
Colonia Escondida Times

The Newsletter for Colonia Escondida Residents

August 2024

HOA Fine Policy

The Colonia Escondida HOA Fine policy went into effect August 1, 2024. This document sets forth Colonia Escondida Homeowners Association's policy for imposing disciplinary actions (including a Schedule of Fines) for violations of the Association's governing documents, pursuant to Texas House Bill 614 Fines and Endorsement Policy, the Texas Property Code, and the Association's Bylaws and Stated Declaration of Covenants, Conditions & Restrictions (BCC&Rs).

The Fine Policy also includes information regarding Texas House Bill 886. The Texas Property Code section 209.006 and procedures the HOA will follow in order collect outstanding unpaid HOA fees or if necessary, place a notice of foreclosure lien on properties with delinquent HOA fees.

You can download a copy of the HOA Fine Policy at www.coloniaescondida.com or scan the QR Code in the newsletter.

HOA Dues

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

Can you use a motorized lawn mower before 7 a.m. in El Paso?

It might be tempting to beat the summer heat but the answer is **NO!** The city of El Paso's Noise Ordinance prohibits sounds that exceed 70 decibels between 10pm and 7am Those that violate the ordinance may be fined up to \$500!

Other noises that may violate the ordinance include loud animals, construction work, alarms, loudspeakers, mechanical devices and vehicles.

Under Section 51.001 of the state's local government code, Texas cities have authority to establish noise ordinances.

The Texas Penal Code allows residents to file a complaint for unreasonable noise that exceeds a decibel level of 85 at a point where it is heard by others. The code states "A person commits an offense if he intentionally or knowingly makes unreasonable noise in a public place... or in or near a private residence that he has no right to occupy."*

*Source El Paso Matters July 18, 2024

**DOWNLOAD OUR BYLAWS
AND FINE POLICY AT
ColoniaEscondida.com**

or scan the code!



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Neighborhood Yard Sale September 7th

Many residents contacted the HOA Board requesting another yard sale. The event is planned for September 7th.

Every neighborhood household is encouraged to gather unwanted or no longer used items and place them for sale on their property.

Advertisements will be placed on leading websites and media.

Don't miss your chance to declutter your home and maybe make a few bucks!

Back to School

Many school districts have started classes for the 2024-2025 school year. Motorists please keep an eye out for our neighbors who may be walking in the area. Be vigilant and slow down when driving around the park and neighborhood also when backing out of driveways.



Our next HOA Meeting

Please join us Monday August 12th at 6:30 p.m. at the clubhouse for our next meeting.

Agenda items to include:

HOA Fine Policy

Neighborhood Projects

Need for Volunteers

And more!

Association expenses

July 1- July 31, 2024

Water	\$442.28
Management contract	\$350.00
Insurance Policy	\$1,234.75
Grounds maintenance	\$550.00
Pool Expenses	\$2,058.48
Clubhouse	\$43.81
Electricity	\$693.86

Total Reported Expenses \$5,373.18

Helpful phone numbers

Dana Properties 915 308-2279

Vector Control 915 212-6000

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



PROPERTY FRAUD ALERT

El Paso County Clerk is offering a free service to help El Pasoans combat fraudulent activity that could affect their property.

Property Fraud Alert is an online subscription service that monitors a person's name in the Recorder's office system and tracks possible fraudulent recordings that affect their property.

To sign up for Property Fraud Alert, call 800-728-3858 or you may access the subscription through the El Paso County Clerk's website.

Those who need additional information can email countyclerk@epcounty.com or call 915-546-2071.*

*Source KFOX14 July 8, 2024