



PO Box 66018  
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<https://www.paradisegreens.net>  
[ParadiseGreensHomeownersAssoc@gmail.com](mailto:ParadiseGreensHomeownersAssoc@gmail.com)  
December 2024



**BOARD OF DIRECTORS**

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

**Vice President - Rick Dawson**  
4719 Spring Vale Rd. NW  
619-654-7978  
boardmember@paradisegreens.net

**Board Member—Suzana Demusaj**  
4823 Sandpoint Rd. NW  
917-324-8228  
treasurer@paradisegreens.net

**OFFICERS OF THE BOARD**

**Secretary - Erin Bunton**  
4731 Summerlin Rd. NW  
618-558-1953  
secretary@paradisegreens.net

**Treasurer - Suzana Demusaj**  
4823 Sandpoint Rd. NW  
917-324-8228  
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

**Happy Winter!**



**Stay Informed**

Please read the Meeting Minutes from the 4<sup>th</sup> Quarter Meeting.

*If you weren't in the Prescott Circle on Sunday, December 8, you missed our most amazing Circle Event yet! Suzana Demusaj outdid herself with a festive table filled with sandwiches, chips, coffee, hot chocolate, vegetables and cookies! Thirty people enjoyed the bright sun and warm firepits, including seven first-timers! Our Circle Events are becoming a vital part of our HOA.*



**Up-coming Circle Socials**

- To be announced for 2025. Keep an eye out for mor information.



***Please reach out if you are interested in helping to host these events!***

## REMINDERS



- December 15--Annual Meeting Invitations are emailed/taped on doors to non-email members
- December 31--Dues are emailed/mailed to non-email members
- January 7--Annual Meeting: 7pm
- January 15--Remove and store holiday lights and decorations
- February 1--Dues are due--PLEASE pay on time!



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### WINTER GREETINGS!



Our Annual Meeting is on *Tuesday, January 7th at 7:00pm*. We'll be recapping the events of 2024, and setting goals for 2025. Please accept my earnest invitation to join us at this meeting. You will learn about the moving parts of our Association and be able to ask questions and give comments. Our HOA provides general rules for homeowners that outline permitted uses of property, prohibited uses of property, and duties and responsibilities of all homeowners involved. All these things set a high standard for maintaining property values – something we all benefit from.

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### BOARD POSITIONS

**We have two open board positions**, and they must be filled at our Annual Meeting for us to continue to conduct business as an HOA. Thanks to Abel Bazan (Sandpoint) for his generous service to this neighborhood for the past four years. He will not be serving next year. My term is also up, and I am willing to serve another term if someone steps up to help.

**Board positions can be held** by any Member (homeowner) in the Association. If you are curious about what board members do, please visit our website at [www.paradisegreens.net](http://www.paradisegreens.net) and view the **Task List** and the **Job Descriptions** on the BUSINESS tab. Email the current board at [paradisegreenshomeownersassoc@gmail.com](mailto:paradisegreenshomeownersassoc@gmail.com) with any questions, or call me (505-710-6233) ASAP if you want to nominate a neighbor...or yourself. The Board is running like a well-oiled machine—it's a great time to join the team!

**Without a Board of three members**, we'll be forced to contract out the duties outlined in our Bylaws and RCCs. A quick Google search reported the average monthly dues to be \$350.... that's \$4200 annually. Our annual \$125 is a drop in the bucket when compared.



Our official Annual Meeting invitation was emailed on December 15<sup>th</sup>. We hope to see you!

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### PGHOA DUES:

Speaking of Dues...our Annual Dues Invoice will be emailed on December 31, 2024. (Mailed to five members that have not supplied us with an email address.) Dues are due on February 1. Please make every effort to pay your Dues to Suzana ON TIME (or early). Penalties for late payments are outlined on your Invoice. Recall that in October the Board assessed the Dues at \$125 for the coming year. If you have questions about the collection of dues, please call your treasurer, Suzana, at 917-324-8228.

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### HOLIDAY GUESTS

Please exercise courtesy when entertaining guests in your home during the holidays and at all times. Be mindful of parking in and around your driveway. Do not block fire hydrants. (Fire Department Ordinance 507.6 requires 15 ft clearance), mailboxes (Feds 18 US 1701 punishable by fine or prison), or your neighbors' driveways (That's just bad manners). And while we're on parking, recall that our RCCs require that you park your cars in your garage each night, with extras in your driveway – not on your landscaping. And of course, no overnight parking for you or your guests on our narrow streets (Article 7.03). Please read the 4th quarter meeting minutes for more on this.



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**Merry Christmas and Best Wishes for a Prosperous and Healthy New Year!**

Mona Belchak on behalf of the PGHOA Board of Directors





# Travel and Holiday Safety

The holidays are a joyous time of year. It is also a time when individuals need to be alert to the possibility of crime. Taking simple precautions can ensure a safe and happy holiday season.

## Preparing Your Home

Lighting	Landscaping
<p>Install lights by all exterior doors. Keep lights on all night – consider dusk to dawn sensors.</p> <p>Use timers on lights to give the impression you are home.</p>	<p>Trim trees to a canopy of six feet.</p> <p>Prune hedges to three feet.</p> <p>Ensure landscaping is trimmed away from doors and windows to eliminate hiding places.</p>
Doors & Windows	Tips
<p>Ensure doors and windows are locked.</p> <p>Ensure exterior doors and the door leading from the garage to the home are solid core or metal construction.</p> <p>Secure and lock garage door; consider disabling the garage door opener while away.</p> <p>Don't display gifts in full view of windows or where they can be seen from outside the residence.</p>	<p>Secure valuables, such as jewelry, firearms and personally identifying information in a safe.</p> <p>Never hide a key outside.</p> <p>Consider hiring a house sitter while you are away.</p> <p>Ask neighbors to assist with trash and recycling bins and newspapers.</p> <p>Breakdown boxes before placing them out for recycling.</p>

## Shopping, Traveling, and Online

<p>Park in a well-lit area, lock your vehicle, and roll up the windows. Store packages out of sight.</p> <p>Avoid carrying large amounts of cash, pay with a debit or credit card.</p> <p>Avoid wearing expensive clothing or jewelry.</p> <p>Pay attention to your surroundings, trust your instincts.</p> <p>Do not buy more than you can carry; ask a friend or store employee for assistance.</p> <p>Beware of any type of solicitor at the door – criminals sometimes pose as couriers or seeking donations.</p>	<p>Save all receipts; start a file to assist in reconciling holiday and/or travel bank statements.</p> <p>Use secure websites for purchases. Look for "https" in the URL or the locked padlock at the bottom of the page.</p> <p>Print and save all confirmations from online purchases.</p> <p>Track packages through shipping website.</p> <p>Ship packages requiring a signature.</p> <p>Have packages delivered to a friend, relative, neighbor or employer.</p>
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**ONE**  
**ALBUQUE** APD  
**RQUE**



*ACC Report for 4th Quarter of 2024*

**Approved**

- 10120 Loveland - garage door painted to match the trim, formal request was not submitted, but was still compliant.



*Paradise Greens Residents*

Just a friendly reminder that if you're going to make the following changes to your home, please be sure to contact our neighborhood Architectural Control Committee (ACC) at least 2 weeks (if not 30 days) prior to doing the work for approval per the PGHOA RCC's Section 8, which can be found on the PGHOA website:

<http://www.paradisegreens.net/business.php>

- Re-roofs and/or paint colors for vent stacks/roof trim
- Exterior trim paint
- Garage door replacements (or trim/paint color changes)
- Landscape changes that are major or permanent
- Storage Sheds
- Any built structure that will be permanently secured to the ground in front or backyard (i.e. Gazebos, Pergolas, Arbors)
- Any building additions (sunrooms, balconies, patio covers, etc.)
- Any changes to gates or perimeter walls of each residence
- Changes to address plates or exterior lighting on front of home
- Addition of solar panels
- Addition of swimming pools

The ACC consists of the following members:

Sally Sacco-Dorr, Chairperson

Nathan Orona, Member

Jeff Baltazar, Member



Please fill out your request form located on the PGHOA website <http://www.paradisegreens.net/business.php> or use our QR code, and then email it or any ACC question you have to: [acc@paradisegreens.net](mailto:acc@paradisegreens.net)

Don't have email, then call Sally Sacco-Dorr:

505-250-9179

If you're not sure if something needs approval or not, play it safe and contact us to be sure, so that you're not in violation later.

Thank You!!



## Financial Information

Paradise Green Home Owners Association Income Statement Through December 10, 2024			
<b>Revenue</b>			
Dues Collected	(125x100)	\$	12,500.00
Late Payment		\$	-
Interest on Late Payment		\$	-
Earned Interest		\$	994.74
<b>Total Revenues</b>		<b>\$</b>	<b>13,494.74</b>
<b>Expenses</b>			
Tax Preparation		\$	322.88
Federal Tax		\$	211.00
State Tax		\$	89.00
Property Tax		\$	-
CPA Compilation		\$	807.19
PO Box		\$	232.00
Postage		\$	(21.03)
Bank Fee		\$	-
Website		\$	66.05
Office Supplies		\$	-
Annual Meeting		\$	-
State License		\$	20.00
Permits		\$	-
Grounds Maintenance		\$	7,641.39
Landscaping & Repairs		\$	80.39
Insurance		\$	1,476.00
Legal Fees		\$	-
Welcome Committee		\$	73.99
Block Party		\$	193.73
Other Social Events		\$	303.02
Newsletter		\$	-
Directory		\$	-
<b>Total Expenses</b>		<b>\$</b>	<b>11,495.61</b>
<b>Net Income (Loss)</b>		<b>\$</b>	<b>1,999.13</b>



Paradise Green Home Owners Association Balance Sheet December 10, 2024			
<b>Assets</b>			
Cash (Checking Account)		\$	23,804.80
Savings Account			4.00
Petty Cash			-
Certificate of Deposit			23,624.66
<b>Total Assets</b>		<b>\$</b>	<b>47,433.46</b>
<b>Liabilities</b>			
			-
<b>Total Liabilities</b>		<b>\$</b>	<b>-</b>
<b>Net Worth</b>			
Opening Balance		\$	45,434.33
Net Income			1,999.13
<b>Total Net Worth</b>		<b>\$</b>	<b>47,433.46</b>
<b>Total Net Worth and Liabilities</b>		<b>\$</b>	<b>47,433.46</b>



**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](mailto:sally.sacco@cblegacy.com) or [salsacco@gmail.com](mailto:salsacco@gmail.com)



## Real Estate Update for Paradise Greens by Sally Sacco



Happy Holidays! Winter is always the slow time for sales, but if you are in the market to buy its also a good time to do so. There's still a lot of inventory, so buyers have a good chance of getting a house without much competition, since most potential buyers are busy getting ready for the holidays. The interest rates went back up since my last report in October, but the news today said that the Feds may be making one more drop before the end of the year.

Having a new house going into the new year is always a plus. As we say in my industry, marry the house, but date the rate. You can always refinance when the rates drop. Since the last newsletter in October, our neighborhood has not had any homes go on the market. From previous stats we do know that Paradise Greens is a hot area to buy in, because we keep our houses up to date and looking nice. If you are thinking of selling, you shouldn't have a problem getting it sold quicker than the average days on market for Paradise East. In reference to the market stats below, the average days on maret for Paradise East in November was 34 days, and the average price is \$426,625. 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 do a real estate review for you.



## Local Market Update for November 2024

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	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	18	24	+ 33.3%	263	276	+ 4.9%
Pending Sales	13	28	+ 115.4%	208	232	+ 11.5%
Closed Sales	13	12	- 7.7%	208	214	+ 2.9%
Days on Market Until Sale	24	34	+ 41.7%	19	24	+ 26.3%
Median Sales Price*	\$405,000	\$387,750	- 4.3%	\$374,000	\$390,000	+ 4.3%
Average Sales Price*	\$425,231	\$426,625	+ 0.3%	\$392,584	\$417,802	+ 6.4%
Percent of List Price Received*	99.1%	98.0%	- 1.1%	99.7%	99.4%	- 0.3%
Inventory of Homes for Sale	34	34	0.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

\* 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.



Hello and welcome to the new PGHOA residents!  
Thanks for joining our community and we hope to get to know you all soon!

- 4727 Sandpoint--Barbara and Fernando Gonzales

## Need Some Help?



### **Wren Whipple** - Pet Sitter/house sitter

17 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

### **Sofia Demusaj** - babysitter

College student

Refences upon request

914-349-3485



### **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.

