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# Colonia Escondida Times

The Newsletter for Colonia Escondida Residents

September 2024

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## Can My HOA Really Foreclose on my Home?

The answer is **YES!** HOAs use the monies collected from fines and mandatory assessments to maintain common areas contained in the property, What happens if you don't pay these fines and assessments on time? HOA foreclosure on your property is possible. In the State of Texas, House Bill 886 passed in 2023 allows HOAs to foreclose on your home if you fail to pay fines and assessments owed.

Also in accordance with Bylaws and the Texas property code HOAs can also file for reimbursement of any legal fees expended.

An HOA lien allows the HOA to sell your property to repay assessments and fines. The lien also operates as a cloud on the title of the home which prevents the sale or refinancing of the home without satisfying the lien.\*

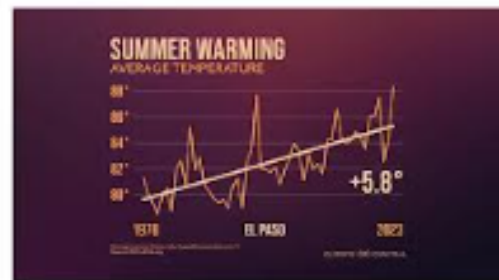
\*Source Texas Property Code

## HOA Dues

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

## *Is Texas getting hotter? El Paso is No.3 fastest warming US city in the last 50 years.*

El Paso was among the fastest-warming US cities according to a study conducted by Climate Central. Compared to 1970 El Paso summers have warmed by nearly 6°F.



Average Summer Temperatures - El Paso, TX Courtesy Of Climate Central

The following list includes the top five fastest-warming cities and their degree difference since 1970:

1 Reno, Nevada: 11.1°F, 2 Boise, Idaho: 6.0°F, El Paso, Texas: 5.8°F, Las Vegas, Nevada: 5.6°F, and Salt Lake City, Utah: 5.6°F.

In conclusion, it's true it does seem hotter because it actually is.\*

\*Source El Paso Time August 9, 2024

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## Neighborhood Yard Sale a Success

Many neighbors were able to declutter their homes and make a few bucks during the sale September 7th.

A good turnout was guaranteed with advertisements placed on online sites such as: Next Door, Facebook Marketplace, Craigslist, and the El Paso Times.

This event was one of many your HOA has proposed in an effort to create a sense of community in our area.

## Upcoming Events

Association Meeting Sept. 9th

Pool Closure Sept. 29th

Neighborhood Trunk or Treat Oct. 27th.



## Neighborhood Restoration Continues

The privacy fence around the pool was replaced. The roof of the pump room for the wading pool was repaired and resurfaced. The ceiling of the main pump room was repaired. Your HOA is committed to restore and beautify our area.

**DOWNLOAD OUR BYLAWS AND FINE POLICY AT**

**[ColoniaEscondida.com](http://ColoniaEscondida.com)**

or scan the code!



## Our next HOA Meeting

Please join us Monday September 9th at 6:30 p.m. at the clubhouse for our next meeting.

Agenda items to include:

Q & A with Dana Properties

A representative from Dana will be present for the meeting to answer questions.

Activity in the Area

And more!

## Association expenses

August 1- August 31, 2024

Water	\$648.49
Management contract	\$350.00
Insurance Policy	\$1,234.75
Grounds maintenance	\$440.00
Pool Expenses	\$944.92
Clubhouse	\$143.81
Electricity	\$449.90
Legal Fees	\$987.50

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Total Reported Expenses	\$3,963.62
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## Helpful phone numbers

Dana Properties 915 308-2279

Vector Control 915 212-6000

District 8 City Representative

Brian Kennedy 915 212-0001

Code Enforcement 915 212-6048 or 311

Westside Police Station 915 588-6000

Animal Control 915 842-1001

Sunland Park Police 575 589-2225

