
Colonia Escondida Times

The Newsletter for Colonia Escondida Residents

January 2024



New State Laws affecting HOAs begin January 1 2024.

*The State of Texas passed two bills
regarding activity of HOAs.*

HOUSE BILL 886 (ASSESSMENT LIEN FILING)

This bill mandates that before an HOA can file a lien or notice of lien against a homeowner the HOA must have sent three monthly written notices to the noncompliant homeowner.

HOUSE BILL 614 (FINES AND ENDORSEMENT POLICY)

This bill requires an HOA to adopt an enforcement policy regarding the levying of fines by the association. This policy must include general categories of restrictive covenants for which the association may assess fines, a schedule of fines for each category of violation, and information regarding hearings.

PLEASE NOTE: Due to space constraints we are not able to print these bills in their entirety. By summarizing these laws, Our intent is to increase your awareness, not explain their actual meaning. You are encouraged to increase your knowledge of the laws by researching them or consulting an attorney.

**READ MORE ABOUT IT ON OUR
WEBSITE**

Neighborhood Meeting

Please join us Monday January 8 at 6:30 p.m. at the clubhouse.

NOTE: HOA Meetings are held on the second Monday of each month. Unless that day falls on a holiday.

HOA Dues

Dues are \$30.75 a month and payable to Colonia Escondida
% Dana Properties
P O Box 105007
Atlanta GA 30348-5007

As per HOA Bylaws, HOA dues are billed on an annual basis. You may continue to make monthly, quarterly or annual payments. Any accounts past due are subject to the HOA delinquent policy and may incur a 6% per annum interest penalty.

IT IS YOUR RESPONSIBILITY TO PAY YOUR MONTHLY DUES IN A TIMELY MANNER!

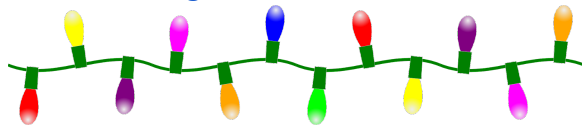
Payment of monthly dues is a requirement in a mandatory HOA. If you do not receive a monthly statement this does not absolve you of this requirement,

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Colonia Escondida is a wonderful neighborhood with many special people and sights. One nice thing is you can observe the fall colors without leaving the area.



If you have a photo or know of someone or something unique to our area please let us know! Send photos or suggestions to : ceeditor915@gmail.com ..



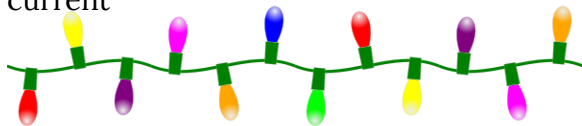
Holiday Lighting Contest

Many of you decorated your homes for the holidays. Our HOA board would like to thank you for these efforts. The winner of the 2023 Holiday Lighting Contest is.... (Drum roll please!)

Our neighbor at 740 Quinta Luz!

You may collect your \$50 gift certificate by contacting the HOA President.

Winning entry was chosen by random drawing December 22, 2023. Homeowner was vetted to ensure all HOA fees were current



If you have any ideas or suggestions for upcoming events you are encouraged to contact a board member or attend the monthly meetings.

At last month's board meeting

The board is still collecting estimates for the following matters:

- Restoration of the roof and interior.
- Clean up of the area surrounding the Pond and easements.
- Removal of the cattails/reeds in the pond.
- Replacement of the swimming pool pump and painting and repair of the pool.

The board is seeking volunteers to assist in the pool painting. If interested please contact a board member.

A neighbor suggested that the board issued notices of upcoming meetings and events to be sent via text message. If this would be a preferred method of contact for you please let us know.

Association expenses

11/1/2023-11/30/2023

Swimming pool	\$875^
Water	\$207.17
Management contract	\$350
Postage	\$61.77^
Electricity	\$308.15
Trash Removal	\$27.66
Website	\$189.77
Property Taxes	\$3513.31

Total Reported Expenses \$6074.08

Helpful phone numbers

Dana Properties 915 308-2279

District 8 City Representative

Brian Kennedy 915 212-0001

Code Enforcement 311

Westside Police Station 915 588-6000

Animal Control 915 842-1001

Sunland Park Police 575 589-2225

