



PO Box 66018
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ParadiseGreensHomeownersAssoc@gmail.com
 December 2023



BOARD OF DIRECTORS

President - Mona Belchak
 4700 Spring Vale Rd. NW
 505-710-6233
 president@paradisegreens.net

Vice President - Abel Bazan
 4820 Sandpoint Rd. NW
 505-249-8855
 vicepresident@paradisegreens.net

Board Member - Laura Hoberg
 4705 Spring Vale Rd. NW
 505-350-8121
 boardmember@paradisegreens.net

OFFICERS OF THE BOARD

Secretary - Beth Whipple
 4800 Summerlin Rd. NW
 618-558-1953
 secretary@paradisegreens.net

Treasurer - Suzana Demusaj
 4823 Sandpoint Rd. NW
 505-922-0947
 treasurer@paradisegreens.net

**ARCHITECTURAL
 CONTROL COMMITTEE**

Chairperson - Sally Sacco-Dorr
 4820 Summerlin Rd. NW
 505-250-9179
 acc@paradisegreens.net

Member - Nathan Orona
 4828 Summerlin Rd. NW
 505-903-3370

Member - Jeff Baltazar
 10200 Loveland Dr. NW
 505-980-1128

WELCOME COMMITTEE

Chairpersons - Valeta King
 10100 Loveland Dr. NW
 505-977-5760
 welcomecommittee@paradisegreens.net

Member - Krysta Orona
 4828 Summerlin Rd. NW
 505-903-1938

Winter Greetings!

Here we are...at the end of another year! It will be 2024 before you know it!

Important January Items

- * **Our Annual Meeting will be on January 9th at 7:00pm.** This is a week later than originally planned, but changed because of the clumsy way it fell on the calendar. Please note the change. This is a time of recapping the events of 2023, and setting goals for 2024. Please accept my earnest invitation for you to join us at this meeting. You will learn about the workings of our Association and be able to ask questions and give comments. Our official invitation was emailed on December 15th. We have a Board position opening up as Laura Hoberg is stepping aside after her 2-year term. Thank you, Laura, for your contributions to the neighborhood! Cliff Jenkins on Spring Vale has graciously volunteered to fill the vacancy. Abel and I look forward to working with Cliff beginning in January!
- * **Annual Dues are due February 1, 2024.** Invoices will be emailed on December 31. (Mailed to four members who have not supplied us with an email address.) Please make every effort to pay your dues on time....or early!

Important Reminders

- * For everyone's safety, please observe the STOP SIGN at our neighborhood entrance.
- * For everyone's safety, please observe the SPEED LIMIT in our neighborhood and proceed carefully on our curves.
- * Please have your holiday decorations removed and stored by January 15th.

Neighborhood FYI

Beginning January 2, 2024, and for approximately 3 weeks, please exercise caution and safety at our Entrance. The Hernandezes at 4808 Sandpoint Rd. are doing major renovations in their home and will be parking a dumpster on the street. The Board has approved this temporary inconvenience because their driveway is too steep to safely accommodate the dumpster. Thank you!

Thank You

Thanks to a typist on Summerlin and two proofreaders (one on Summerlin, one on Spring Vale) for help with a Board project. Your talents are very much appreciated!

Merry Christmas and best wishes for a prosperous new year!

--Mona Belchak on behalf of the PGHOA Board of Directors



Sofia Demusaj—babysitter

College student

Refences upon request

914-349-3485



Iir Demusaj—experienced

yard worker

17 years old

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

914-434-7869



Wren Whipple—Pet Sitter/house sitter

16 yr old.

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. She can also get your mail and water plants or whatever is needed.

Contact 618.558.1953

References available upon request

**Paradise Green Home Owners Association
Balance Sheet
November 30, 2023**

Assets			
Cash (Checking Account)		\$	23,489.21
Savings Account			-
Petty Cash			-
Certificate of Deposit			22,554.55
Total Assets		\$	46,043.76
Liabilities			-
Total Liabilities		\$	-
Net Worth			
Opening Balance		\$	42,656.41
Net Income			3,387.35
Total Net Worth		\$	46,043.76
Total Net Worth and Liabilities		\$	46,043.76

**Paradise Green Home Owners Association
Income Statement
Through November 30, 2023**

Revenue			
Dues Collected (125x100)		\$	12,545.91
Late Payment		\$	20.00
Interest on Late Payment		\$	9.09
Earned Interest		\$	795.47
Total Revenues		\$	13,370.47
Expenses			
Tax Preparation		\$	296.31
Federal Tax		\$	11.00
State Tax		\$	57.00
Property Tax		\$	-
CPA Compilation		\$	-
PO Box		\$	226.00
Postage		\$	13.14
Bank Fee		\$	-
Website		\$	62.05
Office Supplies		\$	-
Annual Meeting		\$	-
State License		\$	10.00
Permits		\$	150.00
Grounds Maintenance		\$	6,590.68
Landscaping & Repairs		\$	-
Insurance		\$	1,454.00
Legal Fees		\$	-
Welcome Committee		\$	26.94
Block Party		\$	787.63
Other Social Events		\$	-
Newsletter		\$	-
Directory		\$	298.37
Total Expenses		\$	9,983.12
Net Income (Loss)		\$	3,387.35

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.



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

HOMEOWNER QUESTION:

What is the average lifespan of your water heater?

Answer: 8-12 years

ACC Report

4 requests and all approved:

4812 Summerlin—Replace driveway and walkway

4716 Sandpoint—Replace roof with same color

4719 Spring Vale—Install backyard gazebo

4723 Summerlin—Request to remove 2 trees that are in front between sidewalk and street so the roots do not lift the sidewalk



The **Welcome Committee** delivered 1 welcome basket to 4700 Summerlin and 1 sympathy card to 4804 Summerlin this past quarter.



Real Estate Update for Paradise Greens by Sally Sacco

Seasons Greetings! With the holidays approaching understandably the market has slowed some, but not too much. We are seeing some homes go off the market temporarily, since owner occupied homes would rather not deal with showings during this time. But the good news is there are still plenty on the market for buyers that want to get into a new home for the new year. The interest rates went up to 8% during the third quarter which caused several buyers to hold out, and why the months supply of inventory got a little longer. But now they are coming back down again, so the market should get more active soon.

Since the last newsletter in October 2023, the one house in the Paradise Greens neighborhood that was to close in November, had to go back on market (buyer’s financing fell through.....don’t buy a car in the middle buying a house). In reference to the market stats below, the average days on market for Paradise East is 24 days. Unfortunately, I don’t have stats for our direct neighborhood, since we haven’t had any new closings since the last newsletter, but the market hasn’t changed much since then. If you are considering selling your home, this is still a great time to get it ready to sell, especially for the new year. If you need pointers or are just curious to know what your home would be worth in the current market, please reach out, I’m happy to help!

COLDWELL BANKER LEGACY



Sally Sacco
Associate Broker
Paradise Greens Specialist
Call me with for all your real estate needs!! I appreciate referrals too!

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



Local Market Update for November 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	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	16	18	+ 12.5%	341	263	- 22.9%
Pending Sales	13	15	+ 15.4%	286	212	- 25.9%
Closed Sales	23	13	- 43.5%	295	208	- 29.5%
Days on Market Until Sale	24	24	0.0%	11	19	+ 72.7%
Median Sales Price*	\$335,000	\$405,000	+ 20.9%	\$365,000	\$374,000	+ 2.5%
Average Sales Price*	\$362,641	\$425,231	+ 17.3%	\$376,952	\$392,584	+ 4.1%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	101.5%	99.7%	- 1.8%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

* 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.