



PARADISE ESTATES HOA NEWSLETTER

Issue No. 41

APRIL 2025

BOARD PRESIDENT MESSAGE

Dear Paradise Estates Homeowners,

The Homeowners Association will be holding its annual meeting on Saturday, April 12th, at 10 am at the top of Chalan Tres Compadres Road. There are two vacancies on the board this year. Owners that are interested in running for a position on the board should contact our management agent, Pacific Rim Management at pehoaguam@outlook.com no later than Monday April 6th. Please provide your biographical information and self-nomination and you will be placed on the candidate ballot for the election.

Spring is in full gear with normal Tradewinds and cooler weather conditions. This will soon give way to the coming of the annual storm (Typhoon) season. This would be a good time to inspect your home's typhoon shutters and make any necessary repairs as well as inspecting around your home for anything that would be questionable or hazardous in a storm. Typically, the local and national weather services are quick to get the word out about any impending storm systems, however, on occasion, storms can develop quickly and leave little time for preparation. If you are renting your home, please ask your tenant to do an inspection to ensure all the shutters and the locking mechanisms are functioning properly.

The board continues in its efforts to formally get the Department of Parks and Recreation to allow for the opening of the public park located near the entrance on Chalan Tres Compadres. The 30-year (sad) saga of getting the park operating for the community has been tedious and fraught with seemingly lack of will by those that are charged with the park being formally opened. The Association has funds available for amenities and playground equipment once we can get the blessing of the government to assist us in our efforts.

Also, we have had offers from local community organizations that are willing to assist with the routine maintenance by adopting the park area. This park area was a requirement dictated by the government when the approval of the subdivision was agreed on. The continued delay is frustrating, but we trust the board's efforts will come to fruition this year. Any suggestions from the Homeowners are most welcome.

Please help to keep our community a safe and sought-after location to reside. Our management company regularly inspects all the homes in the subdivision and issues notices of violations. Owners are responsible for addressing violations in a timely manner to avoid fines. Please assist us if you see areas along roadways that may need attention. We have a regular maintenance crew that works the entire subdivision and your attention to things to assist us improve our efforts are appreciated.

The board of directors and our management team at Pacific Rim Management wish all the residents of Paradise Estates a blessed Easter

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.

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 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

Pistachio Fruit Salad Recipe

Ingredients

- 1 - Large Can of Mix Tropical Fruits or a variety of Fresh Fruits of your choice chopped or diced
- 1 - 16 oz block cream cheese
- 1 - 16 Oz multi color mini marshmallows
- 1 - 4 oz instant pistachio jello pudding
- 2 - 16 oz Cool whip



Instructions

- Drain the juice from the Canned Mix Fruits place drained fruits into a mixing bowl
- gently fold in the room temperature Cream Cheese until dissolved
- gently fold in one of the Cool Whip
- gently fold in the ¾ of the bag of mini marshmallows
- Coat the top layer of the fruit salad with the 2nd 16 oz Cool Whip
- Sprinkle on the top, the remaining mini marshmallows
- Chill for 3 hours
- Serve and enjoy!

grounds maintenance

Grounds Maintenance does daily cutting. Please be Cautious when Grounds Maintenance is working in progress. Kindly walk/drive around them to avoid debris/rocks from flying toward you. You may also kindly honk your horn to get their attention to stop so that you can pass, otherwise please stay clear of them.

Thank you for your understanding.

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@outlook.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)

- 04/12 Japanese Festival
- 04/12 Ko'ko' kids Fun Run
- 04/13 Guam Ko'ko Road Race
- 04/20 EASTER DAY
- 05/03 MAD Collab Block Party
- 05/03 Pet Fest Guam
- 05/23-05/25 16th Annual Hagat Mango Festival
- 05/31 High Watah Concert at the Hills
- 06/07-06/08 Guam Micronesian Island Fair
- 07/21 81st Liberation 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 \$555,000

Happy Easter

