
Colonia Escondida Times

The Newsletter for Colonia Escondida Residents

January 2025



Neighborhood Meeting

Please join us Monday January 13th 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 \$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 \$31.65, quarterly \$94.95 or \$379.80 annual payment. Any accounts past due are subject to the HOA delinquent policy and may incur a 6% per annum interest penalty.

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,

New Year brings new changes

As we ring in the new year there are some important changes to be aware of. In December your HOA Board after thorough evaluation determined an adjustment to the HOA fees was necessary. The monthly dues were changed from \$30.75 monthly to \$31.65. This increase is the first in eight years and reflects rising costs in maintenance, utilities, landscaping, insurance and other essential services that keep our community safe, clean and enjoyable.

This small adjustment only equals an increase of \$10.80 annually or 3¢ daily for 2025. The additional funds will help us to sustain the quality of existing amenities, address rising operational costs, and build reserves for future improvements and unexpected costs.

The Clubhouse rental fee was also changed. The rental fee is now \$150 for six hours with a \$100 refundable deposit and a \$25 hourly additional fee if the event is planned longer than six hours. The six hour rental fee is total time, meaning set up, event and clean up must be within those six hours. Any runover of time will be charged at the \$25 hourly rate. Any runover times are not prorated.

These changes are effective as of January 1, 2025. If you have any questions or concerns regarding these changes, we encourage you to attend the upcoming board meeting January 13th.

**DOWNLOAD OUR BYLAWS AND
FINE POLICY AT**

ColoniaEscondida.com

or scan the code.



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Learn about City Code Enforcement at the January meeting

You are invited to gather information about the El Paso City Services Program at our monthly meeting January 13th. A city representative will be present and provide information regarding code violations. This is the first of many informational meetings your HOA plans for 2025.

Balancing Outdoor Lighting: Security vs. Light Pollution

Outdoor lighting plays a vital role in keeping our community safe, but have you ever considered how it might affect the beauty of our night skies? Balancing security and minimizing light pollution is a challenge we can tackle together,

The Case for Outdoor Lighting

Proper lighting deters trespassers and improves visibility for pedestrians and drivers. A well lit neighborhood feels safer and encourages community activity after dark.

The Downside: Light Pollution

Excessive or poorly directed lighting contributes to light pollution, washing out the stars and disrupting local nightlife. It can even affect our sleep patterns and energy use. Here are a few tips to maintain safety while preserving our night skies.

1 *Use Motion Sensors:* Install lights that activate only when needed.

2 *Choose Warm-toned LEDs:* Cooler blue toned lights are harsher and contribute more to glare.

3 *Shield Your Lights:* Direct light downward to avoid spillage into the sky or neighbors' windows.

4 *Turn Off Unnecessary Lights:* Consider timers or smart systems to ensure lights aren't on all night.

As we plan for the new year, let's work together to ensure our community is both safe and starry. Small adjustments to outdoor lighting can make a big difference.

You can learn more about Texas laws regarding light pollution by clicking this link: http://elpaso-tx.elaws.us/code/coor_title18.18_artvsec18.18.150

Association Expenses

12/1/2024-12/31/2024

Pool Maintenance	\$600.00
Pool Chemicals	\$1268.31
Water	\$553.78
Property Taxes	\$539.40
Management contract	\$350
Landscaping	\$1920.00
Insurance	\$412.84
Clubhouse repairs	\$330.00
Postage	\$2.50
Electronic Media	\$100.00
Electricity	\$105.37
Printing	\$185.48

Total Reported Expenses \$6367.68

Keep Our Community Clean: A Friendly Reminder to Pet Owners

If you are a pet owner it's important to clean up after your furry friends during your walks and outings.

Why is this important?

Health and safety: Pet waste can carry harmful bacteria and parasites that pose risks to humans and other animals.

Leftover pet waste can pollute local waterways and harm ecosystems.

Courtesy: A clean space ensures everyone can walk, play and relax without unpleasant surprises.

Be a responsible pet owner and a thoughtful neighbor: Clean up after your pet. The City of El Paso and your HOA can assess fines for not cleaning up after your pets or keeping them on a leash.

