

1996-2025



PO Box 66018
Albuquerque, NM 87193

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

July 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

Chairperson - Valeta King

10100 Loveland Dr. NW
505-977-5760
welcomecommittee@paradisegreens.net

Member - Krysta Orona

4828 Summerlin Rd. NW
505-903-1938

Happy Summer!



Stay Informed

Please read the Meeting Minutes from the 2nd Quarter Meeting.

Greetings Paradise Greens!

Boy, it sure has been a hot summer! And the rains have been so refreshing!

Unfortunately, RAIN=WEEDS. Our covenants require that we all keep our yards in a neat and attractive manner. Articles 3 and 7 of our RCCs are specific in citing no accumulation of leaves and needles, and regular maintenance of our landscaping. That maintenance includes our property all the way to the curb, and for those of us on a corner, it means all the way around the corner to your property line. Thanks for keeping the neighborhood beautiful!

We are halfway through the year and it's time to think about filling an open Board position in a few short months. Please consider sharing your time and talent with your neighbors by serving. If you have ANY questions about the Association and how it runs, please contact me.

Please read the 2nd Quarter Meeting Minutes for more Association news. They were emailed on July 16th.



On a sad note:

Gary Griscott, a long-time resident of Paradise Greens living on Sandpoint Rd., passed away on April 7th, 2025. Mr. Griscott was a dependable and friendly neighbor, and he also served on the Board in years passed. Gary was a beloved husband, father and grandfather. He honorably served in the U.S Navy from 1969 thru 1999, retiring as a Master Chief Petty Officer after three decades of dedicated service. He will be greatly missed by all who knew him.



NEIGHBORHOOD EVENTS

Circle Event – June & July

There were no Circle Events during 2nd Q due to no volunteers.

2nd Saturday of the Month Walk

These are still happening! 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!

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!



Please consider joining our Nonofficial Facebook Page. Search for

REMINDERS:

Save the following events to Your Calendar:

- August 5 - 6-8PM - NATIONAL NIGHT OUT – Invite was emailed on 7/16/25
- August 9 - 8:30am - Second Saturday Walk - Meet at the Vases
- 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



- Politely ask solicitors to leave our neighborhood. Ask them to respect the 'No Soliciting' sign at our Entrance.
- Pick weeds, trim trees & bushes, rake rocks [no weed barrier showing] [RCC 3.02g, 7.04]
- No trash cans should be seen from the curb on non-trash days [RCC 3.02g]
- No overnight parking on our narrow streets [RCC 7.03]
- Contact the ACC at acc@paradisegreens.net BEFORE you begin ALL exterior improvement/changes [RCC8.02]
- Please observe the STOP SIGN at our neighborhood Entrance
- **Please S-L-O-W D-O-W-N in our neighborhood, and ask the same of your guests. Kids are out and about making summer memories.**

Tips for Preventing Mosquito Breeding Around Your Home

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>

ACC REPORT FOR 2ND QUARTER OF 2025

<u>Approved</u>	
<ul style="list-style-type: none"> 4720 Summerlin - Repaint exterior trim, garage door, and screen door same color (Navajo White) 4732 Spring Vale – Replace roof with same color tiles 10233 Prescott Ct - Plant new tree in yard where old one was removed. 	
<u>Not Approved</u>	
<p>Not approved but noted since no request was submitted:</p> <ul style="list-style-type: none"> 10104 Loveland -Replaced/added gutters 	

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>

- | | |
|---|--|
| <ul style="list-style-type: none"> 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) | <ul style="list-style-type: none"> 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, play it safe and contact us to be sure, so that you're not in violation later.

Thank You!!



- No new residents for Q2.

REAL ESTATE UPDATE FOR PARADISE GREENS BY SALLY SACCO

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



Summer is upon us, and even though it's hot outside, the market has not been as hot as the weather! Paradise Greens had 3 houses go on the market recently, in which one of them went into pending in 2 days and the other 2 are waiting for those buyers to realize how fabulous it is to live in our neighborhood. Being I don't have closed stats of our neighborhood homes, I'll instead give you a real estate report of what's been happening in the Paradise East (Zone 121) housing market this past June, which you'll see have been another interesting few months this summer for sales.

Overview: The document provides a detailed local market update for Paradise East, highlighting key metrics for single-family homes in June 2025.

Single-Family Detached:

- New Listings increased by 29.6% from 27 in 2024 to 35 in 2025.
- Pending Sales surged by 118.8%, rising from 16 to 35.
- Closed Sales decreased by 20.0%, from 25 to 20.
- Days on Market Until Sale increased by 58.3%, from 12 to 19 days.
- Median Sales Price remained stable at \$399,000, a slight decrease of 0.3%.
- Average Sales Price decreased by 2.8%, from \$419,243 to \$407,428.
- Percent of List Price Received decreased from 99.5% to 99.0%.
- Inventory of Homes for Sale rose by 70.0%, from 30 to 51.
- Months Supply of Inventory increased by 60.0%, from 1.5 to 2.4 months.



Bottom line: If you're buying, there are more choices and a bit more negotiating power. If you're selling, pricing 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 – June 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	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
Key Metrics						
New Listings	27	35	+ 29.6%	150	182	+ 21.3%
Pending Sales	16	35	+ 118.8%	127	136	+ 7.1%
Closed Sales	25	20	- 20.0%	127	116	- 8.7%
Days on Market Until Sale	12	19	+ 58.3%	23	30	+ 30.4%
Median Sales Price*	\$400,000	\$399,000	- 0.3%	\$390,000	\$390,000	0.0%
Average Sales Price*	\$419,243	\$407,428	- 2.8%	\$415,969	\$404,692	- 2.7%
Percent of List Price Received*	99.5%	99.0%	- 0.5%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	30	51	+ 70.0%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

FINANCIAL INFORMATION

Paradise Green Home Owners Association				
Income Statement				
2nd QTR, 2025				
Revenue				
Dues Collected	(125x100)		\$	12,516.75
Late Payment			\$	60.00
Interest on Late Payment			\$	11.83
Earned Interest			\$	554.45
Total Revenues			\$	13,143.03
Expenses				
Tax Preparation			\$	322.88
Federal Tax			\$	164.00
State Tax			\$	76.00
Property Tax			\$	-
CPA Compilation			\$	-
PO Box			\$	244.00
Postage			\$	18.70
Bank Fee			\$	-
Website			\$	-
Office Supplies			\$	-
Annual Meeting			\$	-
State License			\$	10.00
Permits			\$	-
Grounds Maintenance			\$	4,261.98
Landscaping & Repairs			\$	-
Insurance			\$	1,620.00
Legal Fees			\$	-
Welcome Committee			\$	45.36
Block Party			\$	-
Other Social Events			\$	107.63
Newsletter			\$	-
Directory			\$	-
Total Expenses			\$	6,870.55
Net Income (Loss)			\$	6,272.48

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.

Paradise Green Home Owners Association				
Balance Sheet				
2nd QTR, 2025				
Assets				
Cash (Checking Account)			\$	27,786.66
Savings Account				5.00
Petty Cash				-
Certificate of Deposit				24,282.05
Total Assets			\$	52,073.71
Liabilities				
				-
Total Liabilities			\$	-
Net Worth				
Opening Balance			\$	45,801.23
Net Income				6,272.48
Total Net Worth			\$	52,073.71
Total Net Worth and Liabilities			\$	52,073.71

