



Home Owners Association

PO Box 66018
Albuquerque, NM 87193
<https://www.paradisegreens.net>
ParadiseGreensHomeownersAssoc@gmail.com
July 2024



1996-2024

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—Rick Dawson
4719 Spring Vale Rd. NW
619-654-7978
boardmember@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 SuMmER!

The Heat is On!



Stay Informed

Please read the Meeting Minutes from the 2nd Quarter Meeting. They were emailed on July 16th.

Circle Socials

- Our May Circle Social in the Summerlin Circle was hosted by Kem Joyce from Spring Vale where she served the most delightful fruit kabobs!
- Neighbors were in the Prescott Circle in June for coffee & donuts...and the Andersons treated the group to breakfast burritos! Ken & Justina Anderson and Jason & Jennifer Sanchez provided umbrellas for some light sprinkle of rain in the Circle. It's wonderful to see neighbors hanging out together. Thanks to all of you.
- The Ice Cream Social last weekend was also a big treat for neighbors. Adults and kids enjoyed chocolate, vanilla and Neapolitan ice cream, along with toppings, and, of course, whipped cream. We also watched a storm roll in. Thanks to Rick Dawson, Suzana Demusaj and Krysta and Nathan Orona for their efforts in making sure everyone got as many scoops of ice cream as they wanted!

Up-coming Circle Socials

- Your National Night Out Invitation was emailed out on July 29. The city-wide event is August 6. We'd love to see you there. The Association is providing hot dogs and chips. See the Flyer in your email for details. Be sure to RSVP by August 2, and we'll save a hot dog for you!



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



How's Your Curb Appeal?

Curb appeal refers to the first impression that someone gets of your home. It shows that you've cared for your biggest asset, and it can raise your property's value. Take a minute to check out your lot from the curb. Healthy trees, trimmed bushes and no weeds can do wonders! This house in our neighborhood is a great example of great curb appeal.

And Like A Good Neighbor

Several weeks ago on Spring Vale, a vandal knocked this **KIDS PLAYING** sign to the ground in pieces. A neighbor picked up those pieces and put them back together, almost as good as new. That neighbor is Bob Stevens on Spring Vale. If you see him out and about walking or biking, please let him know how much we appreciate him and his toolbox! These Association-owned signs were discussed at our last Board Meeting, and the Board is considering replacing these old signs with new ones to spruce things up.



REMINDERS

- Please remind your children to be respectful to neighbors and not trespass onto properties and disturb them (some elderly) with their doorbell ding.
- Politely ask solicitors to leave our neighborhood. Ask them to respect the 'No Soliciting' sign at our Entrance.
- **SLOW DOWN** ---> Kids are out making summer memories.
- Pick Weeds, trim trees & bushes, rake rocks [no weed barrier showing] ... [RCC 3.02g, 7.04]
- No trash can should be seen from the curb. [RCC 3.02g]
- No overnight parking on our narrow streets [RCC 7.03]
- Contact the ACC at acc@paradisegreens.net BEFORE you begin **ANY** exterior improvement/changes [RCC8.02]
- Please observe the **STOP SIGN** at our neighborhood Entrance

Tips for Preventing Mosquito Breeding Around Your Home

Recent rainfall here in Albuquerque has given us many areas with standing water, and these are key breeding locations for mosquitoes. Residents are **strongly encouraged** to drain standing water after it rains to keep mosquitoes to a minimum. Standing water collects in these areas, so be aware:

- Old tires
- Pool covers
- Open pools of all sizes
- Drums or barrels
- Discarded buckets
- Pet dishes
- Flower pots
- Bottles and tin cans
- Roof guttering
- Garden containers and tools



[From the City]

Mosquito bites can spread West Nile virus and Zika, so it is important to control the mosquito populations as much as possible. If you are outdoors, wear insect repellent containing DEET. Mosquitoes can also transmit heartworm to dogs, so keep your pets on heartworm prevention medicine year-round. For more information on mosquito control, visit: <https://www.cabq.gov/environmentalhealth/urban-biology/mosquitoes/mosquitoes-f-a-q#autotoc-item-autotoc-3>

STORM DAMAGE

Many residents suffered broken tree branches and the loss of swamp cooler panels from the high winds in our recent storms. If you have an extra panel in your yard that doesn't belong to you, please alert the Board. In addition, steady rain created rushing water that pushed rocks into the street. Please sweep up your rocks and return them to your property. While out there, pick your weeds.



ACC Report for 2nd Quarter of 2024

Approved

- 10205 Prescott - repaint trim, garage doors, vent stacks same color
- 10205 Prescott - replace exterior light fixtures with similar fixture
- 4831 Summerlin - install two new sheds in backyard
- 4804 Summerlin - replace roof with new color "estate gray"
- 4828 Summerlin - install gazebo in backyard
- 10120 Loveland - add cement path from driveway to side gate
- 4728 Spring Vale - replace damaged window awnings with new fabric
- 4708 Spring Vale - replace deteriorating driveway with new, same smooth finish
- 4816 Summerlin - replace roof with new color "estate gray"
- 10216 Prescott Ct - replace old light fixture at front entrance with new one
- 4823 Summerlin – replace dying tree with new and change landscape design in front yard

Partial Approval

- 4804 Spring Vale – front yard replacing dead bushes with flowers and sculptural rocks, line driveway with decorative rocks (approved). Adding flagstone on top of rocks in strip between sidewalk and curb (not approved as-is)



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>

- Reroofs 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

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!!





Sofia Demusaj - babysitter

College student

Refences upon request

914-349-3485



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



**Paradise Green Home Owners Association
Balance Sheet
March 31, 2024**

Assets			
Cash (Checking Account)		\$	30,090.51
Savings Account			4.00
Petty Cash			-
Certificate of Deposit			22,852.31
Total Assets		\$	52,946.82
Liabilities			
			-
Total Liabilities		\$	-
Net Worth			
Opening Balance		\$	45,434.25
Net Income			7,512.57
Total Net Worth		\$	52,946.82
Total Net Worth and Liabilities		\$	52,946.82

**Paradise Green Home Owners Association
Income Statement
Through March 31, 2024**

Revenue			
Dues Collected	(125x100)	\$	12,500.00
Late Payment		\$	-
Interest on Late Payment		\$	-
Earned Interest		\$	222.47
Total Revenues		\$	12,722.47
Expenses			
Tax Preparation		\$	322.88
Federal Tax		\$	211.00
State Tax		\$	89.00
Property Tax		\$	-
CPA Compilation		\$	807.19
PO Box		\$	-
Postage		\$	(36.69)
Bank Fee		\$	-
Website		\$	-
Office Supplies		\$	-
Annual Meeting		\$	-
State License		\$	-
Permits		\$	-
Grounds Maintenance		\$	2,066.40
Landscaping & Repairs		\$	80.39
Insurance		\$	1,476.00
Legal Fees		\$	-
Welcome Committee		\$	-
Block Party		\$	193.73
Other Social Events		\$	-
Newsletter		\$	-
Directory		\$	-
Total Expenses		\$	5,209.90
Net Income (Loss)		\$	7,512.57

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.



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

- Craig Lafayette and Michel Faust at 4720 Spring Vale
- Caleb and Danica Hotels at 4724 Spring Vale Rd.
- Patrick Wong and Grace Chung at 4727 Summerlin Rd.
- Brian and Emily Burt at 10216 Prescott Ct.

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



Real Estate Update for Paradise Greens by Sally Sacco

Hello Summer and the heat! Now that summer is here the market is staying steady, but there are a lot more homes on the market. Which is good news for buyers, but now the competition is starting to heat up for sellers. Interest rates have not come down yet, which could be the reason that buyers aren't in hot pursuit of homes right now. We are starting to see price drops for homes that were over-priced, as homes are staying on the market longer.



Since the last newsletter in April 2024, our neighborhood has had 1 house go on the market, and 1 that closed. Our neighborhood is still beating the area average with homes staying on the market for 3 days at an average sale price of \$170 per s.f. In reference to the market stats below, the average days on market for Paradise East is 12 days. So our neighborhood continues to sell faster than the average for this area. 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!

Thank you

Special thanks to Rick Dawson (Spring Vale Rd) for joining and serving as a Board of Director in April.

Also to Erin Bunton (Summerlin Rd) for taking over as Secretary producing Meeting Minutes and the Newsletter for us.

Local Market Update for June 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	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	32	27	- 15.6%	142	150	+ 5.6%
Pending Sales	17	18	+ 5.9%	119	129	+ 8.4%
Closed Sales	22	25	+ 13.6%	116	127	+ 9.5%
Days on Market Until Sale	23	12	- 47.8%	20	23	+ 15.0%
Median Sales Price*	\$382,500	\$400,000	+ 4.6%	\$363,000	\$390,000	+ 7.4%
Average Sales Price*	\$387,950	\$419,243	+ 8.1%	\$378,233	\$415,969	+ 10.0%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	25	29	+ 16.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

* 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.