

# Paradise Greens

Home Owners Association

PO Box 66018

Albuquerque, NM 87193

<https://www.paradisegreens.net>

[ParadiseGreensHomeownersAssoc@gmail.com](mailto:ParadiseGreensHomeownersAssoc@gmail.com)

April 2023



## BOARD OF DIRECTORS

### **President - Mona Belchak**

4700 Spring Vale Rd. NW  
505-710-6233  
[president@paradisegreens.net](mailto:president@paradisegreens.net)

### **Vice President - Abel Bazan**

4820 Sandpoint Rd. NW  
505-249-8855  
[vicepresident@paradisegreens.net](mailto:vicepresident@paradisegreens.net)

### **Board Member - Laura Hoberg**

4705 Spring Vale Rd. NW  
505-350-8121  
[boardmember@paradisegreens.net](mailto:boardmember@paradisegreens.net)

## OFFICERS OF THE BOARD

### **Secretary - Beth Whipple**

4800 Summerlin Rd. NW  
618-558-1953  
[secretary@paradisegreens.net](mailto:secretary@paradisegreens.net)

### **Treasurer - Suzana Demusaj**

4823 Sandpoint Rd. NW  
505-922-0947  
[treasurer@paradisegreens.net](mailto:treasurer@paradisegreens.net)

## ARCHITECTURAL

### CONTROL COMMITTEE

### **Chairperson - Sally Sacco-Dorr**

4820 Summerlin Rd. NW  
505-250-9179  
[acc@paradisegreens.net](mailto:acc@paradisegreens.net)

### **Member - Nathan Orna**

4828 Summerlin Rd. NW  
505-903-3370

### **Member - Jeff Baltazar**

10200 Loveland Dr. NW  
505-980-1128

## WELCOME COMMITTEE

### **Chairpersons - Bob & Teresa Stevens**

4800 Spring Vale Rd. NW  
505-270-7835  
[welcomcommittee@paradisegreens.net](mailto:welcomcommittee@paradisegreens.net)

### **Member - Valeta King**

10100 Loveland Dr. NW  
505-977-5760

## FROM THE PRESIDENT:

Hello neighbors!

Twenty-seven years as an HOA -- a Covenant Community -- and still going strong! A Covenant Community is a nonprofit organization that provides many things, but primarily upholds property values in a neighborhood. A Covenant Community provides general rules for homeowners that outline permitted uses of property, prohibited uses of property, and duties and responsibilities of all homeowners involved. All of these things set a high standard for maintaining property values – something we all benefit from. The members of the Board of Directors and supporting committees are your neighbors generously volunteering their time and talent to superintend these Covenants on behalf of you and the other 99 homeowners in this neighborhood. **When you purchased your home, you became a member of this nonprofit entity and are accountable to the other 99 homeowners in this neighborhood.**

We govern ourselves with the PGHOA By-laws, and the Restrictions, Covenants and Conditions (RC&Cs). These documents are distributed to all homeowners and renters that reside here. They can also be found on our website: <http://www.paradisegreens.net/business.php>. I challenge you to read them—particularly Articles 3 and 7 in the RC&Cs. Here you'll find specific instructions and expectations required of you. Following these rules will maintain the beautiful look of this uniquely distinct neighborhood, and help you maintain the value of your home.

Article 8 describes the Architectural Control Committee (ACC). This committee approves all exterior upgrades to our homes and yards to preserve the high standards set forth in the RC&Cs. Again, these folks are our neighbors and are not paid for their efforts. They volunteer for this committee because they love this neighborhood and want to see it kept beautiful. We appreciate their efforts to protect the value of our homes. You can reach the ACC at [acc@paradisegreens.net](mailto:acc@paradisegreens.net).

Abel, Laura and I will begin our weekly or bi-weekly Walk-Arounds in April. During this walk around the neighborhood, we use Articles 3 and 7 as our guide to check everyone's curb appeal. If needed, we'll be sending texts or emails to any residents with violations.

We've had several new residents move in during the last two years, and our Directory is outdated. This involves contacting each resident to edit and confirm contact information. It requires careful proofreading, and decision to continue to print the small booklet or to create an electronic version. The Directory can be a useful tool to get to know your neighbors. If you would like to contribute to the Directory in big or small ways, please contact me at [president@paradisegreens.net](mailto:president@paradisegreens.net) or call me at 505-710-6233.

Continued on next page

**FROM THE PRESIDENT CONTINUED:**

Our Annual Block Party will be on August 19. Last year's was lots of fun. I hope you make plans to attend. We could sure use some help with set up and tear down. If you're available, please let Suzana know at [treasurer@paradisegreens.net](mailto:treasurer@paradisegreens.net). There has also been some interest in smaller Driveway Socials during the summer months. If you are able to give time and talent to this effort, please let me know at [president@paradisegreens.net](mailto:president@paradisegreens.net).

Yellowstone Landscaping has sprayed our common areas. They include: 1) The Entrance, 2) Tract A (near the entrance with the large pots), 3) Tract B (the pathway to the golf course between 10201 Prescott Drive and 4832 Summerlin Rd.), 4) the gated Walkway (between 4804 and 4812 Summerlin Rd.), 5) the Drainage area (between 10212 Loveland and 4701 Sandpoint Rd.), 6) and along Golf Course and Irving on the outer perimeter of our neighborhood. **The rest of the weeds, leaves, and needles are ours. Let's get busy cleaning up!**

In service to you,  
Mona Belchak



**Mark Your Calendar**

May 5 and 12—Green Waste Pick up

July 27—2nd Quarter Board Meeting

August 19—Annual Block Party

## 2023 Spring Green Waste Collection

The City of Albuquerque's Solid Waste Management Department will pick up residential Green Waste at no additional charge. This year's spring Green Waste collection program in our neighborhood will be on **Fridays, May 5 and May 12.**

Solid Waste customers should have their Green Waste at the curb by 7 a.m. All Green Waste must be placed 5 feet from automated trash and recycling containers as well as any large items scheduled for pick-up. Solid Waste customers must place their Green Waste (leaves, grass, and brush) in trash bags.

Each trash bag should not weigh more than 40 pounds. Customers that have branches must cut them to four-foot lengths and bundle them securely.

The following items will not be picked up: dirt, construction debris, gravel, construction material or tree stumps.

The green waste is processed into a rough chip mulch and is used to help prevent erosion at the Cerro Colorado Landfill.

Please call 311 or 505-768-2000

## Green Waste Collection Event Tips

During collection events, please follow these guidelines:

- Green Waste must be 5 feet away from trash/recycling containers.
- Green Waste must be placed in trash bags.
- Trash bags must not weigh more than 40 lbs.
- Cut branches to four-foot lengths and bundle them securely.
- Dirt, debris, gravel, construction material or tree stumps will not be picked up.
- Do **not** place green waste in your recycling cart.

**FRIENDLY DOG REMINDER**

**Please have your dogs leashed at all times when walking them through the neighborhood. THANK YOU!**

**LEASH LAW:** Animals, other than wild animals not owned by any human, must be restricted at all times by either a Secure Fence, a Secure Facility, a Secure Enclosure, secured in the back of a pickup truck, inside a vehicle with proper ventilation, **or be on a leash no longer than 8 feet long accompanied by a person able to control the Animal.**

<https://www.cabq.gov/pets/animal-protection-services/heart-ordinance-text>

**Sofia Demusaj**—babysitter

College student

Refences upon request

914-349-3485



**Iir Demusaj**—experienced yard worker

16 years old

Has been working for our neighbors for two years. Neighbor references upon request.

914-434-7869



**Wren Whipple**—Pet Sitter

In High school.

She has walked and sat for dogs, cats, rabbits, guinea pigs, and other animals. Can give medicine and follow instructions. She enjoys spending time with animals. She lives on Summerlin.

Contact 618.558.1953

References available upon request

Paradise Green Home Owners Association Balance Sheet March 31, 2023		
<b>Assets</b>		
Cash (Checking Account)	\$	29,806.82
Savings Account		-
Petty Cash		-
Certificate of Deposit		21,970.62
<b>Total Assets</b>	<b>\$</b>	<b>51,777.44</b>
<b>Liabilities</b>		
		-
<b>Total Liabilities</b>	<b>\$</b>	<b>-</b>
<b>Net Worth</b>		
Opening Balance	\$	42,656.41
Net Income		9,121.03
<b>Total Net Worth</b>	<b>\$</b>	<b>51,777.44</b>
<b>Total Net Worth and Liabilities</b>	<b>\$</b>	<b>51,777.44</b>

Paradise Green Home Owners Association Income Statement Through March 31, 2023		
<b>Revenue</b>		
Dues Collected (125x100)	\$	12,375.00
Late Payment	\$	-
Interest on Late Payment	\$	-
Earned Interest	\$	211.54
<b>Total Revenues</b>	<b>\$</b>	<b>12,586.54</b>
<b>Expenses</b>		
Tax Preparation	\$	296.31
Federal Tax	\$	-
State Tax	\$	-
Property Tax	\$	-
CPA Compilation	\$	-
PO Box	\$	-
Postage	\$	8.13
Bank Fee	\$	-
Website	\$	-
Office Supplies	\$	-
Annual Meeting	\$	-
State License	\$	10.00
Permits	\$	-
Grounds Maintenance	\$	1,697.07
Landscaping & Repairs	\$	-
Insurance	\$	1,454.00
Legal Fees	\$	-
Welcome Committee	\$	-
Block Party	\$	-
Other Social Events	\$	-
Newsletter	\$	-
Directory	\$	-
<b>Total Expenses</b>	<b>\$</b>	<b>3,465.51</b>
<b>Net Income (Loss)</b>	<b>\$</b>	<b>9,121.03</b>



Please consider joining our Non-official Facebook Page. Search for Residents of Paradise Greens and ask to join.

## ACC REPORT

**REMINDER from your ACC.** Article 8 requires that you make requests to do ANY improvements to the exterior of your home or your landscaping during the **PLANNING STAGE** of your projects. You can reach Sally, Nate and Jeff at ACC@paradisegreens.net to get the process started. Please include your house number on your inquiry.

3 requests were submitted and approved during the first quarter:  
 4720 Summerlin—to replace windows in home same color with-out grid

4816 Summerlin—2 requests— 1) to raise back wall columns and wrought iron 2) to add new side gates



The Welcome Committee delivered 1 basket to residents at 10216 Prescott Ct.

### PGHOA – Established in 1996

The primary purpose of the Paradise Greens Home Owners Association is to build community and ensure the best quality of life for all homeowners while maintaining and enhancing property values through the enforcement of the Bylaws and the Restriction, Covenants and Conditions.

### Real Estate Update for Paradise Greens by Sally Sacco



The real estate market in Albuquerque surprisingly is still going good even with the higher interest rates. We are seeing more homes on the market as we enter the Spring season, but if not overpriced they are moving fast. Where we are seeing the difference from last year’s craziness is the ones that are overpriced or don’t have a lot of upgrades are staying on the market longer and eventually reducing their price to sell. Last year you could pretty much sell a dog house for big dollars, but that’s not the situation anymore, which is in turn helps out our buyers.

Since the last newsletter in December 2022, we had one house in the Paradise Greens neighborhood that closed, with their average days on market being 87 days. The sold price was at \$136 per s.f. Currently we don’t have any new listings. If you are considering selling your home, this is a great time to get it ready to sell. If you need pointers or would like an analysis done on what your home is worth, please reach out, I’m happy to help!

COLDWELL BANKER LEGACY

**Sally Sacco**  
 Associate Broker  
 Paradise Greens  
 Neighborhood Specialist!  
*Call me with for all your real estate needs!!*

**Cell: (505) 250-9179**  
 Direct Office: (505) 792-7642  
 email: [sally.sacco@cblegacy.com](mailto:sally.sacco@cblegacy.com) or  
[salsacco@gmail.com](mailto:salsacco@gmail.com)

## Local Market Update for March 2023

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



## Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	42	33	- 21.4%	84	63	- 25.0%
Pending Sales	39	21	- 46.2%	82	60	- 26.8%
Closed Sales	28	20	- 28.6%	75	51	- 32.0%
Days on Market Until Sale	8	34	+ 325.0%	9	28	+ 211.1%
Median Sales Price*	\$381,250	\$349,748	- 8.3%	\$350,000	\$343,000	- 2.0%
Average Sales Price*	\$382,919	\$343,275	- 10.4%	\$362,605	\$354,061	- 2.4%
Percent of List Price Received*	102.9%	99.3%	- 3.5%	101.9%	99.3%	- 2.6%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.