

1996-2025



PO Box 66018
Albuquerque, NM 87193

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

October 2025

**Paradise
Greens**
Home Owners Association

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



Stay Informed

Please read the Meeting Minutes from the 3rd Quarter Meeting.



Happy Fall!

A RETURN TO TRADITION

Annual block parties were a big part of our history until 2019 when everything shut down. The Board and several neighbors have expressed an interest in returning to an annual neighborhood-wide block party. We are pleased to announce plans for a Christmas Party on December 13! You will not want to miss this! Look for upcoming details. Also in the works: A huge block party next July to commemorate and celebrate the 250th anniversary of the signing of the Declaration of Independence!

ANNUAL DUES FOR 2026

The 2026 Budget was approved at our 3rd Quarter meeting. (See the budget inside this newsletter.) The Board is happy to report that our Dues will likely cover our 2026 bills, and will remain \$125. They are due February 1, 2026. Invoices will be emailed (taped to doors with neighbors with no email) on December 31. You have the entire month of January to pay your Dues. PLEASE do not wait until the last minute. Late fees will apply if you don't make your payment by February 1, 2026.

BOARD POSITION EXPIRES IN JANUARY

One board member will complete a term in January. If you've ever considered helping out, this is an opening for you. Please consider sharing your time and talents with our beautiful neighborhood. A wise person once told me, "If every household would serve one term, we'd never have a problem filling the positions." Email paradisegreenshomeownersassoc@gmail.com or call Mona at 505-710-6233 for questions or comments.

NEIGHBORHOOD EVENTS

Circle Event –

National Night Out on 8/5/25 was a success!
Everyone had a nice time interacting with local police.

Thank you to Jess Sanchez and Julie Akron (Summerlin)
for hosting!



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.



Green Waste Curbside Collection

December 5th and 12th

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.

- 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.



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

REMINDERS:

Save the following events to Your Calendar:

- November 8 - 10am - Second Saturday Walk - Meet at the Vases
- December 11 - 7pm - 4th Quarterly Meeting
- December 13 - 10am - Second Saturday Walk - Meet at the Vases
- December 13 - Christmas Party! 12:00pm, location to be announced
- January 6, 2026 - 7pm - ANNUAL MEETING



- 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
- Pick up your leaves before they blow into your neighbor's yard. Also, pick up your pine needles, pine cones, and any persistent weeds.
- Observe Quiet Hours: 10pm -7am
- Remind your young people to respect private property
- Be a mindful pet owner
- You live in an HOA community



**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 memories.**



Please consider joining our Nonofficial Facebook Page.
Search for Residents of Paradise Greens and ask to join.

ACC REPORT FOR 2ND QUARTER OF 2025

Approved

- 4805 Summerlin - Repaint exterior trim, garage door, and porch columns new color (SW Toasty)
- 4719 Spring Vale - Replace exterior light fixtures with new fixtures
- 10205 Prescott - Remove dead tree, replace dead grass with Santa Fe Brown gravel, trim bushes
- 10116 Loveland - Repair roof leak over garage with new tiles to match existing



Not Approved

- None

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 Q3.

REAL ESTATE UPDATE FOR PARADISE GREENS BY SALLY SACCO



The past few months have experienced what the real estate community is calling a “shift” in the market. Now that Fall is here, and we are past the State Fair and the Balloon Fiesta we are looking forward to sales picking up as buyers and sellers are looking to move prior to the holidays. When we say “shift” we mean we have now shifted back to sales that are not so over inflated in price, and homes staying on the market longer than 1 week, from what we experienced the past years during Covid.

In Paradise Greens of the 3 houses that went on the market during our 2nd Quarter, one of them closed (sold), one is in pending, and one is still on the market awaiting a buyer. From the closed and pending houses I can say that our neighborhood average is approximately \$204 per sqft. Of course, being one is a single story and the other a two-story, the sq ft price will change depending on what your home is, and what upgrades, etc. you have. Best to call your favorite realtor to get a better understanding of how you should be priced. I can also help with this, especially since I am more in tuned with the market in our neighborhood being a resident here. I’m always happy to help.



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



Below is the real estate report for the Paradise East (Area 121) housing market this past September.

Local Market Update – September 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 Key Metrics	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	22	16	- 27.3%	226	262	+ 15.9%
Pending Sales	22	26	+ 18.2%	187	204	+ 9.1%
Closed Sales	15	23	+ 53.3%	177	194	+ 9.6%
Days on Market Until Sale	31	37	+ 19.4%	23	32	+ 39.1%
Median Sales Price*	\$375,000	\$395,000	+ 5.3%	\$385,000	\$391,000	+ 1.6%
Average Sales Price*	\$399,200	\$412,313	+ 3.3%	\$410,020	\$410,497	+ 0.1%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	99.6%	98.9%	- 0.7%
Inventory of Homes for Sale	33	42	+ 27.3%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—



FINANCIAL INFORMATION:

Paradise Green Home Owners Association Income Statement 3 rd QTR, 2025			
Revenue			
Dues Collected (125x100)		\$	12,516.75
Late Payment		\$	60.00
Interest on Late Payment		\$	11.83
Earned Interest		\$	784.42
Total Revenues		\$	13,373.00
Expenses			
Tax Preparation		\$	322.88
Federal Tax		\$	164.00
State Tax		\$	76.00
Property Tax		\$	-
CPA Compilation		\$	-
PO Box		\$	244.00
Postage		\$	45.73
Bank Fee		\$	-
Website		\$	66.05
Office Supplies		\$	-
Annual Meeting		\$	-
State License		\$	10.00
Permits		\$	-
Grounds Maintenance		\$	6,428.48
Landscaping & Repairs		\$	-
Insurance		\$	1,620.00
Legal Fees		\$	-
Welcome Committee		\$	45.36
Block Party		\$	-
Other Social Events		\$	141.23
Newsletter		\$	-
Directory		\$	-
Total Expenses		\$	9,163.73
Net Income (Loss)		\$	4,209.27

Paradise Green Home Owners Association Balance Sheet 3 rd QTR, 2025			
Assets			
Cash (Checking Account)		\$	25,493.48
Savings Account			5.00
Petty Cash			-
Certificate of Deposit			24,512.02
Total Assets		\$	50,010.50
Liabilities			
			-
Total Liabilities		\$	-
Net Worth			
Opening Balance		\$	45,801.23
Net Income			4,209.27
Total Net Worth		\$	50,010.50
Total Net Worth and Liabilities		\$	50,010.50



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 home-owners while maintaining and enhancing property values through the enforcement of the By-laws and the Restriction, Covenants and Conditions.



PARADISE GREENS HOMEOWNERS ASSOCIATION OPERATING BUDGET Calendar Years 2025				
Budget 2026				
	2026 BUDGET	As of 9-30-25	2025 Budget	
Revenue				
Dues Collected	12,500.00	12,516.75	\$	12,500.00
Late Payment	-	60.00		-
Interest on Late Payment	-	11.83		-
Earned Interest	1,000.00	784.42		700.00
Total Revenues	\$ 13,500.00	\$ 13,373.00		\$ 13,200.00
Expenses				
Tax Preparation	355.00	\$ 322.88	\$	350.00
Federal Tax	180.00	164.00		300.00
State Tax	85.00	76.00		95.00
Property Tax	-	-		-
CPA Compilation	-	-		-
PO Box	270.00	244.00		250.00
Postage	-	45.73		-
Bank Fee	-	-		-
Website	70.00	66.05		67.00
Office Supplies	20.00	-		-
Annual Meeting	-	-		-
State Licenses	10.00	10.00		10.00
Permits	-	-		150.00
Grounds Maintenance	8,200.00	6,428.48		8,000.00
Landscaping & Repairs	2,000.00	-		2,000.00
Insurance	1,700.00	1,620.00		1,600.00
Legal Fees	-	-		-
Welcome Committee	75.00	45.36		75.00
Block Party	1,200.00	-		1,200.00
Other Social Events	-	141.23		-
Newsletter	-	-		-
Directory	-	-		-
Total Expenses	\$ 14,165.00	\$ 9,163.73		\$ 14,097.00
Net Income (Loss)	\$ (665.00)	\$ 4,209.27		\$ (897.00)