

Paradise Greens

Home Owners Association

PO Box 66018
 Albuquerque, NM 87193
<https://www.paradisegreens.net>
 ParadiseGreensHomeownersAssoc@gmail.com
 July 2023



1996-2023

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 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
welcomecommittee@paradisegreens.net

Member - Valeta King
 10100 Loveland Dr. NW
 505-977-5760

Happy Hot Summer!

Hope you are all well and keeping cool!

THE SPIRIT OF THIS NEIGHBORHOOD

I'm pleased to announce some special Thank You notes in this newsletter. One goes to Jim McWhorter on Summerlin. He was seen helping the Luft family with a water leak, and the Bissat family with the operation of a yard tool. Charlene Mathis reported kind gestures from her neighbors Karen Barrett and Hector and Rosie Perez. Finally, in June, there was a huge show of support for a resident who is currently fighting cancer. Thank you all so much!

TALENT and a little TIME

We are half way through the year and its time to think about filling an open Board position in a few short months. Please consider sharing your time and talent with your neighbors by serving. If you have any questions about the Association and how it runs, please contact me.

WEEDS and LEAVES

Our covenants require that we all keep our yards in a neat and attractive manner. Articles 3 and 7 of our RCCs are specific in siting no accumulation of leaves and needles, and regular maintenance of our landscaping. That maintenance includes our property **all the way to the curb**, and for those of us **on a corner**, it means all the way around the corner to your property line. Please visit this link where the City gives a list of "weeds" and other City rules about yard maintenance. <http://www.cabq.gov/planning/code-enforcement-zoning/nuisance-weed-removal>.

The Rules

Let's get to the heart of the ordinance so you know what your responsibilities are.

- Remove any weeds with a height or width of more than 4 inches from the following areas:
 - The front, rear or side yard of your property
 - From the property line all the way to the curb, including the sidewalk. If you don't have a curb adjacent to your property, then the area 10ft outside of your property line
 - From your property line to the middle of the alley adjacent to your property
- The following plants are considered "weeds" per the ordinance:



Pigweed Russian Thistle Ragweed Lambsquarter



Kochia London Rocket Flix Weed Tansy Mustard



Spurge Silverleaf Nightshade Puncture Vine Field Bind Weed



Purslane Hoary Cress Yellow Foxtail Green Foxtail

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NEW NEIGHBORHOOD DIRECTORY

Thanks to those of you who responded quickly to our request for updates on our new Directory. We hope to have them printed in the next few weeks, and are also considering a PDF version. The Directory is a useful tool. Most UPS/FED-EX errors in our neighborhood involve Spring Vale, Summerlin, and Sandpoint; and they all have identical house numbers. Please use your Directory to contact the other residents that share your house number in an effort to locate your missing packages. If you still can't locate your package, please send an email to paradisegreenshomeownersassoc@gmail.com.

I hope to see you all at our Annual Block Party on August 19. If you've never been, I invite you to give it a try. There's good food, and it's always a good time.

Please S-L-O-W D-O-W-N in our neighborhood, and ask the same of your guests. Kids are out and about making summer memories.

In Service to you,

--Mona Belchak

TRASH/ RECYCLE BIN REPLACEMENT

Did you know you can request a new trash or recycle bin from the City? Call and request at 505.761.8138. Learn more here: <https://www.cabq.gov/solidwaste>



BINDERS AND DIVIDERS

Old Association binders and dividers are available to any Association member who might need them. Contact Mona if you have a use for them.



ANNUAL BLOCK PARTY

Come out to the Annual Block Party!!

AUGUST 19 6:00-9:00pm

Summerlin Road

Odd numbered houses—please bring a dessert to share

Even numbered houses—please bring a side dish to share

Tons of food, kids, and fun! Bring a lawn chair and join in the fun! Please contact Suzana Demusaj if you can help with set up or clean up.



TUESDAY, AUGUST 1ST

7:00 –9:00pm

SPRING VALE CUL-DE-SAC

Bring a chair and your favorite beverage

HOPE TO SEE YOU THERE!

National Night Out is a nation-wide effort to bring people together to fight crime in their neighborhoods. Knowing your neighbors and improving police-community partnerships makes Paradise Greens a safer place to live. Sure hope you can make this event!

APD and Government Officials have been invited!

National Night Out is sponsored by the Albuquerque Police Department, the Crime Prevention Unit, and the Office of Neighborhood Coordination. <https://www.cabq.gov/national-night-out>



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 June 30, 2023			
Assets			
Cash (Checking Account)		\$	28,342.45
Savings Account			-
Petty Cash			-
Certificate of Deposit			22,186.61
Total Assets		\$	50,529.06
Liabilities			
			-
Total Liabilities		\$	-
Net Worth			
Opening Balance		\$	42,656.41
Net Income			7,872.65
Total Net Worth		\$	50,529.06
Total Net Worth and Liabilities		\$	50,529.06

Paradise Green Home Owners Association Income Statement Through June 30, 2023			
Revenue			
Dues Collected (125x100)		\$	12,545.91
Late Payment		\$	20.00
Interest on Late Payment		\$	9.09
Earned Interest		\$	427.53
Total Revenues		\$	13,002.53
Expenses			
Tax Preparation		\$	296.31
Federal Tax		\$	11.00
State Tax		\$	57.00
Property Tax		\$	-
CPA Compilation		\$	-
PO Box		\$	226.00
Postage		\$	8.13
Bank Fee		\$	-
Website		\$	62.05
Office Supplies		\$	-
Annual Meeting		\$	-
State License		\$	10.00
Permits		\$	150.00
Grounds Maintenance		\$	2,828.45
Landscaping & Repairs		\$	-
Insurance		\$	1,454.00
Legal Fees		\$	-
Welcome Committee		\$	26.94
Block Party		\$	-
Other Social Events		\$	-
Newsletter		\$	-
Directory		\$	-
Total Expenses		\$	5,129.88
Net Income (Loss)		\$	7,872.65



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

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.

ACC Report

- 5 requests and all approved:
- 4827 Summerlin—Replace front lawn with decorative rock and draught resistant plants
- 4819 Sandpoint—Replace roof with new color
- 4816 Summerlin—Repaint exterior trim and garage doors with new color; white
- 4800 Summerlin—Replace windows
- 4701 Summerlin—Replace front lawn with artificial turf



The Welcome Committee delivered 1 basket to renters at 4715 Sandpoint in May.



Real Estate Update for Paradise Greens by Sally Sacco

With summer upon us, which is typically the height of the real estate market in Albuquerque, home sales are going well. Currently the rates are still on the higher side, but that’s not stopping buyers. In fact, the prices keep gradually rising, so if you are looking to buy, we are finding it’s better do so now while homes are still at a good price and refinance later when rates start to come back down. This is also a good thing for sellers, since those buyers are out there actively looking.

Since the last newsletter in April 2023, we haven’t had any home for sale in the Paradise Greens neighborhood. Looking at the nearby surrounding area (Paradise East) the average sold price was at \$191 per s.f. for a single story, and \$180 per s.f. for a two-story home. Currently we don’t have any new listings. If you are considering selling your home, this is still a great time to get it ready to sell. 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
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 or salsacco@gmail.com

Local Market Update for June 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	43	30	- 30.2%	190	140	- 26.3%
Pending Sales	32	23	- 28.1%	167	125	- 25.1%
Closed Sales	27	21	- 22.2%	164	115	- 29.9%
Days on Market Until Sale	8	24	+ 200.0%	7	20	+ 185.7%
Median Sales Price*	\$355,000	\$380,000	+ 7.0%	\$369,950	\$363,000	- 1.9%
Average Sales Price*	\$374,678	\$384,281	+ 2.6%	\$379,688	\$377,479	- 0.6%
Percent of List Price Received*	101.3%	100.3%	- 1.0%	102.5%	100.1%	- 2.3%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

* 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.