

Volume 2 Issue 1

HORIZON TOWNHOUSES**Annual Meeting scheduled for April 15th****Special points of interest:**

- Annual Homeowners Meeting scheduled for April 15th
- Horizon Townhouses website for information
- Residents and Pet registry
- Violations
- Service provider registry
- Gates
- CAM Fees Increase

Horizon Townhouses Board of Directors, elected to have the Annual Homeowners Association Meeting on Saturday, April 15th, 2023 from 6:30 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 cared 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.

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Horizon Townhouses website for information

The Horizon Townhouses HOA website was launched last year to help the Board of Directors and our Homeowners communicate. The site lists important information as well as the Rules and Regulations for our community.

The new website's URL is:

<https://horizontownhouseshoa.org>

and can be access by anyone with a access to an internet. The website 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 Calendar, 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,

Resident and Pet Registry (register your pet)



Pets within the association

During the last annual meeting, the H.O.A. had discussed the issue of pet registry and how it is important to make sure that your pets comply with the rules and regulations of the Horizon Townhouses. **Insurance is a must.** It has been reported that we had several cases of pets causing injuries to other tenants or pets of other tenants. The Board of Directors strongly remind all tenants that the pets are the pet owners responsibility, and that if your pet injure any person, or damage any property,

the pet owner shall be liable to the extend that his (her) negligence was the proximate cause of such injury or damage. (Section 34114. Guam Pet Law.)

NOT ALL PETS ARE ALLOWED! Although Horizon Townhouses H.O.A. allows pets to be in any part of the project, it is only allowed for small birds, cats, or dogs which are normally considered household pets provided the pet owners abide by the rules and regulations set worth by the Board of Directors. The number of pets in the unit

shall be a reasonable number as reasonable shall be determined by the Board of Directors on a case by case basis. Please contact the property manager or email your Board of Directors at: bod@horizontownhouseshoa.org

PETS ROAMING ON COMON AREA OR INSIDE PATIO OR BALCONY: No pets shall roam freely and be accompanied by its owners and leashed at all times. Leash be 6 feet in length or less. Feces must be removed . For detail rules, please go to the housing website.

H.O.A. Board of Directors

“Residents and Pet registries ...”

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 Annual 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.

Vehicle Violations Reviewed



Speed bumps are there for you to reduce your speed

VEHICLE VIOLATIONS: As we have discussed during our last annual meeting, the vehicles violations have improved, but some still do remain. Please be reminded that the **SPEED LIMIT** withing the housing is 5MPH. We ask everyone to abide by this rules so that we can assure our-

selves that unwanted accidents will not happen within our community. **PARKING IN OTHER TENANTS STALLS:** It has improved a little, but the Board of Directors reminds everyone that your are all assigned three (3) parking stalls each within the project and may not park in stalls

that are not assigned to your unit. Your vehicle may be towed and you will be liable for any payments associated with the towing. You may not leave a vehicle in the same stall for a long period of time. All vehicles must be up to date in insurance and government decals.

Nuisance (noise)

The Board of Directors asks all unit owners and tenants to abide by all rules and regulations so that everyone within the community can live in peace and harmony. It has been reported in past that some tenants have used the common areas of the project for private parties and have invited guests that have used parking stalls of other units and have disturbed it neighbors talking loudly and playing loud music. You may have invited guests to your unit when you have clearly

Secured enough parking stalls for your guests. Music can be played but up to a certain loudness in which it does not disturb your neighbors. For placing items outside the units and using the common areas of the project, please contact your property manager in advance for approval.

NOISE: Noise is not necessary limited to loud music and loud banging sounds caused by construction or

renovations. Noise can be when tenant has arguments and yelling and shouting or banging items around within your unit too is considered nuisance and disturbing your neighbors. Always consider our community is a shared community. Lets learn how to respect each others within the community.



Disturbing your neighbors is not allowed

Pedestrian Walk-in gate

PEDESTRIAN GATE: To use the pedestrian gate, you must first register and obtain a card key. Go to the Horizon Townhouses website and register to get your card now!.

When a card is issued to a tenant of the unit owner, the tenant must always return the card key when moving out of the unit.

GATE DAMAGES: It has been brought to the attention of the Board of Directors that the pe-

destrian gate has been damaged by some tenants of the projects. As we understand that the gates are used by several tenants of the project, each tenant must apply in order to receiving a card key. Tenants or their children may not touch or cause damage to the gates to allow for their children to enter and exit the gates. The gate needs to be repaired and when repaired we all keep the gate lock at all times. You may register by going to the housing

website.

Cost for a card key is free for the first card and \$5.00 for each additional card. All cards still remain the property of the H.O.A., and must be surrendered when no longer in use or a tenant has moved out. Owner of the unit may keep the cardkey as long he or she remains the owner of the unit.

“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

CAM FEES TO INCREASE(COMON AREA MAINTENANCE FEE):

February 2023, The Board of Directors have decided to increase the CAM (Common Area maintenance Fees to up keep our community. Due to the rise in costs from all aspects of our community, it has become harder to maintain the property due to these costs. The high costs of goods, utilities, services, etc., all part of the costs associated in maintaining our property.

Effective November 2023, The rate will increase \$20, to reflect \$180 and in January of 2024, another increase of \$20, which will make the monthly payments equal to \$200 per month. The Board of Directors works hard with our Property Manager to try and keep our costs low but with high increases that have taken place within the past few years, we were left with few choices.

Safe and comfortable living for all our residents.

Website:
<https://horizontownhouseshoa.org>



CAM FEES to increase

Warning: The property is monitored 24 hours with surveillance cameras

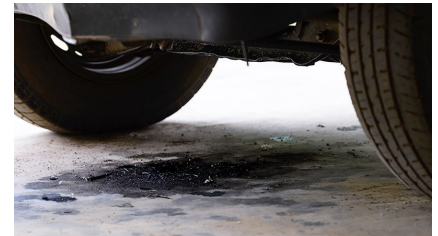
We wish to inform our homeowners that the property is being monitored by a surveillance cameras. The association wants to ensure that all activities are recorded so that we can provide the safe environment for our residences. We ask that you follow all rules and regulations as stipulated in the association 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.

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.

VEHICLES OIL LEAKS

Vehicles engine leaks has been reported and the Board of Directors have issue warning and citation for such incidents. All vehicles owners are responsible for upkeeping the vehicles that are brought onto the project. All unit owners who have leased their units to tenants also have responsibility in making sure that their tenants follow the rules in maintaining their vehicles. It is encouraged that all vehicles are maintained property and checked for oil and other fluid leaks every so many months.

Oil leaks are dangerous to the environment and an oil leak can contaminate as much as million gallons of water a year from one single spill. Oil spills can also catch fire in certain temperature and cause danger to the com-



munity. Oil leaking into storm drains will contaminate our waters and our ocean.

GET YOUR OIL LEAK FIX!



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