
Colonia Escondida Times

The Newsletter for Colonia Escondida Residents

October 2024



Neighborhood Meeting

Please join us Monday October 14th at 6:30 p.m. at the clubhouse.

NOTE: A District 1 Candidate forum will be held Oct. 24th at 4801 Osborne from 6-8 PM

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. Don't risk foreclosure on your home by not paying your mandatory monthly assessments.

Working Together

At last month's HOA Board meeting a neighbor suggested the board contact Code Enforcement regarding the property at 709 Frontera.

The property at this address had fallen into disrepair and the sidewalks were impassable due to the overgrowth of trees and shrubs.

Your HOA board worked diligently to find the right source at Environmental Services to get this property cleaned up. This is a wonderful example of neighbors and board members working together to beautify our neighborhood.

Working together we can make this a neighborhood people are proud to call home and others desire to move into. Neighbors are encouraged to contact Code Enforcement at (915) 212-6000, regarding unsightly yards, abandoned vehicles and more.



Being a good neighbor

Our neighborhood is very pedestrian friendly. Neighbors of all ages and their furry friends routinely walk the area.

Unfortunately not all walkers clean up after their pets. Please respect your neighbors' property. Pet waste may harbor bacteria and damage the lawn your neighbor works so hard to maintain.

Be respectful, please clean up after your pet!

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Association expenses

9/1/2024-9/30/2024

MR Pool (2 months)	\$2400
Water	\$514.75
Management contract	\$350
Postage	\$2.50
Electricity	\$423.84
Red Eagle Roofing	\$600
SW Wireless	\$43.81

Total Reported Expenses \$4,334.90

At last month's board meeting

The board discussed the following matters:

- Repairs of the roof of the Wading Pool Pump Room.
- Bids for a new security system.
- Maintenance program for clubhouse and pond area.
- Replacement of the rotting beams in the patio area.

The board is seeking contractors and bids for common area projects. If you know a contractor please contact:
emai@coloniaescondida.com.



Please join us Sunday October 27th for fun, food in the clubhouse at 806 El Centauro from 2 to 4 PM.

All you guys and ghouls are invited to wear their best costume and attend this event

Feeding Feral Animals

Our neighborhood has become overrun with feral cats, skunks, and raccoons. Neighbors are asked not to leave food out as it may attract unwanted visitors.



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

Helpful phone numbers

Dana Properties 915 308-2279
District 8 City Representative
Brian Kennedy 915 212-0001
Code Enforcement 311, 915 212-6000
Westside Police Station 915 588-6000
Animal Control 915 842-1001
Sunland Park Police 575 589-2225



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ColoniaEscondida.com

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