



Home Owners Association

PO Box 66018
Albuquerque, NM 87193

<https://www.paradisegreens.net>
ParadiseGreensHomeownersAssoc@gmail.com

October 2023



1996-2023

Happy Fall, Folks!

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 - Vacant

WELCOME COMMITTEE

Chairperson - Valeta King

10100 Loveland Dr. NW
505-977-5760

Member - Krysta Orona

4828 Summerlin Rd. NW
505-903-1938

A LOT TO BE THANKFUL FOR

Thanks to Laura Hoberg on Spring Vale Rd. for serving on the Board of Directors for the past two years. She announced her decision to step down at the last Board Meeting saying, "If every household would serve one term, we'd never have a problem filling the position." This is true. We will need someone to step by December (or sooner) to fill the opening on January 2 at our Annual Meeting. PLEASE CONSIDER taking your turn.

With Teresa and Bob Stevens on Spring Vale Rd. stepping down from the Welcome Committee recently, Valeta King on Loveland Dr. has accepted the Chair position. And gratefully, Krysta Orona on Summerlin Rd. has cheerfully volunteered to help out welcoming new neighbors. Special thanks to the Orona family, as Nathan is already serving on our ACC!

A huge THANK YOU to Ken Anderson on Prescott Ct for cleaning up and widening the pathway to the golf course (Tract B at the corner of Summerlin Rd. and Prescott Dr.). It is our hope that this pathway gives us years of wear. Another huge THANK YOU to Selim and Suzana Demusaj on Sandpoint for singlehandedly taking out the dead tree in Tract A (The Giant Pots). The Board had budgeted money for both of these improvements, but thanks to generous and ambitious neighbors, no money was spent. THANK YOU!

Yet another THANK YOU...goes to those who supported, helped and prayed for Ed and Charlene Mathis on Spring Vale Rd. during an overwhelming medical event. They are both doing well!

ON TO BUSINESS ITEMS

The 2024 Budget is included in this newsletter as it was in the last Meeting Minutes. Given our upcoming expenses, Annual Dues will remain at \$125.00. Invoices will be emailed out at the end of December and Dues are due by February 1 st . Please make every effort to pay your dues on time **or before**. Please continue working on remedying any RCC Violations that apply to your property. You can find the list of some violations currently occurring in the Minutes that were emailed on October 7, or the full document here: <http://www.paradisegreens.net/rcc.pdf>. Look specifically at Articles 3 and 7. Please remember that via Article 8.02b, any and all improvements must be approved by the ACC **before you start work**. Refer to their process at <http://www.paradisegreens.net/business> and scroll down to ACC - START HERE in the left column. Email them at acc@paradisegreens.net. Sally, Nathan and Jeff are homeowners in this neighborhood and serve tirelessly on this committee because they love this unique and beautiful community. Speaking of the ACC...unfortunately for us, Jeff will be leaving our neighborhood soon, and we'll need a volunteer to round out this Committee. If you are interested or have questions, please contact me or Sally. Sally is very organized, and with the ACC forms we've implemented, this committee does most of their work via email. Some projects require visiting the property.

THANK YOU to those of you who have already addressed issues, and especially to those of you who ALWAYS keep your property in top notch condition! AND AS ALWAYS, if you need help, please let me know!

A Board of Director position must be filled at the January 2 ANNUAL MEETING. PLEASE CONSIDER taking your turn. [Intentionally Repeated]

(Continued from first page)

A WORD ABOUT NOISE

- Quiet Hours in the City of ABQ 10:00pm-7:00am
- Construction Activities 6:00am-10:00pm, No Sundays or holidays
- Garbage Trucks 7:00am-10:00pm
- Lawn Mowers, Outdoor Power Equipment 7:00am-10:00pm Monday-Saturday, 9:00am-10:00pm on Sundays and holidays
- To report a noise complaint during business hours, please call 311.

<https://www.cabq.gov/environmentalhealth/noise/frequently-asked-questions-about-noise>

WAYS TO BE NEIGHBORLY

- Pick up your leaves before they blow into your neighbor's yard
- Do not put your trash in your neighbor's trash can without their permission
- Observe Quiet Hours
- Remind your young people to respect private property and to clean up after themselves when playing in the neighborhood
- Be a mindful pet owner
- Smile and wave

In Service to You,

--Mona Belchak, President



FALL GREEN WASTE

December 1 & December 8

The City of Albuquerque's Solid Waste Management Department will pick up residential Green Waste **at no additional charge**. Have your Green Waste at the curb by 7:00am

- 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.

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 with questions or to report a missed Green Waste pick-up.

<http://www.cabq.gov/solidwaste/green-waste>



Mosquitoes—Straight from the City, please check your property.

- Mosquitoes breed in shallow stagnant water such as pond areas, swimming pools that are not maintained, empty containers holding water, etc.
- Allowing conditions favorable to breeding mosquitoes is prohibited under state and local ordinances; **standing water must be prevented, drained, or treated** to ensure that mosquitoes are not breeding. REMEMBER, drain and cover open containers!
- <https://www.cabq.gov/environmentalhealth/urban-biology/mosquitoes>

THANK YOU!



A warm and genuine THANK YOU goes out to **Bob & Teresa Stevens** on Spring Vale Rd. for 14 years of service to this neighborhood on the Welcome Committee! Teresa has a folder full of papers documenting new residents since 2009. In their visits to new residents, Bob and Teresa have delivered a kind welcome, our RCCs and Bylaws, and they have explained the most common violations. They also left each resident with a cute little basket filled with 'move in' goodies.

Sofia Demusaj—babysitter

College student

Refereces 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, lives on Summerlin

- * Truly enjoys animals
- * Dogs, cats, hamsters, rabbits, any animal.
- * Can give medicine/follow instructions.
- * Water plants, check mail, maintain house as requested.

Contact 618.558.1953

References available upon request



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

Mark Your Calendars

December 1—Green Waste (week 1)

December 5—Board Meeting

December 8—Green Waste (week 2)

January 2—ANNUAL MEETING

February 1—Annual Dues are due

A Small group of neighbors gathered on Spring Vale to show our unwavering support to Albuquerque’s Finest at National Night Out on August 1st.



Block Party 2023 was a success! It was held on August 19th and everyone seemed to have a great time. It was great to learn about our new neighbors and catch up with the established ones. Thanks to everyone who helped organize it, brought tables and chairs, and just pitched in.





Paradise Green Home Owners Association Income Statement Through September 30, 2023			
Revenue			
Dues Collected	(125x100)	\$	12,545.91
Late Payment		\$	20.00
Interest on Late Payment		\$	9.09
Earned Interest		\$	648.05
Total Revenues		\$	13,223.05
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		\$	5,213.00
Landscaping & Repairs		\$	-
Insurance		\$	1,454.00
Legal Fees		\$	-
Welcome Committee		\$	26.94
Block Party		\$	787.63 * 193.50
Other Social Events		\$	-
Newsletter		\$	-
Directory		\$	-
Total Expenses		\$	8,302.06
Net Income (Loss)		\$	4,920.99

Budget 2024			
			2024 Budget
Revenue			
Dues Collected		\$	12,500.00
Late Payment			
Interest on Late Payment			
Earned Interest			600.00
Total Revenues		\$	13,100.00
Expenses			
Tax Preparation		\$	320.00
Federal Tax			30.00
State Tax			60.00
Property Tax			-
CPA Compilation			650.00
PO Box			230.00
Postage			-
Bank Fee			-
Website			63.00
Office Supplies			20.00
Annual Meeting			-
State Licenses			10.00
Permits			150.00
Grounds Maintenance			7,900.00
Landscaping & Repairs			1,600.00
Insurance			1,600.00
Legal Fees			-
Welcome Committee			75.00
Block Party			1,200.00
Other Social Events			75.00
Newsletter			-
Directory			-
Total Expenses		\$	13,983.00
Net Income (Loss)		\$	(883.00)
			ROW Permit for Summerlin Gate 2020--?
			\$1200.00 Possible Partial Wall Repair, \$400.00 Solar Lighting at Entrance (Capital Expense from Savings)

Paradise Green Home Owners Association Balance Sheet September 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		\$	45,608.07
Net Income			4,920.99
Total Net Worth		\$	50,529.06
Total Net Worth and Liabilities		\$	50,529.06

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

- 4 requests and all approved:
- 4819 Summerlin —Installation of solar panels
- 10201 Prescott —Replace roof with same color
- 4700 Sandpoint —Replace roof with darker color brown
- 4731 Sandpoint —Replace windows, repaint garage door and trim same color



The Welcome Committee delivered 1 basket at 4809 Spring Vale this quarter.



Real Estate Update for Paradise Greens by Sally Sacco

Welcome to Fall, thankfully the temps have come down some, even though the real estate market in Paradise Greens is hot! The interest rates are still in the mid 7%, but being our neighborhood is such a great place to live, it’s not stopping the buyers from purchasing with great offers. Of course, the homes that have sold were both nicely updated and priced in line with the current market values.

Since the last newsletter in July 2023, we’ve had 2 houses in the Paradise Greens neighborhood go on the market. One has closed and the other expected to close in November. In reference to the market stats below, the average days on market for Paradise East is 24 days, but in our neighborhood it was closer to 3 days, with average sale prices of \$189 per sq ft. This does change depending on size, condition and single-story vs two-story. 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 September 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 Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	26	29	+ 11.5%	291	221	- 24.1%
Pending Sales	22	20	- 9.1%	243	185	- 23.9%
Closed Sales	28	21	- 25.0%	251	177	- 29.5%
Days on Market Until Sale	18	24	+ 33.3%	9	19	+ 111.1%
Median Sales Price*	\$382,500	\$370,000	- 3.3%	\$370,000	\$370,000	0.0%
Average Sales Price*	\$392,481	\$387,395	- 1.3%	\$378,204	\$386,302	+ 2.1%
Percent of List Price Received*	99.3%	97.4%	- 1.9%	101.8%	99.7%	- 2.1%
Inventory of Homes for Sale	39	28	- 28.2%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--