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# Colonia Escondida Times

The Newsletter for Colonia Escondida Residents

December 2023

Merry Christmas!



## Neighborhood Meeting

Please join us Monday December 11 at 6:30 p.m. at the clubhouse.

## 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 twelve months or more are subject to the HOA delinquent policy and may incur a 6% per annum interest penalty.

## Get to know your bylaws!

*In an effort to better inform our neighbors, we take a monthly look at our area's bylaws.*

### **ARTICLE V ARCHITECTURAL CONTROL**

No building shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural Control Committee, as to the quality of workmanship and materials, harmony of external design with the existing structures and as to location with respect to topography and finish grade selection. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line unless similarly approved.

### **ARTICLE VI Section 6 Nuisances**

No noxious, offensive, illegal or immoral activity shall be carried on upon any portion of the properties, nor shall anything be done on any portion of the properties which shall constitute or may become an annoyance to the neighborhood.

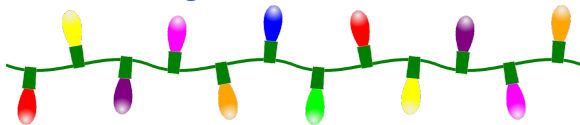
**READ MORE ABOUT IT ON OUR WEBSITE**

# Colonia Escondida Times

Colonia Escondida is a special place with many special people and sights. One neighbor sent in this picture of a sunset to share.



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](mailto:ceeditor915@gmail.com) ..

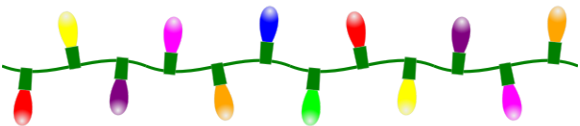


## Holiday Lighting Contest

Many of our neighbors beautifully decorate their homes for the holidays. Our HOA board would like to recognize these efforts. You may enter your home or a neighbor's home by submitting entries to [ceeditor915@gmail.com](mailto:ceeditor915@gmail.com) or contacting a board member.

A \$50 gift certificate will be awarded! Winning entry will be chosen by random drawing December 22, 2023. For more info please attend the December HOA meeting.

**\*Contest winner must be current on HOA dues!**



## At last month's board meeting

The board elected to pursue bids for the following items

- Restoration of the clubhouse.
- Clean up of the area surrounding the Pond and easements.
- Removal of the reeds in the pond.

The board will be sending letters to noncompliant homeowners regarding overdue HOA fees. As noted in our bylaws a daily penalty may be assessed on delinquent fees.

The HOA also has the authority to foreclose the lien on any property not paid within 30 days of due date or to bring an action at law against the owner personally obligated to pay the debt.

## Association expenses

10/1/2023-10/31/2023	
Swimming pool	\$600
Water	\$427.74
Management contract	\$350
Postage	\$56.55
Total Reported Expenses	\$1,434.29

## 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

