

1996-2026



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 - Krysta Orona

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

Member—TBD

PARADISE GREENS HOMEOWNERS' ASSOCIATION, INC.

PO Box 66018

Albuquerque, NM 87193

<https://www.paradisegreens.net>

ParadiseGreensHomeownersAssoc@gmail.com

July 2026



Stay Informed!

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

Hello Neighbors

The rains have been wonderfully refreshing as we round out the sizzling month of July. And with the rain, comes weeds. Thanks for staying on top of the weeds that are coming to your yard.

The Board has just contracted with a new landscaping company to care of our common areas, and the Board is looking forward to a productive relationship with them. Beginning August 1, you will see a Green Summit crew in the neighborhood. If you happen to see them, give them a shout out!

The second quarter board meeting was well attended, and a couple of new ideas were enthusiastically discussed. Please take a minute to read-up on those details. As we sail toward the end of 2026, please be thinking about how you might contribute to the Association with your particular skill set. Two board terms expire in December, and we have a couple of enhancing projects in the works. Being a self-governed HOA comes with many perks; but our Association is only as fruitful as the people who live here and how they contribute.

I think I forgot to acknowledge the Cliffords on Sand Point Road in the last newsletter. They contributed the photo at the top of our newsletter in celebration of America's 250th Anniversary. And on that note, I hope you all enjoyed your July 4th holiday! Many neighbors met in the Prescott cul-de-sac and enjoyed pie, cookies and a great fireworks show brought to us by contributing neighbors. See photos in this newsletter, and thanks to everyone who participated!

As always, Rick, Jess and I are available to receive any comments or questions you may have.

In your service,



NEIGHBORHOOD EVENTS

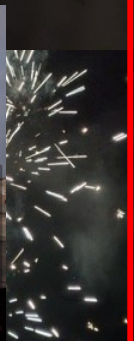
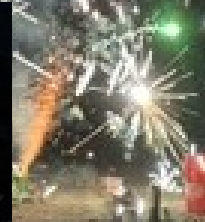
Happy
4th of July



Celebrating the nation's
250th Birthday
in our amazing
neighborhood!



Great snacks,
Great fireworks,
Great Friends!



NEXT UP



Tuesday, August 4, 2026

6:00PM – 8:00PM

SUMMERLIN CUL-DE-SAC

Bring a chair and your favorite beverage

Popcorn & watermelon provided, and there will be games to play!

The board sent an invitation on 7/20/26 Please RSVP!

REMINDERS

August 4 -
6-8 pm National Night Out - Invitations emailed on 7/20

October 8 -
7 pm - 3rd Quarter Board Meeting

December 10 -
7 pm - 4th Quarter Board Meeting

January 5 -
7 pm 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 remember that your participation keeps our neighborhood beautiful and keeps our dues low.



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

- 10120 Loveland Dr-Ean & Joylyn Schmitt
- 4701 Summerlin Rd – Andrew & Juliana Holmes
- 4701 Spring Vale Rd – Krysta will reach out again
- 4704 Spring Vale Rd is pending

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.



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
- Windows
- 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!!

Paradise Green's



Green Thumb Award

Green Thumb Award Update

The ACC is postponing this award to a future date. Please continue to make sure your front yard is looking great, and any landscaping changes you'd like to make check in with us first to be sure if it needs prior approval or not.

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!



ACC Report for 2nd Quarter of 2026

Approved

- 4800 Spring Vale - re landscape front yard
- 4801 Spring Vale - Replace dying lawn in front yard with 7/8" Santa Fe Brown gravel
- 4705 Sandpoint - Replace diseased front yard tree with a new tree
- 4724 Summerlin - Replace screen on side gate with metal panel
- 4808 Spring Vale - Add a pergola in backyard over patio
- 4808 Spring Vale - Replace windows that have grids with new ones without grids
- 4731 Summerlin - Replace roof with shingles to match existing color
- 4804 Spring Vale - Replace grass in front yard with Santa Fe brown 5/8" gravel , also add a landscape wall using bricks near front windows
- 10101 Loveland - Add more cobblestone to front yard
- 4800 Spring Vale - Repaint trim, fascia and around chimney same color as existing
- 4604 Spring Vale - Replace exterior lights with new ones
- 4724 Spring Vale - add concrete to extend driveway on east side of current driveway up to double gate on side yard
- 10223 Prescott Ct - replace garage doors



Not Approved

- None



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>

REAL ESTATE UPDATE FOR PARADISE GREENS BY SALLY SACCO



Since the last newsletter in April 2026 our area is currently a balanced, steady micro-market. While the broader metro area slightly favors sellers, the supply and demand for single-family homes in 87114 are roughly equal. The median sale price sits around \$371,890 to \$381,000. Prices have remained steady, showing a modest year-over-year increase of about 1.9%. Below is a graph showing a market review of Paradise East from May to June 2026.

In Paradise Greens one house went on the market on Spring Vale at the end of April and went into pending at the end of June. As always, 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.

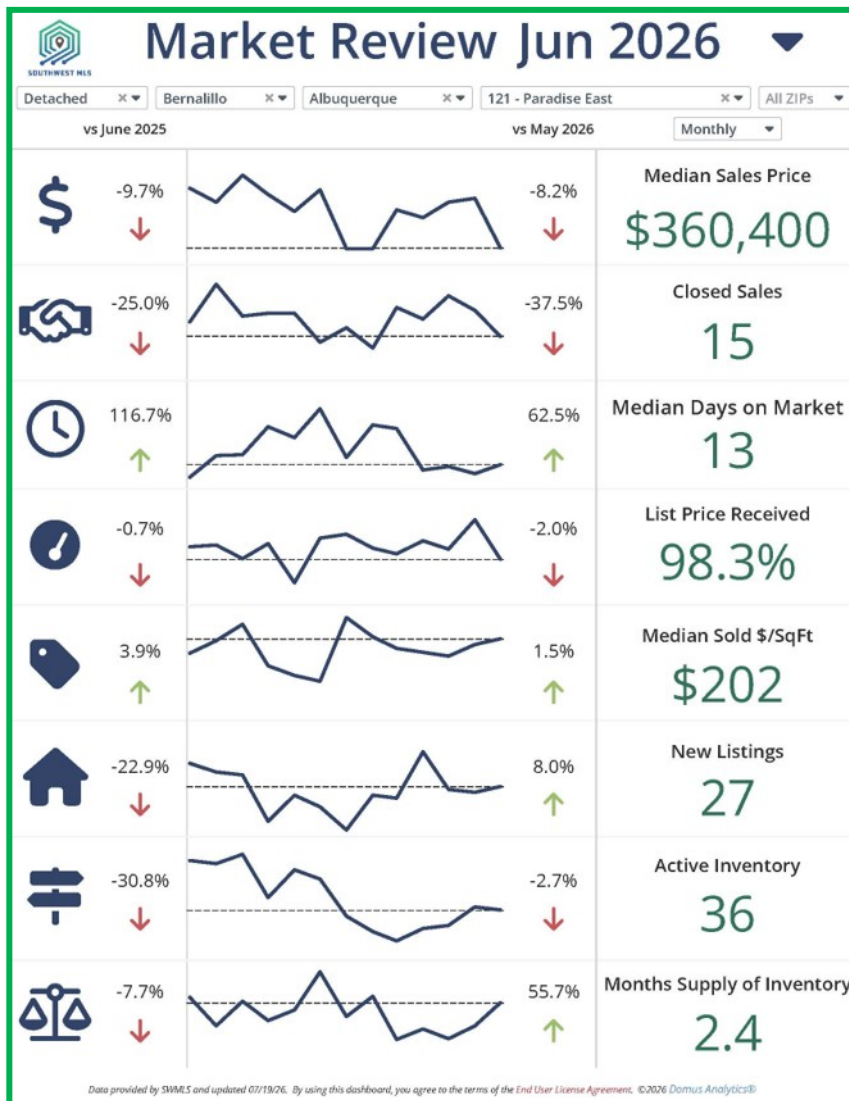


Sally Sacco
Associate Broker
Paradise Greens Specialist
Call me with for all your real estate needs!! I appreciate referrals too!

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 June.



FINANCIAL INFORMATION:

Paradise Green Home Owners Association Income Statement 2 nd QTR YTD, 2026				
Revenue				
Dues Collected	(125 x 100)		\$	12,500.00
Late Payment			\$	60.00
Interest on Late Payment			\$	-
Earned Interest			\$	450.88
Total Revenues			\$	13,010.88
Expenses				
Tax Preparation			\$	376.69
Federal Tax			\$	163.00
State Tax			\$	82.00
Property Tax			\$	-
CPA Compilation			\$	-
PO Box			\$	250.00
Postage			\$	31.20
Bank Fee			\$	-
Website			\$	66.07
Office Supplies			\$	82.04
Annual Meeting			\$	-
State License			\$	10.00
Permits			\$	-
Grounds Maintenance			\$	4,475.04
Landscaping & Repairs			\$	-
Insurance			\$	1,710.00
Legal Fees			\$	-
Welcome Committee			\$	44.45
Block Party			\$	-
Other Social Events			\$	-
Newsletter			\$	-
Directory			\$	-
Total Expenses			\$	7,290.49
Net Income (Loss)			\$	5,720.39

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 2 nd QTR YTD, 2026				
Assets				
Cash (Checking Account)		\$	28,020.77	
Savings Account			5.00	
Petty Cash			-	
Certificate of Deposit			25,195.05	
Total Assets		\$	53,220.82	
Liabilities				
			-	
Total Liabilities		\$	-	
Net Worth				
Opening Balance		\$	47,500.43	
Net Income			5,720.39	
Total Net Worth		\$	53,220.82	
Total Net Worth and Liabilities		\$	53,220.82	



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