance; Owner's Obligations. Each Owner agrees to maintain all Improvements on the Owner's Lot in good condition and repair and no Improvement shall be permitted to fall into disrepair. In the event that any Owner shall permit any Improvement, including trees and landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe unsightly or unattractive condition, or damages property or facilities on or adjoining such Owner's Lot, the Association, upon thirty (30) days prior written notice to the Owner of such Lot, shall have the right to correct such condition.

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

Candied Yams Recipe

Ingredients

- 6 sweet potatoes peeled and sliced into 1-inch slices
- 1/4 cup white sugar
- 1 cup brown sugar
- 3 tbsp honey
- 4 tbsp unsalted butter
- 1 tsp cinnamon
- 2 tsp vanilla extract
- 1/4 tsp nutmeg
- salt to taste

Instructions

- Preheat oven to 350 degrees F.
- Scrub the yams clean, peel, and cut into 1-2 inch slices.
- Place the sliced yams in a baking dish and set aside.
- To make the glaze, place the butter, nutmeg, cinnamon, white sugar, brown sugar, honey, and salt in a saucepan and cook over medium-high heat.
- When the mixture thickens and starts to bubble, turn the heat off.
- Stir in the vanilla extract.
- Pour the glaze all over the yams.
- Cover and cook for 40 minutes.
- Uncover and baste the yams with the glaze. Cook for an additional 45 minutes uncovered. Once the 45 minutes are up, baste the yams with the glaze and cook for an additional 30 minutes or until the yams are nice and tender.
- Add mini marshmallows
- Serve and enjoy!



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...

Guam Calendar Events

(courtesy of www.visitguam.com/events)

- 10/26: Kolohe Kai Concert Ypao Beach Park
- 10/31: Halloween Day
- 11/22: Fur Ball - Benefiting GAIN: Hyatt Regency
- 11/28: Thanksgiving Day
- 12/01: Agana Hgts Fiesta
- 12/08: Mangilao Christmas Parade & Festival 2024 (UOG)
- 12/25: Christmas Day

PEHOA Housing Market Updates closed on Guam MLS:



3 Bedroom 2 Bath Home
Sold at \$500,000



4 Bedroom 3 Bath Home
Sold at \$540,000

