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# Colonia Escondida Times

The Interactive Newsletter for Colonia Escondida Residents

June 2026

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## Understanding When Your HOA Fees are Due

There has been some misunderstanding about when HOA fees are considered current. Hopefully this article will help to understand when these fees are due and considered current.

In both Texas and New Mexico, HOA fees are generally treated as forward-looking obligations rather than taxes paid in arrears. The association adopts a budget, then assesses owners to fund anticipated expenses for the coming period. This typically works in this manner.

- Annual assessments are billed and due January 1.
- Homeowners are allowed to pay these assessments annually, quarterly or monthly.
- If you pay annually your payment must be made by January 31. The first quarterly payment must be made in January. Monthly installments must be received by the end of the month.
- To be current on your fees you must be paid up to that month to be current.

HOA payments are contractual obligations made when a home is purchased in a mandatory HOA. Timely payment of your fees is crucial as the HOA has monthly fees they must pay for the maintenance of the common areas.

## June Community Meeting

The May meeting of Colonia Escondida Home Owners Association will be Monday June 8th at 6:30 p.m at the clubhouse.

NOTE: HOA Meetings are usually held on the second Monday of each month. *View last month's meeting notes and financial information by visiting our website.*

## The Pool is Open

The association pool opened May 22nd, just in time for the Memorial Day holiday.

The pool is open daily from 10 a.m. to 9 p.m. The issued pool fobs will only open the gate during those hours. All homeowners current on their dues have had their pool fobs remotely activated.

Note: current on dues means your HOA fees are paid in full to that date.

Owners of rental properties are requested to submit a new tenant form annually. Homeowners who have previously submitted a pool fob request form do not have to provide a new form.

The largest portion of the collected HOA fees go towards pool maintenance and operations. Your HOA has worked hard to reduce these costs and keep them at minimum, in fact in 2025 the HOA paid less for maintenance costs than anytime in recent years. Yet these costs continue to rise. Please remember this is a community pool, take pride in it, take care of it and have a happy pool season.



**Keep our community clean, pick up after your pets.!**

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## Rental properties in an HOA

Landlords in an HOA community are not required to provide a copy of their lease to the HOA. However they must provide: **Tenant Contact Information:** The full name, mailing address, phone number, and email address of every person who will occupy the property under the lease. **Lease Timeline:** The exact commencement date and the overall term/duration of the lease. Landlords are advised to inform their tenants that the property is in a mandatory HOA and all persons residing within are advised to comply with HOA guidelines. Learn more here: <https://www.hoalegal.com/blog/permisible-regulation-of-residential-leases-rental-restrictions-2021-legislative-session-analysis>

## HOA Assessments & Fees

Monthly assessments are \$32.60 a month. Payments may be made monthly, quarterly or annually and payable to Colonia Escondida.  
% Dana Properties  
P O Box 105007  
Atlanta GA 30348-5007  
Any accounts or fines past due are subject to the HOA delinquent policy and incur a 6% per annum interest penalty and loss of privileges for not more than 60 days.

## Helpful Contacts

[email@coloniaescondida.com](mailto:email@coloniaescondida.com)

District 8 City Representative  
Alejandra Chavez 915- 212-0001

[Disctrict1@elpasotexas.gov](mailto:Disctrict1@elpasotexas.gov)

Code Enforcement 311,  
915 212-6000

Westside Police Station  
915 588-6000

Non-Emergencies 915  
832-4400

Animal Control 915  
842-1001

Sunland Park Police 575 589-2225



## Residential Improvements

Colonia Escondida has an Architectural Committee to maintain the aesthetic appeal of our community. Homeowners are advised to consult the HOA before making changes to their residence. Routine maintenance, new windows, roof do not require approval. Modifications such as parking, fences, even in some cases landscaping do require approval. When considering modifications to a property it is best to consult with the Architectural Committee.

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

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

or scan the code.

