

1996-2025



PO Box 66018
Albuquerque, NM 87193

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

April 2025



BOARD OF DIRECTORS

President - Mona Belchak

4700 Spring Vale Rd. NW
505-710-6233

Vice President - Rick Dawson

4719 Spring Vale Rd. NW
619-654-7978

Board Member - Jessica Sanchez

4827 Summerlin Rd. NW
505-218-1199

OFFICERS OF THE BOARD

Secretary - Erin Bunton

4731 Summerlin Rd. NW
505-681-3345
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 Spring!



Stay Informed

Please read the Meeting Minutes from the 1st Quarter Meeting.

Hello Paradise Greens!

It was a busy first quarter for the Association, especially where money is concerned. Our bank, Mountain America, was bought out by Sunward Bank last month. The transition was less than perfect, but we landed in a good place. All accounts are balanced and in good order.

Also, with several errors and concerns over the last few years with H & R Block, the Board tried a new CPA for our state and federal tax returns. Thad at Porch & Associates did a great job. He saved us money and did more of the work for us. What a refreshing experience!

We have successfully collected 99 out of 100 dues from homeowners. This job was definitely more challenging this year: Only 81 of homeowners paid their dues by the due date- February 1. Thank you. Nineteen homeowners were sent warning emails (some got more than one), and one homeowner still has not paid. Yes, collecting dues was definitely more challenging for us in '25. If you were one of the nineteen, please make every effort to pay on time in '26. See more financial details in the first quarter Meeting Minutes. They were emailed on April 18.

Thirty-six residents contracted for weed spray from Yellowstone Landscaping and got a nicely reduced price. That means a lot less weeds in the neighborhood! The rest of us will be taking care of our weeds the old-fashioned way. In addition to weeds, clean up those leaves and pine needles from last fall, rake your rocks to cover your weed barrier, and sweep the rocks on the street back up on to your property (They are your rocks). This includes your entire front yard and the city strip between the sidewalk and the street. Reminder to those on corner lots: You are responsible for your side yard and city strip all the way around to your back property line. Let's make it a beautiful summer in Paradise Greens!



Many neighbors have enjoyed the social events this spring!

Circle Event – April 11th

We had our first Circle Event of 2025! Twenty-seven people came out to the Summerlin Circle and enjoyed Dion's Pizza and Salad. This event was organized by Dina Luft on Summerlin Rd. Thank you Dina!



2nd Saturday of the Month Walk

We meet at the VASES every 2nd Saturday for a walk around the neighborhood. If you're up for it, please join us! See start times in this newsletter.



Volunteers are needed for Circle events in the following months!

May - CIRCLE EVENT---Needs Volunteers

June - CIRCLE EVENT---Needs Volunteers

July - CIRCLE EVENT---Needs Volunteers

August - CIRCLE EVENT---Needs Volunteers - National Night Out – More info Coming

September - CIRCLE EVENT---Needs Volunteers

October - CIRCLE EVENT---Needs Volunteers

November - CIRCLE EVENT---Needs Volunteers



How does it work?

- Choose a Day/Time/Idea—or ask a Board Member for ideas.
- The budget for each event is \$100.00.
- Notify the Board of your idea at paradisegreenshomeownersassoc@gmail.com
- Choose a location (Spring Vale, Summerlin, or Prescott Circle) You don't have to live on these streets to use these circles.
- Call/Speak with each resident in the circle for permission to use that circle at the decided upon time.
- Create a flyer and email it to the Association for mass emailing, and watch the RSVPs come in. (12 will have to be manually taped to doors as residents don't have email, get addresses from Mona Belchak)
- Check with Suzanna Demusaj for party items such as tables, chairs, table clothes, coffee pot, utensils, and trashcans that may already be owned by the Association.
- Order food based on the number of RSVPs and deliver it to the neighborhood event.
- Enjoy!
- Clean up the circle. (Everyone helps)
- Turn in the receipt to Suzanna for reimbursement within days.

Up-coming Circle Socials to be announced for 2025 as volunteers are identified. Keep an eye out for more information!

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

REMINDERS:

Save the following events to Your Calendar:

- May 2 - Green Waste Pickup
- May 9 - Green Waste Pickup
- May 10 - 9am - Second Saturday Walk - Meet at the Vases
- May - CIRCLE EVENT - TBD
- June 14 - 8:30am - Second Saturday Walk - Meet at the Vases
- June - CIRCLE EVENT---Needs Volunteers
- July 10 - 7pm - 2nd Quarterly Meeting
- July - CIRCLE EVENT---Needs Volunteers
- July 12 - 8:30am - Second Saturday Walk - Meet at the Vases
- August 9 - 8:30am - Second Saturday Walk - Meet at the Vases
- August - CIRCLE EVENT---National Night Out - More info Coming
- September - CIRCLE EVENT---Needs Volunteers
- September 13 - 8:30am - Second Saturday Walk - Meet at the Vases
- October 9 - 7pm - 3rd Quarterly Meeting
- October 11 - 9am - Second Saturday Walk - Meet at the Vases
- October - CIRCLE EVENT---Needs Volunteers
- November 8 - 10am - Second Saturday Walk - Meet at the Vases
- November - CIRCLE EVENT---Needs Volunteers
- December 11 - 7pm - 4th Quarterly Meeting
- December 13 - 10am - Second Saturday Walk - Meet at the Vases



Tips for Preventing Mosquito Breeding Around Your Home

Keep this in mind next time it rains - and hopefully it will soon! 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>

Coffee With The District 5 Councilor - Dan Lewis

To Coffee with The Councilor

Saturday, May 10th, 8am to 10am
(Come and Go Between 8am and 10am)

Ironwood Kitchen
5740 Night Whisper Rd NW #250
Albuquerque, NM 87114



Start your day - or jump start your morning - with us to find out more about what is going on in Albuquerque and the NW Communities of District 5.

Councilor Lewis will give an update on the district, and answer any of your questions or concerns.

For more information, please contact Giselle Alvarez:

505-318-8324, galvarez@cabq.gov

Got Grubs?

What are Grubs?

Grubs are the larval form of scarab beetles. These beetles can invade your yard, burrow underground, and lay their eggs, which leads to an infestation of grubs. Grub infestations are an issue because, as these pests are developing into adult beetles, they'll feed on the root systems supporting your yard. This allows them to kill off large patches of grass, which is why it's important to catch infestations early and effectively address them.

If grubs are currently in your yard and causing damage to your root systems, identifying and addressing them is essential. These signs can include dead patches, discoloration, and spongy, detached grass. The ideal time to fight grubs is before they show up in the first place.

Source: <https://www.lawndocor.com/albuquerque-nm/grub-control-in-albuquerque-stop-the-damage-early/>

THIS IS NOT AN ADVERTISEMENT...just good information!



Green Waste Information from the City

Green Waste Curbside Collection

April 28 - May 9, 2025

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 7:00 a.m. on the day of their regular trash collection.

The green waste is processed into a rough chip mulch and 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.

Green Waste Collection Event Tips -

- During collection events, please follow these guidelines:
- 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.
- Can I Place My Green Waste in My Normal Trash Bin?
 - Yes, Green Waste can be placed in your normal trash collection bin. However, any Green Waste placed in your normal trash collection bin must fit inside the bin with the lid closed. Any bins with lids open due to excess waste will not be collected. Green Waste may not be placed in recycling bins. Any recycling bin with Green Waste inside will not be collected.



NOTE: Green Waste placed in your normal trash collection bin will not be processed for reuse and will be dumped at the Cerro Colorado Landfill.

- Where Can I Take Green Waste?
 - City of Albuquerque residents are strongly encouraged to take their green waste to the City's three Convenience Center locations. Green Waste is separated at those facilities before being processed into a rough chip mulch and used to help prevent erosion at the Cerro Colorado Landfill.
- Can I Get My Green Waste Picked Up?
 - Yes, Green Waste can be picked up on your curbside any time of year for a \$59.31 fee to collect bagged Green Waste that does not fit in your normal trash collection bin. Residents must place their green waste (leaves, grass, and brush) in trash bags not weighing more than 40 lbs. each on the curb for curbside pickup. Branches must be cut to 4-ft. lengths and bundled securely. Residents can visit our Large Item Pickup page or call 3-1-1 to schedule the pickup.

Green Waste can also be picked up at curbside for free biannually during the citywide Green Waste Curbside Collection.

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

ACC Report for 1st Quarter of 2025

Approved

- 4732 Spring Vale: Replace windows with same style and color.
- 10219 Prescott Ct: Remove front yard tree.
- 4732 Spring Vale: Remove dying tree in front yard.
- 4816 Summerlin: Replace exterior windows with same colored frames.
- 4801 Summerlin: Refresh garage door and exterior paint with same color.



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

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!!



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

Happy Spring Neighbors! Paradise Greens has not had any homes listed on our MLS for sale this past quarter. We did have one For Sale By Owner, but I don't have the status of that, since they did not use a realtor to list their house. Instead, this real estate report will be what's been happening in the Paradise East (Zone 121) housing market this March—and it's definitely been an interesting month! More homes are hitting the market – 28 new listings in March, up almost 8% from last year. Year-to-date, listings are up nearly 15%. Pending sales took a dive – down 40% compared to March 2024. Buyers seem to be slowing down a bit. • Closed sales held pretty steady, just one less than last March. • Homes are sitting longer – average days on market jumped from 14 to 27. That's nearly double! • Prices are softening – Median price dropped to \$350K (down 10.8%), and the average price also dipped about 12%. Sellers are still getting close to asking – homes are selling for about 98.7% of their list price. Inventory is way up – 36 homes were on the market, more than double last year. There's now almost 2 months of supply, which is a big jump. Bottom line: If you're buying, there are more choices and a bit more negotiating power. If you're reselling, pricing right is more important than ever! As always, if you are 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 – March 2025

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	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	26	28	+ 7.7%	67	77	+ 14.9%
Pending Sales	30	18	- 40.0%	69	58	- 15.9%
Closed Sales	20	19	- 5.0%	53	53	0.0%
Days on Market Until Sale	14	27	+ 92.9%	19	37	+ 94.7%
Median Sales Price*	\$392,250	\$350,000	- 10.8%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$424,610	\$373,421	- 12.1%	\$398,779	\$384,296	- 3.6%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	15	36	+ 140.0%	—	—	—
Months Supply of Inventory	0.8	1.9	+ 137.5%	—	—	—



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

- 4819 Summerlin Road - The Gardea's

Financial Information



Paradise Green Home Owners Association Income Statement 1st QTR, 2025				
Revenue				
Dues Collected	(125x100)	\$	12,375.00	
Late Payment		\$	40.00	
Interest on Late Payment		\$	-	
Earned Interest		\$	301.64	
Total Revenues		\$	12,716.64	
Expenses				
Tax Preparation		\$	322.88	
Federal Tax		\$	164.00	
State Tax		\$	76.00	
Property Tax		\$	-	
CPA Compilation		\$	-	
PO Box		\$	-	
Postage		\$	-	
Bank Fee		\$	-	
Website		\$	-	
Office Supplies		\$	-	
Annual Meeting		\$	-	
State License		\$	-	
Permits		\$	-	
Grounds Maintenance		\$	2,130.99	
Landscaping & Repairs		\$	-	
Insurance		\$	1,620.00	
Legal Fees		\$	-	
Welcome Committee		\$	-	
Block Party		\$	-	
Other Social Events		\$	-	
Newsletter		\$	-	
Directory		\$	-	
Total Expenses		\$	4,313.87	
Net Income (Loss)		\$	8,402.77	

Paradise Green Home Owners Association Balance Sheet 1st QTR, 2025				
Assets				
Cash (Checking Account)		\$	30,169.76	
Savings Account			4.00	
Petty Cash			-	
Certificate of Deposit			24,029.24	
Total Assets		\$	54,203.00	
Liabilities				
			-	
Total Liabilities		\$	-	
Net Worth				
Opening Balance		\$	45,800.23	
Net Income			8,402.77	
Total Net Worth		\$	54,203.00	
Total Net Worth and Liabilities		\$	54,203.00	

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 Nonofficial Facebook Page. Search for Residents of Paradise Greens and ask to join.

