



# Paradise Cove

JANUARY 2022

Paradise Cove Home Owners Association Newsletter

## What's New in the Neighborhood



Scheduled landscaping services for 2022:

**Feb 24:** Begin setting irrigation clocks and checking sprinklers

**Mar 10:** First fertilizer application

**Mar 17:** Begin weekly mowing and bi-weekly edging.

### Home Insurance Update

The Paradise Cove Board of Directors approved a new HOA 12 month insurance policy that covers the Paradise Cove subdivision. The start date of this new policy was November 19, 2021. One key benefit to all homeowners is that the deductible has been lowered from \$25,000 to \$10,000.

We have attached a letter from the HOA insurance company with their recommendations to coordinate with your personal insurance policies. Later this month we will add a copy of the full policy on the portal website at [www.monarchpm.com](http://www.monarchpm.com). This change is likely to give every Paradise Cove homeowner a cost savings on their supplemental insurance policy.

### Landscaping and Pond Maintenance

Elite Landscaping and Maintenance provides weekly service to maintain our landscaping.

If you are aware of sprinklers that need to be adjusted or repaired, please fill out a maintenance request.

We plan to be more proactive with pond maintenance this year. Our new contract with Elite includes a provision for weekly clearing of diversion area and intake/outake pipes of the ponds.

### New Board Members

Please welcome these new Paradise Cove Board Members for the 2022-2023 term:

#### Randy Dawson - Unit #105

Randy and his wife Wendy moved to the neighborhood in August 2021. They enjoy running and hiking. Randy has previous experience as an HOA board member in a 120+ home community in Murfreesboro, Tennessee.

#### Ben Green - Unit #115

Ben, his wife Sam, and their daughter Jo moved back to St. George in 2019. They love Southern Utah, Tuacahn, the outdoors, and getting to know their Paradise Cove neighbors.

## Paradise Cove FAQs

**Q:** How do I make a maintenance request?

**A:** Please login to the portal website at [www.monarchpm.com](http://www.monarchpm.com). Click on Request > Create Request > Maintenance Request and fill out the form with as much detail as possible.

**Q:** Where are the common and limited common areas of Paradise Cove?

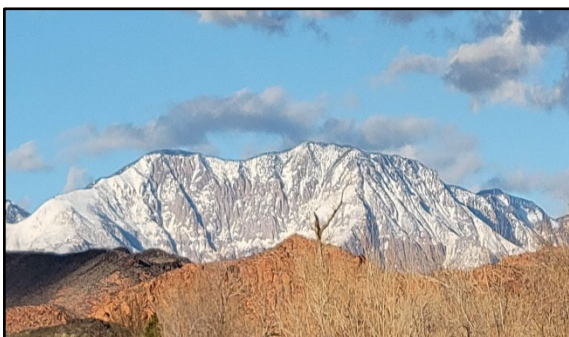
**A:** Every back and side yard of each lot is common area, meaning owned by the HOA to take care of all landscaping maintenance and for the enjoyment of all residents. All front yards are limited common areas owned by the HOA for the enjoyment of the lot owner only.

**Q:** What is the Paradise Cove pet policy?

**A:** Paradise Cove requires all pets to be leashed when outdoors (i.e common areas, limited common areas and streets) and all droppings cleaned up. Dogs are limited to a maximum weight of 40lbs. No pet should go into another owner's limited common area.

**Q:** When is the due date for the monthly Paradise Cove HOA dues?

**A:** Fees are due on the 1<sup>st</sup> day of every month. If not paid by the 10<sup>th</sup>, the board can enforce Article 4, Section 18 of our CCR's which can charge interest and an additional late fee on unpaid dues.



### Paradise Cove Board

Randy Dawson, President - Unit #105

John Whipple, Vice-President - Unit #138

Mike Adams, Secretary - Unit #109

Kathryn Hymas, Treasurer - Unit #123

Ben Green, Board Member - Unit #115

### Paradise Cove Property Mgt

ERA Real Estate Brokers

Consolidated/ Monarch Property Mgt

201 East St. George Boulevard St.

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