

1996-2026



PARADISE GREENS HOMEOWNERS' ASSOCIATION, INC.

PO Box 66018

Albuquerque, NM 87193

<https://www.paradisegreens.net>

ParadiseGreensHomeownersAssoc@gmail.com

April 2026



Stay Informed!

Please read the Meeting Minutes from the 1st

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

Hello neighbors!

Here we are, well into April of 2026 already. First quarter was another busy one for the Association. All Annual Dues have been collected and our Federal and State taxes are files and paid. We are off to a great start!

Thanks so much to those of you who have cleaned up your front yards this spring! If you have not done so, NOW IS THE TIME! Leaves stuck under your bushes need to be cleared, tall weeds you sprayed need to be pulled, pine needles need to be raked and removed, tree and bushes need to be trimmed, all weeds in general need to be pulled, your gravel in the street needs to be swept up and returned to its proper place, and remember to take care of the area between the sidewalk and the curb. Corner lots are responsible all the way around to your back property line. Thanks! It's going to be a beautiful summer in the neighborhood!

Second quarter will bring some new changes. We have plans for a new email platform, a new look for our website, and the rollout of new Worksheets for owners when they sell and rent their homes. Please see the First Quarter Meeting Minutes for some details on these new changes, and watch your email for more information.

As always, if you are doing ANY exterior changes in your front yard, you must reach out the ACC. You can reach them at acc@paradisegreens.net.

In your service,

--Mona Belchak



NEIGHBORHOOD EVENTS

May 8 - **FREE Green Waste Pickup**

May 9 - Second Saturday Walk (Meet at Vases) 9:00am

May 15 - **FREE Green Waste Pickup**

June 13 - Second Saturday Walk (Meet at Vases) 9:00am

July 9 - 2nd Quarterly Board Meeting

July 11 - Second Saturday Walk (Meet at Vases) 8:30am

August 4 - National Night Out - Watch for details

August 8 - Second Saturday Walk (Meet at Vases) 8:30am

September 12 - Second Saturday Walk (Meet at Vases) TBD

October 8 - 3rd Quarterly Board Meeting

October 10 - Second Saturday Walk (Meet at Vases) TBD

November 14 - Second Saturday Walk (Meet at Vases) TBD

December 10 - 4th Quarterly Board Meeting

December 12 - Second Saturday Walk (Meet at Vases) TBD



Free Spring Green Waste Curbside Collection

May 8 and May 15

Solid Waste Customers should have their green waste at the curb by 7:00 a.m. on the morning of their regular trash collection day. All green waste must be placed 5 ft. from trash and recycling containers, as well as any large items scheduled for pick-up.

Customers must place their green waste, such as leaves, grass clippings, and brush, in trash bags. Each trash bag should not weigh more than 40 pounds. All tree branches must be cut down to four feet at length and securely bundled. Green Waste should not be placed in your recycling cart.

Tips for maximizing your green waste pick-up:

- 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.

The following items will not be permitted for pick up:

- Dirt
- Construction Debris
- Construction Material
- Gravel
- Tree stumps



<https://www.cabq.gov/solidwaste/events/free-green-waste-curbside-collection>

Mosquito info from CABQ: <https://www.cabq.gov/environmentalhealth/urban-biology/mosquitoes>

REMINDERS:

- 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



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

- None

Tip from a neighbor:



WEED KILLER

READ INSTRUCTIONS ON BOTTLE

Best used on small weeds

Wear gloves

NOT FOR GRASS OR PLANTS YOU LOVE

Great for driveways and gravel

Thoroughly clean sprayer after using



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.

ACC Report for 1st Quarter of 2026

Approved

- 4720 Spring Vale – Replace windows in front façade with new (to be done in phases)
- 4700 Spring Vale – Reconfigure front yard landscaping with new design
- 4723 Sandpoint – Replace broken window with same
- 10223 Prescott Ct – Replace Windows on house with same style, just new frame color of Ivory instead of White

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>

- 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, play it safe and contact us to be sure, so that you're not in violation later.

Thank You!!



Coming Soon!

The ACC has been working on updating the Gate Guidelines and Shed Guidelines. We'll keep you posted as to when they'll be uploaded onto the Paradise Greens website!



Paradise Green's



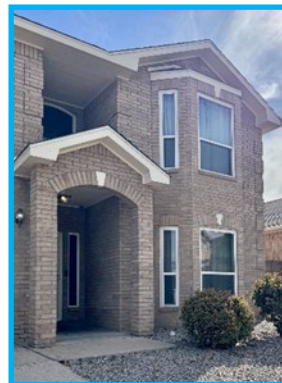
Green Thumb Award

The ACC is pleased to announce the initiation of a front yard contest designed to recognize households that maintain exceptional and attractive front yards in accordance with HOA guidelines. This award, accompanied by a prize, will be presented twice a year—once in June for the Summer Solstice and again in the Fall for the Autumn Equinox. Residents will be notified in advance regarding the dates when yards will be evaluated.

Now is an excellent opportunity to consider planting flowers, maintaining lawns, trimming trees and bushes, and ensuring walkways and gutters are clear of debris and rocks. We trust you are continuing to keep your yard, as well as the strip between the sidewalk and street, free of weeds. Should you plan any major changes or improvements to your front yard, please contact us beforehand. We look forward to seeing the community's efforts and wish everyone the best in preparing their yards.



To Have Grids or Not To Have Grids that is the question!



The ACC has recently received numerous requests for window replacement approval. This is understandable, given that our homes are now over 20 years old and many windows are beginning to fail. If you plan to replace your windows, the ACC recommends maintaining the original style with grids. However, if this is too costly, a solid glass design is also acceptable. What we want to avoid is a mix of both styles on the same home, especially at the front where it is visible from the street. If you have not submitted a request for window replacement and currently have both styles installed, you will be asked to resolve this issue—several homeowners are affected. We recognize that windows are expensive; replacing them in phases is perfectly fine as long as you inform us in your request.

REAL ESTATE UPDATE FOR PARADISE GREENS BY SALLY SACCO



As Spring arrives, the real estate market is showing positive signs for both buyers and sellers. Homes that are updated and priced appropriately are moving quickly, indicating strong demand. Inventory is gradually increasing, but the market still favors sellers overall. An encouraging trend is that sellers are avoiding inflated pricing, which has contributed to the rise in sales. With inventory up, buyers have more options, so if you are considering selling, ensuring your home is well-maintained and competitively priced can lead to a swift transaction.

In Paradise Greens one house went on the market on Summerlin in March. It sold in 1 day and will close towards the end of April. It was priced right and well maintained, which most likely contributed to the fast sales. If you are thinking of selling, I'm happy to help with providing a market analysis of your home, and/or meeting with you to discuss further what upgrades you should consider getting the best dollar return for your investment. Please reach out to me or your favorite realtor to have that discussion.

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 March.

Local Market Update – March 2026

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



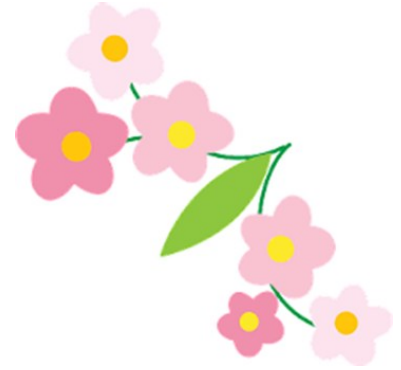
Paradise East – 121

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	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	29	40	+ 37.9%	78	87	+ 11.5%
Pending Sales	17	35	+ 105.9%	57	75	+ 31.6%
Closed Sales	19	20	+ 5.3%	52	57	+ 9.6%
Days on Market Until Sale	27	28	+ 3.7%	37	42	+ 13.5%
Median Sales Price*	\$350,000	\$377,500	+ 7.9%	\$372,500	\$375,000	+ 0.7%
Average Sales Price*	\$373,421	\$405,294	+ 8.5%	\$386,975	\$391,503	+ 1.2%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	38	31	- 18.4%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—



FINANCIAL INFORMATION:



Paradise Green Homeowners' Association, Inc. Income Statement 1st QTR, 2026			
Revenue			
Dues Collected	(125x100)		\$ 12,500.00
Late Payment			\$ 60.00
Interest on Late Payment			\$ -
Earned Interest			\$ 229.24
Total Revenues			\$ 12,789.24
Expenses			
Tax Preparation			\$ 376.69
Federal Tax			\$ 163.00
State Tax			\$ 82.00
Property Tax			\$ -
CPA Compilation			\$ -
PO Box			\$ -
Postage			\$ 62.64
Bank Fee			\$ -
Website			\$ -
Office Supplies			\$ 36.15
Annual Meeting			\$ -
State License			\$ -
Permits			\$ -
Grounds Maintenance			\$ 2,237.52
Landscaping & Repairs			\$ 3,019.43
Insurance			\$ 1,710.00
Legal Fees			\$ -
Welcome Committee			\$ 44.45
Block Party			\$ -
Other Social Events			\$ -
Newsletter			\$ -
Directory			\$ -
Total Expenses			\$ 7,731.88
Net Income (Loss)			\$ 5,057.36



Paradise Green Homeowners' Association, Inc. Balance Sheet 1st QTR, 2026			
Assets			
Cash (Checking Account)		\$	27,579.38
Savings Account			5.00
Petty Cash			-
Certificate of Deposit			24,973.41
Total Assets		\$	52,557.79
Liabilities			
			-
Total Liabilities		\$	-
Net Worth			
Opening Balance		\$	47,500.43
Net Income			5,057.36
Total Net Worth		\$	52,557.79
Total Net Worth and Liabilities		\$	52,557.79

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.