

1996-2025



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

PO Box 66018
Albuquerque, NM 87193
<https://www.paradisegreens.net>
ParadiseGreensHomeownersAssoc@gmail.com
December 20, 2025



Stay Informed

Happy holidays PGHOA!

Please read the Meeting Minutes from the 4th Quarter Meeting.

Our Annual Meeting is on Tuesday, January 6th at 7:00pm. We'll be recapping the events of 2025, and setting goals for 2026. Please accept my earnest invite to join us at this meeting. You will learn about the moving parts of our Association and be able to ask questions and give comments. Our HOA provides general rules for homeowners that outline permitted uses of property, prohibited uses of property, and duties and responsibilities of all homeowners. All these things set a high standard for maintaining property values – something we all benefit from. The Invitation was emailed on December 15. Agenda and Zoom link coming soon!

Board positions can be held by any Member (homeowner) in the Association. If you are curious about what board members do, please visit our website at www.paradisegreens.net and view the Task List and the Job Descriptions on the BUSINESS tab. Board positions are 2-year terms. Email the current board at paradisegreenshomeownersassoc@gmail.com or call Mona at (505-710-6233) with any questions about volunteering at any level in the Association. Thanks to Jess Sanchez for committing to a second term on the Board of Directors beginning in January.

Dues are due on February 1. Please make every effort to pay your Dues to Suzana ON TIME (or early). Penalties for late payments are outlined on your Invoice (Arriving in your inbox on January 1). Recall that in October the Board assessed the Dues at \$125 for the coming year. If you have questions about the collection of dues, please call your treasurer, Suzana, at 917-324-8228.

Please exercise courtesy when entertaining guests in your home during the holidays and at all times. Be mindful of parking around your driveway. Do not block fire hydrants. (Fire Department Ordinance 507.6 requires 15 ft clearance), mailboxes (Feds 18 US 1701 punishable by fine or prison), or your neighbors' driveways (That's just bad manners).

And while we're on parking, recall that our RCCs require 1.) that you park your cars in your garage each night, with extras in your driveway – not on your landscaping 2.) No overnight parking for you or your guests on our narrow streets (Article 7.03) and 3.) No permanently parked vehicles (more than 30 days) in our neighborhood. (Article 3.01k)

Merry Christmas and Best Wishes for a Prosperous and Healthy New Year!

--Mona Belchak on behalf of the PGHOA Board of Directors



NEIGHBORHOOD EVENTS

Christmas Party!

The Christmas Party Was A Success!

Fifty neighbors enjoyed our first-time-ever Christmas Party in the neighborhood! There was music, dancing, Bingo (with prizes), and a Cake Walk (with prizes). We ate Burritos from Twisters and side dishes and desserts shared by neighbors. Thanks to Suzana for pulling it all together and for every contribution made by YOU!

Get ready...Suzana is already planning another BIG event for the Fourth of July 2026!



Bingo



Cake Walk



Fun!



REMINDERS:

Save the following events to Your Calendar:

- December 15 – Annual Meeting Invitations were emailed/taped on doors to non-email members
- January 1 – Dues invoices will be emailed/mailed to non-email members
- January 6 – Annual Meeting 7pm
- January 15 - Please have your Christmas lights and decoration removed from you house and yard
- February 1 – Dues are due-----Please pay on time or be fined



- 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.**

2nd Saturday of the Month Walk

We will be staving up next year when the weather warms up again, see you there!



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



ACC REPORT FOR 4TH QUARTER OF 2025

Approved

- 4823 Summerlin, revisions to their front yard landscape plan
- 4828 Summerlin, replacing exterior light fixtures with new



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!!



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

- 4831 Summerlin - The Rakes

REAL ESTATE UPDATE FOR PARADISE GREENS BY SALLY SACCO



The market hasn't changed much since the last update in October and we are still experiencing the "shift", meaning homes are staying on the market longer. The holidays are upon us, which also means sales are typically slow this time of year. Once we get past the holidays, things will pick up in the new year. So, if you're thinking of selling your home in 2026, the next month or two is the best time to start making those repairs, upgrades, etc. to get it market ready come Springtime when sales will be better!

In Paradise Greens the house that was in pending has closed, and the one that was in active status, withdrew from being listed. From the closed sale which was a two-story the sales price was about \$168 per sqft. As I've said before two-story homes sell at a different price per sqft. average then the 1-storys do. 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 to get the best dollar return for your investment. Please reach out to me or your favorite realtor, trying to sell on your own is not always the best way to go.



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

Local Market Update – November 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

Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	24	20	- 16.7%	276	306	+ 10.9%
Pending Sales	25	15	- 40.0%	228	231	+ 1.3%
Closed Sales	12	13	+ 8.3%	214	229	+ 7.0%
Days on Market Until Sale	34	52	+ 52.9%	24	34	+ 41.7%
Median Sales Price*	\$387,750	\$398,000	+ 2.6%	\$390,000	\$392,000	+ 0.5%
Average Sales Price*	\$426,625	\$432,351	+ 1.3%	\$417,802	\$411,336	- 1.5%
Percent of List Price Received*	98.0%	99.4%	+ 1.4%	99.4%	98.8%	- 0.6%
Inventory of Homes for Sale	39	47	+ 20.5%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—



FINANCIAL INFORMATION:

Paradise Green Home Owners Association		
Income Statement		
As of Nov 30, 2025		
Revenue		
Dues Collected	(125x100)	\$ 12,516.75
Late Payment		\$ 60.00
Interest on Late Payment		\$ 11.83
Earned Interest		\$ 938.10
Total Revenues		\$ 13,526.68
Expenses		
Tax Preparation		\$ 322.88
Federal Tax		\$ 164.00
State Tax		\$ 76.00
Property Tax		\$ -
CPA Compilation		\$ -
PO Box		\$ 244.00
Postage		\$ 66.20
Bank Fee		\$ -
Website		\$ 66.05
Office Supplies		\$ -
Annual Meeting		\$ -
State License		\$ 10.00
Permits		\$ -
Grounds Maintenance		\$ 7,920.16
Landscaping & Repairs		\$ 2,100.00
Insurance		\$ 1,620.00
Legal Fees		\$ -
Welcome Committee		\$ 45.36
Block Party		\$ -
Other Social Events		\$ 166.13
Newsletter		\$ -
Directory		\$ -
Total Expenses		\$ 12,800.78
Net Income (Loss)		\$ 725.90



Paradise Green Home Owners Association		
Balance Sheet		
As of Nov 30, 2025		
Assets		
Cash (Checking Account)		\$ 21,856.43
Savings Account		5.00
Petty Cash		-
Certificate of Deposit		24,665.70
Total Assets		\$ 46,527.13
Liabilities		
	Total Liabilities	\$ -
Net Worth		
Opening Balance		\$ 45,801.23
Net Income		725.90
Total Net Worth		\$ 46,527.13
	Total Net Worth and Liabilities	\$ 46,527.13

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 By-laws and the Restriction, Covenants and Conditions.

