

## newsletter

# HORIZON TOWNHOUSES

## Annual Meeting scheduled for March 12th

### Special points of interest:

- Annual Homeowners Meeting scheduled for March 12th
- Horizon Townhouses website launch
- Homeowners and resident registry
- Pet registry
- Gates (Entrance, Exit and walk-in)
- Service provider registry
- Roof access request
- Rules and Regulations

Horizon Townhouses Board of Directors, elected to have the Annual Homeowners Association Meeting on Saturday, March 12th, 2022, from 6:00 P.M. at the Center Courtyard. The Annual Homeowners Association Meeting is held for each individual homeowners. During this meeting, the homeowners will be able to nominate new directors, and express their concerns to the board of directors. During the meeting, the board will be reporting on its annual financial report as well as reporting on issues over the course of the past two years as the Annual Meeting was cancelled in 2021 due to the pandemic.

The H.O.A. will be accepting nominations for directors to serve

on the board, and an election to be held to induct the new directors to the board. We hope that each homeowner participates and nominate someone or volunteer to serve on the board. Serving on the board is a volunteer from the homeowners to ensure that our housing is being well taken care of.

HORIZON Townhouses is a planned development which is maintained by the Homeowners Association (H.O.A.). Homeowners Association is a community where fees are paid by each homeowner so that the planned development can be managed and cared for. The monthly Common Area Fees are used to ensure the property and the common elements are properly managed. During the



Horizon Townhouses

Annual Meeting, gates, resident and pet registries as well as roof access and our updates and Rules and Regulations will be discussed.

### Inside this issue:

- Resident & Pet Registry **2**
- H.O.A. Board of Directors **2**
- Vehicle violations **2**
- Entrance & Walkin Gate **3**
- Trash and cardboards **3**
- EVENTS: Water blasting **4**
- 24 hours Surveillance camera **4**

## Horizon Townhouses website launch

The board of directors of the Horizon Townhouses is proud to announce the launching of its H.O.A. website. The new website's URL is:

<https://horizontownhouseshoa.org>

and can be access by anyone with a access to an internet. The new website will allow for better communication between the board of

directors and the residents of our community. The website lists many information for homeowners as well as for the many tenants within our community which will help communicate the information and rules of our association. To name a few, all owners will have to register themselves or their tenants. There are pet registry, and Incident Reporting, Event Calen-

dar, and many more useful tools and information. All service providers will have to register so that the association will be aware of who have access to the property. All roof access is restricted and if anyone requires access to the roof of any building, they would be required to request for access through the new website.



Pets within the association

## Resident and Pet Registry

With the new launch of the H.O.A. website, the association is implementing its new “Resident” and “Pet” Registries. As many residents have been moving in and out, and many own pets within their units, the association have created registries so that it is now easier to update your information of each member of your family, including your pet (s). We hope that each resident understands that Horizon Townhouses do allow for pets in the community but there are rules that needs to be

followed so that other pet owners and even those who do not own a pet can live together peacefully together at the Horizon Townhouses. There are rules that each unit is to be used by only one single family (one household or family). Noises are of concern and we have house rules for when some allowable loud noises can be made such as construction and renovation noises.

For rules pertaining to pets, only small pets and reasonable number of pets can be kept in each

unit. NO pets may be kept inside the porches or patios unattended, especially when the pet owner is not present. When taking your pet for a walk, all pets must be on a leash which is not longer than 6 feet. All pet fecal must be picked up and remove all fecal left by their pet within the common elements. Please see the new website for more information. Pets may not use vehicle tires or grass areas in front of units for pets to release and all droppings of a pet must be picked up by the owner.

## H.O.A. Board of Directors

The association is managed by volunteers of homeowners called the Board of Directors. To become a board member, you must be a homeowner, or the legal representative of a homeowner. There are currently 6 board members serving the community. You may see the update sand members of the board on our new website. During the Homeowners March Meeting, there

will be nominations of directors for our H.O.A.. The current board of directors urge each homeowner to take the stance of leading the community or to nominate someone that you feel may be a good candidate to be part of the board of directors. From the members of our directors, there will also be a an organizational meeting to elect our officers of the Board of Directors following right after the An-

nual Meeting. The election will be held to elect for a president, vice president, secretary of the board and a treasurer of the board. Each director may serve up to 3 years or until someone replaces them. Let’s make our community a safe place for everyone. Participation is always the key. Remember, it is your home, and only you can make the difference.

*“Residents and Pet registries ...”*

## Vehicle Violations Reviewed



Speed bumps are there for you to reduce your speed

Over the years, we have observed several vehicle violation within our community. We hope that each owner and resident take this serious as the board preps to penalize each offender when violation are made. Rules for our common elements are there to make sure that everyone

is safe when using the common elements of our property.

Speeding is among the violation withing the parking lot. Remember only 5MPH is allowed inside the association. SLOW DOWN so that we do not have to experience any accidents within our

community. Please also observe the NO PARKING AREAS, and remember only three (3) parking stalls are assigned and available for each unit. We do not allow “DOUBLE PARKINGS” and parking in other units stalls. Please see Housing Rules for more details.

## Entrance gates

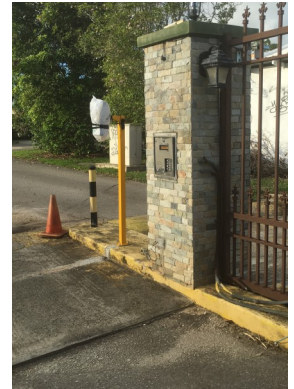
In the recent years we have seen several incidents and accidents with our entrance, exit and walk-in gates. There has been several incidents where drivers hit the gates and caused damages to the gate. The gates provide our housing with safety and assurance that “uninvited vehicles” do not enter our association. As the pandemic have caused the increase of domestic crimes, mostly theft, we have been able to keep these sort of crimes out of our community. We hope that

every homeowner and tenants cooperate with our association to make sure that our gates are all in working order. Safety is our number one reason that we have our gates for our housing complex.

The entrance gate can only be entered using two methods.

1. using cell phones (telephones) and
2. Using remote control switches.

Only homeowners can request for both requesting telephone numbers to be entered into the gate so that it can be used to open the gate when entering the complex. And requesting for remote switches instead of entering telephone (cell) numbers as access to the entrance gate. If there are is any instance of the gate not working properly, please contact the Association as soon as possible. You can access the “Contact Form” on the new website.



Entrance gate area

## Pedestrian Walk-in gate

The “walk-in gate” at the side of the **entrance gate** is ready for the **new cardkeys** to be issued to each owner. The board of directors will be issuing one (1) card per unit. Each unit will be issued the “right to use” the card assigned to their unit, and when the issued person is no longer a resident of the association, that card must be returned to the association. If there is a requirement for more than one (1) card, the home owner may request for

a extra card for a fee of \$5.00. Any lost or damaged card will also be accessed \$5.00 per card. When a cardkey Is not returned after a owner or a tenant has moved out of the property, we will assess \$30 for administration fee to issue a new card. You may request for a cardkey by going to the new website and request for it from the “Request for Association Property”. Through this form, you may also request for Entrance remote

Switches. Entrance Remote Switches are also available for \$25.00 per each remote and you may also use the remote as long as you are a homeowner or a resident of the association. All remotes can be returned to the property manager, and when a new resident is to move in, we can re-issue the remote to the new tenant of the unit. Entrance gates is normally operated by registering your cell phone numbers and using your registered phones to call into the gate system. It is free to register your cell numbers

*“remotes and cardkeys are available to use as long as you are a homeowner and a resident of the association”.*



## Trash and Cardboards

The association provided two (2) times a week bin pickups. Current pickup schedule is Mondays and Fridays. Only one trash bin can be placed outside each unit. **DO NOT PLACE MORE THAN ONE BIN.** Only “common household trash is allowed to be thrown.

**CARDBOARDS:** The association has placed a cardboard bin at the corner of the exit gate area for your convenience. Only cardboards may be thrown inside the bin. All cardboards must be **FLATTEND** before placing the cardboards inside the bin. Anyone caught not following the

rules will be penalized up to \$50 per occurrence. We urge you to follow the rules.



Example of people not following the rules.



**Cardboards must be flattened**

c/o REMAX/Diamond Realty  
HORIZON TOWNHOUSES H.O.A.  
238 East Marine Drive  
Hagatna, GU 96910

Phone: 671-479-9532  
Fax: 671-479-8913  
Email: [contact@horizontownhouseshoa.org](mailto:contact@horizontownhouseshoa.org)

## EVENTS:

*In February, we have started the water blasting of the roofs and the buildings as well as scraping off the old coatings off the roof so that we can prepare for new coatings on all of the buildings. For those who may have been experiencing water leaks or water stains, the coating of the roof will help seal such leaks to the roofs. The white coating will also help insulate the roof so that your air-condition don't have to work so hard to keep your home cool. This also saves our residences on the power we use. The water blasting will help with the molding and stains on the roof and the sides of the building. The sidewalks too will be water blasted. Each homeowner is asked to cooperate by allowing the workers to share the water for each unit during this process.*

**Safe and comfortable living for all our residents.**

**Website:**  
**<https://horizontownhouseshoa.org>**



Scan with your cell phone camera to jump to the Horizon Townhouses website.



Water blasting of roofs and sidewalks.

## Warning: The property is monitored 24 hours with surveillance cameras

We wish to inform our homeowners that the property is being monitored by a surveillance cameras. The association wants to ensure that all activities are recorded so that we can provide the safe environment for our residences. We ask that you follow all rules and regulations as stipulated in the association rules so that we can all enjoy our living in the association. If there is anyone that witnesses any crime or incidents, please use the "Incident Reporting" so that the association can make react to the incident so that we all can ensure our safety within our community. The association also have an "EVENT CALENDAR" on the new website, which will be used to inform

all residents of the events and activities that will be happening in the community. We urge everyone to participate by sending in your events to share among the community.

*We urge all residents to be on a look out for any strange and suspicious activities and unusual vehicles coming into the property.* Please report any and all abnormal activities to the board of directors by using the "Incident Report Form" on the new website.



Events calendar for Horizon Townhouses can be viewed on the new website. Please go to:  
<https://horizontownhouseshoa.org>