



Home Owners Association

PO Box 66018

Albuquerque, NM 87193

<https://www.paradisegreens.net>

ParadiseGreensHomeownersAssoc@gmail.com



1996-2024

BOARD OF DIRECTORS

President - Mona Belchak

4700 Spring Vale Rd. NW
505-710-6233
president@paradisegreens.net

Vice President - Abel Bazan

4820 Sandpoint Rd. NW
505-249-8855
vicepresident@paradisegreens.net

Board Member - Cliff Jenkins

4724 Spring Vale Rd. NW
505-980-3742
boardmember@paradisegreens.net

OFFICERS OF THE BOARD

Secretary - Beth Whipple

4800 Summerlin Rd. NW
618-558-1953
secretary@paradisegreens.net

Treasurer - Suzana Demusaj

4823 Sandpoint Rd. NW
505-922-0947
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
welcomcommittee@paradisegreens.net

Member - Krysta Orona

4828 Summerlin Rd. NW
505-903-1938

HAPPY SPRING...and here comes summer!

HOA NEEDS HELP!

With Cliff Jenkins moving and Beth Whipple stepping down, we are in need of a BOARD MEMBER and a SECRETARY. Please view Job Descriptions and Task List here: <https://www.paradisegreens.net>. Click on the BUSINESS tab. Email ParadiseGreensHomeownersAssoc@gmail.com for questions. Please consider sharing your time and talent.

FIRST CIRCLE SOCIAL

Our first Circle Social was a pretty big success! Twenty-five residents came out in coats for coffee and donuts (including some eclipse donuts) despite the wind on Saturday morning (April 6). Thanks to our great neighbors in the Prescott Circle for 'hosting' and to Suzana Demusaj for planning the event! We'd like to hold an event in May, but need a person, or two, or three to pick a Circle and organize it. Keep in mind, the Board has approved funds for these events, and you'll be reimbursed for any purchases you make.

SWIMMING POOLS

There are several swimming pools in the neighborhood that are not being maintained! The City of ABQ requires that you cover your pool when not in use so stagnant water doesn't attract mosquitos. IF YOU DO NOT REMEDY THIS, your neighbors can and will report you to the City (or they will ask the Board to report you.) Visit the City of Albuquerque webpage for details.

DEAD GRASS?

Many neighbors have seen an outbreak in grubs in recent years. If your grass is dead, this is likely the cause. The best time to apply grub killer is RIGHT NOW! Follow up with fertilizer.

STAY INFORMED

Please read the Minutes from the 1st Quarterly Meeting that were emailed on April 16. Many things were discussed, and it appears that we'll need to exercise our self-governance soon!

IMPORTANT REMINDERS – Please...and Thank You

- * No overnight parking on our narrow streets [RCC 7.03]
- * Use ParadiseGreensHomeownersAssoc@gmail.com for all your inquiries to the Board
- * Contact the ACC at ACC@ParadiseGreens.net **BEFORE** you begin YOUR EXTERIOR improvement. Yes. All of them. [RCC 8.02]
- * Contact the Board before selling your home or changing your renters. [You'll need documents signed by the Treasurer during closing]
- * Say NO to solicitors. Ask them to respect the 'No Soliciting' sign at our Entrance
- * Kids are out—Watch your speed
- * Maintain your landscaping to improve our neighborhood

In service to you,

--Mona Belchak, PGHOA President

Green Waste Curb and Collection:

Friday May 3rd and Friday May 10th

During collection events, please follow these guidelines:

- ◆ Green Waste must be 5 feet away from trash/recycling containers.
- ◆ Green Waste 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 materials or tree stumps will not be picked up.
- ◆ Do **not** place green waste in your recycling cart.

Visit the City of Albuquerque webpage for details.

ACC Report: (all approved)

4715 Summerlin—Replace windows with same color frames

4816 Summerlin—Replace missing rock from sidewalk strip with same rock

4732 Sandpoint—Replace front yard grass with Santa Fe brown gravel

10223 Prescott Ct—Remove dead tree from front yard



Happy Spring

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 (ie. 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



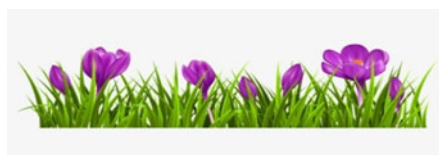
Please fill out your request form located on the PGHOA website <http://www.paradisegreens.net/business.php> or use our QR code, and then email it or any ACC question you have to: acc@paradisegreens.net

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!!



Sofia Demusaj—babysitter

College student

Refences upon request

914-349-3485



Iir Demusaj—experienced yard worker

17 years old

Has been working for our neighbors for three years. Neighbor references upon request.

914-434-7869



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

Paradise Green Home Owners Association Balance Sheet March 31, 2024		
Assets		
Cash (Checking Account)	\$	30,090.51
Savings Account		4.00
Petty Cash		-
Certificate of Deposit		22,852.31
Total Assets	\$	52,946.82
Liabilities		
		-
Total Liabilities	\$	-
Net Worth		
Opening Balance	\$	45,434.25
Net Income		7,512.57
Total Net Worth	\$	52,946.82
Total Net Worth and Liabilities	\$	52,946.82

Paradise Green Home Owners Association Income Statement Through March 31, 2024			
Revenue			
Dues Collected	(125x100)	\$	12,500.00
Late Payment		\$	-
Interest on Late Payment		\$	-
Earned Interest		\$	222.47
Total Revenues		\$	12,722.47
Expenses			
Tax Preparation		\$	322.88
Federal Tax		\$	211.00
State Tax		\$	89.00
Property Tax		\$	-
CPA Compilation		\$	807.19
PO Box		\$	-
Postage		\$	(36.69)
Bank Fee		\$	-
Website		\$	-
Office Supplies		\$	-
Annual Meeting		\$	-
State License		\$	-
Permits		\$	-
Grounds Maintenance		\$	2,066.40
Landscaping & Repairs		\$	80.39
Insurance		\$	1,476.00
Legal Fees		\$	-
Welcome Committee		\$	-
Block Party		\$	193.73
Other Social Events		\$	-
Newsletter		\$	-
Directory		\$	-
Total Expenses		\$	5,209.90
Net Income (Loss)		\$	7,512.57



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

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.



The Welcome Committee:

Two residence received welcome baskets:

4801 Spring Vale Rd

4819 Summerlin Rd



Household Hazardous Waste

Residents of the City of Albuquerque and Bernalillo county may bring Residential hazardous wastes to the Household Hazardous Waste Collection Center (HHWCC) at no charge.


SAFETY-KLEEN

2720 Girard NE, 87107

New hours: Monday, Wednesday, Friday 8 am to 2 pm and Saturday 8 am to 3 pm

Phone 505-884-2277

Visit the City of Albuquerque webpage for details.



Special thanks to Beth Whipple (Summerlin Rd) for serving as Secretary producing Meeting Minutes and Newsletter since September 2021 for us. Also to Cliff Jenkins (Spring Vale Rd) for joining and serving as a Board of Director in January. We wish him and Carol the best in Las Cruces!

Happy Spring! With Spring comes more homes on the market. This is the ideal time to put your home up for sale, since a lot of buyers are looking now to get moved into a new home come summer when school is out. And the interest rates are starting to come down from the end of last years' high, so that is also adding to the amount of buyers out there.

Since the last newsletter in December 2023, our neighborhood has had 3 houses go on the market, in which all of them sold within 4 days at an average sale price of \$164 per s.f., which is awesome! In reference to the market stats below, the average days on market for Paradise East is 14 days. So our neighborhood is selling faster than the average for this area, which may in part be due to us having a great HOA that cares about our residents keeping their homes looking nice. Definitely an added value to be in a neighborhood where every house is well maintained, plus we have friendly people living here. If you are considering selling your home, this is the perfect time to get it ready to sell, especially to hit the height of the season. 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 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



Local Market Update for March 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	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	35	25	- 28.6%	65	66	+ 1.5%
Pending Sales	19	31	+ 63.2%	58	70	+ 20.7%
Closed Sales	20	20	0.0%	51	53	+ 3.9%
Days on Market Until Sale	34	14	- 58.8%	28	19	- 32.1%
Median Sales Price*	\$349,748	\$392,250	+ 12.2%	\$343,000	\$375,000	+ 9.3%
Average Sales Price*	\$343,275	\$424,610	+ 23.7%	\$354,061	\$398,779	+ 12.6%
Percent of List Price Received*	99.3%	99.8%	+ 0.3%	99.3%	99.8%	+ 0.5%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistances. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample sizes.