

# Colonia Escondida Times

The Newsletter for Colonia Escondida Residents

December 2025

## HOA Begins Formal Process to collect unpaid fees

Notice of Intent Letters have been mailed to delinquent property owners formally beginning the process of collecting unpaid HOA assessments and fines. Assessment Liens will be placed against Homeowners who fail to correct these unpaid fees.

An assessment lien hampers the ability to refinance or sell a home and may have detrimental effects on credit ratings. Colonia Escondida is a mandatory HOA registered in Texas. **All homeowners in Colonia Escondida are legally obligated to pay HOA assessments.**

## Holiday Lighting Event

All homeowners are encouraged to decorate their homes and participate in the **Colonia Escondida Holiday Lighting Event**. Whether your display can be seen from space, or is a decorated window or doorway all are encouraged to enter. Light up the neighborhood and show your Holiday Spirit. Click the link to enter:

<https://www.coloniaescondida.com/events-helpful-information>

**LEARN ABOUT OUR COMMUNITY.  
BY VISITING OUR WEBSITE**

[ColoniaEscondida.com](https://www.coloniaescondida.com)

or scan the code.



## EPPD Officer Educates at HOA Meeting



EPPD Officer Erik Segura spoke at our November meeting, informing neighbors about area crimes and ways to prevent them. This was both an informative and entertaining presentation. Some of the tips he presented were:

\*There is no need to keep paper copies of documents in autos, electronic copies will suffice.

\*Don't keep your garage controller in your car, if your car is broken into and it can be used to enter your property.

\*If you have a home alarm system, it must be registered at [texas.gov](https://www.texas.gov) for police to respond to a call.

You can read more tips by clicking the link below.

<https://www.coloniaescondida.com/events-helpful-information/>



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**Happy Holidays**



**Colonia Escondida Homeowners Association wishes you a Joyous Holiday Season and a Happy New Year!**

## Monthly Neighborhood Meeting

This month's meeting is December 8th at 6:30 p.m. in the clubhouse located at: 806 El Centauro. This is our Christmas Potluck Meeting, bring a dish and share the holiday spirit with your neighbors. *\*Unable to make our last meeting? Click the link below to catch up on meeting notes and financial information.*

<https://www.coloniaescondida.com/meeting-notes-and-financial-documents>

**NOTE:** HOA Meetings are held on the second Monday of each month. Unless that day falls on a holiday. All Colonia Escondida residents are encouraged to attend.

## HOA Dues & Fees

Dues are \$31.65 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 or fines past due are subject to the HOA delinquent policy and incur a 6% per annum interest penalty.

## Outdoor Lighting

**A Matter of Security or Invasion of Privacy**

Many of our neighbors have cameras and lighting to monitor their entries and driveways. Motion activated systems can be a great deterrent to crime. Extremely bright lighting or cameras in the rear of the property may cross the line.

It is important to ensure your sense of security does not interfere with your neighbors right of privacy. Check your lighting in the evening, ensure it does not shine into your neighbors yard or windows. If your cameras capture images of your neighbors on their property, it may constitute an invasion of privacy.

Be a good neighbor and find the balance between your security and your neighbors right to privacy.

Learn more about Lighting Regulations by clicking this link:

[https://codelibrary.amlegal.com/codes/martindale/latest/martindale\\_tx/0-0-0-6815](https://codelibrary.amlegal.com/codes/martindale/latest/martindale_tx/0-0-0-6815)

## Clean Up After Your Pets!

Multiple emails have been received regarding inconsiderate pet owners not cleaning up after their pets while walking the neighborhood. Many neighbors have cameras capturing these acts which can be used to issue fines by Code Enforcement.



**Information regarding November expenses will be available on our website.**