



PO Box 66018  
 Albuquerque, NM 87193  
<https://www.paradisegreens.net>  
[ParadiseGreensHomeownersAssoc@gmail.com](mailto:ParadiseGreensHomeownersAssoc@gmail.com)  
 November 2024



**BOARD OF DIRECTORS**

**President - Mona Belchak**  
 4700 Spring Vale Rd. NW  
 505-710-6233  
[president@paradisegreens.net](mailto:president@paradisegreens.net)

**Vice President - Abel Bazan**  
 4820 Sandpoint Rd. NW  
 505-249-8855  
[vicepresident@paradisegreens.net](mailto:vicepresident@paradisegreens.net)

**Board Member—Rick Dawson**  
 4719 Spring Vale Rd. NW  
 619-654-7978  
[boardmember@paradisegreens.net](mailto:boardmember@paradisegreens.net)

**OFFICERS OF THE BOARD**

**Secretary - Erin Bunton**  
 4731 Summerlin Rd. NW  
 618-558-1953  
[secretary@paradisegreens.net](mailto:secretary@paradisegreens.net)

**Treasurer - Suzana Demusaj**  
 4823 Sandpoint Rd. NW  
 917-324-8228  
[treasurer@paradisegreens.net](mailto:treasurer@paradisegreens.net)

**ARCHITECTURAL CONTROL COMMITTEE**

**Chairperson - Sally Sacco-Dorr**  
 4820 Summerlin Rd. NW  
 505-250-9179  
[acc@paradisegreens.net](mailto: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  
[welcomcommittee@paradisegreens.net](mailto:welcomcommittee@paradisegreens.net)

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

**HaPpY Fall Y'all!**



**Stay Informed**

Please read the Meeting Minutes from the 3<sup>rd</sup> Quarter Meeting.

August 6 - National Night Out – Nearly 30 neighbors enjoyed hotdogs, chips and ice cream at our annual National Night Out event. The Ladder truck from Fire House 21 was at the event the whole night, and kids were treated to an up-close-and-personal tour of the truck from three firefighters! Five APD officers spend a generous amount of time speaking to neighbors. They answered questions related to our neighborhood, our quadrant and the city at large. New neighborhood faces were in attendance and everyone enjoyed conversing in the shady driveway of Rick Dawson on Spring Vale. Thanks to Rick and all the planners of this event!



**Up-coming Circle Socials**

- Holiday gathering in the works! Keep an eye out for mor information.

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

## REMINDERS



- Last Board Meeting of 2024: Tuesday, December 10th at 7pm. Look for details coming soon.
- Annual Meeting: January 7th, 2025
- Annual Dues: Due February 1st, 2025 –Invoice coming on December 31.

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My apologies for this late newsletter. I've had a string of events flood my calendar, including working as the Presiding Judge at the Petroglyph Plaza voting location. It was great to see so many people from our neighborhood at the polls! [Public Service Announcement: We desperately need poll officials to execute our elections. Please let me know if you are interested in serving the community this way.]



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While the last newsletter mentioned neighborhood landscape damage and cleanup from a summer wind and rain-storm, this time around the damage and cleanup are from an early snow storm! The leaves are also almost done falling. Please make every effort to get your leaves removed from your property as soon as possible. It really does make the December holiday decorations look better.



On this note, I've had a couple of people ask if there are mid or high school-aged kids in the neighborhood that are interested in making some cash picking up leaves. Please let me know if your student is interested!

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### BOARD POSITIONS

Two Board positions (Mine and Abel's) are open for anyone interested in serving our neighborhood beginning in January. You can view the JOB DESCRIPTIONS here: <http://paradisegreens.net/JobDescriptions2023.pdf> and a LIST OF TASKS here: <http://paradisegreens.net/TaskList.pdf>. I can honestly say it been an interesting challenge to keep the HOA (a nonprofit entity) running smoothly. Please consider sharing your time and talents, and let me know ASAP! Thanks!

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### Here are some tips from the Northwest Area Command Crime Prevention Team:

- Never leave your vehicle running or leave the keys in the ignition when the vehicle isn't within eyesight. Not even for "just a minute."
- Keep your valuables such as purses, credit cards and cell phones out of sight or in the trunk.
- Roll up the windows and lock the car.
- Do not leave the registration or title in the car. This makes it easier for thieves to dispose of your vehicle and it also makes you a target for identity theft.
- Stay alert when approaching the vehicle. Check around the car for thieves and suspicious persons. Leave as soon as you are concerned for your safety.
- Install a mechanical locking device that locks to the steering wheel, column or brake. These devices are known as clubs.
- Use alarms or anti-theft devices if your vehicle has one.

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### Green Waste Curb-side Collection

December 6th and 13th

The City of Albuquerque's Solid Waste Management Department provides residential Green Waste collection at no additional charge two times each year. During collection events, residents should place their Green Waste at the curb by 7:00AM on the day of their regular trash collection.

- Green Waste must be 5 feet away from trash/recycling containers.
- Green Waste including leaves, grass, and brush 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.

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Wishing you a Thanksgiving filled with gratitude, joy, and the warmth of family and friends.

In service to you,  
--Mona Belchak



## ACC Report for 3rd Quarter of 2024

### Approved

- 4728 Spring Vale – Repaint wrought iron on top of walls in both front and back yards, same color.
- 10218 Prescott Ct – Replace damaged garage door, with same style. Repaint exterior trim and garage doors with new color. (Ivory)
- 4715 Summerlin – Install solar panels on roof.
- 4719 Sandpoint – Raise sidewall and install new double gate.



### 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](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 Balance Sheet September 30, 2024			
<b>Assets</b>			
Cash (Checking Account)	\$	25,277.10	
Savings Account		4.00	
Petty Cash		-	
Certificate of Deposit		23,423.40	
<b>Total Assets</b>	<b>\$</b>	<b>48,704.50</b>	
<b>Liabilities</b>			
		-	
<b>Total Liabilities</b>	<b>\$</b>	<b>-</b>	
<b>Net Worth</b>			
Opening Balance	\$	45,434.33	
Net Income		3,270.17	
<b>Total Net Worth</b>	<b>\$</b>	<b>48,704.50</b>	
<b>Total Net Worth and Liabilities</b>	<b>\$</b>	<b>48,704.50</b>	

Paradise Green Home Owners Association Income Statement Through September 30, 2024			
<b>Revenue</b>			
Dues Collected	(125x100)	\$	12,500.00
Late Payment		\$	-
Interest on Late Payment		\$	-
Earned Interest		\$	793.48
<b>Total Revenues</b>		<b>\$</b>	<b>13,293.48</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		\$	(36.69)
Bank Fee		\$	-
Website		\$	66.05
Office Supplies		\$	-
Annual Meeting		\$	-
State License		\$	20.00
Permits		\$	-
Grounds Maintenance		\$	6,220.73
Landscaping & Repairs		\$	80.39
Insurance		\$	1,476.00
Legal Fees		\$	-
Welcome Committee		\$	73.99
Block Party		\$	193.73
Other Social Events		\$	267.04
Newsletter		\$	-
Directory		\$	-
<b>Total Expenses</b>		<b>\$</b>	<b>10,023.31</b>
<b>Net Income (Loss)</b>		<b>\$</b>	<b>3,270.17</b>

		2025 Budget
<b>Revenue</b>		
Dues Collected	\$	12,500.00
Late Payment		
Interest on Late Payment		
Earned Interest		700.00
<b>Total Revenues</b>	<b>\$</b>	<b>13,200.00</b>
<b>Expenses</b>		
Tax Preparation	\$	350.00
Federal Tax		300.00
State Tax		95.00
Property Tax		
CPA Compilation		
PO Box		250.00
Postage		
Bank Fee		
Website		67.00
Office Supplies		
Annual Meeting		
State Licenses		10.00
Permits		150.00
Grounds Maintenance		8,000.00
Landscaping & Repairs		2,000.00
Insurance		1,600.00
Legal Fees		
Welcome Committee		75.00
Block Party		1,200.00
Other Social Events		
Newsletter		
Directory		
<b>Total Expenses</b>	<b>\$</b>	<b>14,097.00</b>
<b>Net Income (Loss)</b>	<b>\$</b>	<b>(897.00)</b>



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



## Real Estate Update for Paradise Greens by Sally Sacco

Hello Fall, and still warmer than norm temps! Typically, in the Fall sales start to slow down, but the interest rates dropped some so we saw an uptick in sales. The good news is we are seeing more homes on the market, so we feel the market is starting to level out.

Since the last newsletter in July 2024, our neighborhood has had 1 house that closed, and nothing new on the market. Our neighborhood is still beating the area average with homes staying on the market for 3 days. In reference to the market stats below, the average days on market for Paradise East is 31 days meaning our neighborhood continues to sell faster than the average for this area. Thanks again to all the neighbors for keeping their properties looking nice and up to date. It definitely helps in making it a sought-after place to live. 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 market analysis for you.

## Local Market Update for September 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	29	22	- 24.1%	221	226	+ 2.3%
Pending Sales	16	23	+ 43.8%	180	189	+ 5.0%
Closed Sales	21	15	- 28.6%	177	177	0.0%
Days on Market Until Sale	24	31	+ 29.2%	19	23	+ 21.1%
Median Sales Price*	\$370,000	\$375,000	+ 1.4%	\$370,000	\$385,000	+ 4.1%
Average Sales Price*	\$391,566	\$399,200	+ 1.9%	\$386,796	\$410,020	+ 6.0%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	34	30	- 11.8%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

\* 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!

- 10216 Prescott Ct. Brian & Emily Burt

## 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.