



Quintessence Neighborhood News

Quintessence Neighborhood Association

Annual Issue
April 2006

A Message from the President

Dear Quintessence Neighbors,

Welcome new neighbors! Several new families have moved into Quintessence since our last general meeting in April 2005, and we're glad you're here! We invite you to participate in our many family-oriented activities, including:

- ... Annual neighborhood clean-up day
- ... Summer patriotic park parade
- ... Neighborhood night out in August
- ... Fall carnival at the park in October

In addition to these activities, your QNA Board has been busy researching your concerns and improving the neighborhood. Here are some highlights from 2005:

- ... Coordinating with city and county officials for traffic solutions. A representative from the Mid-Region Council of Governments (MRCOG) will attend our April general meeting to give us an update on the Eubank expansion. Kevin McCabe, the new Captain at the Northeast Area Command, will also attend and answer questions.
- ... Coordinating with the Parks & Rec to install a kiosk in the park for neighborhood communications.
- ... Requesting money to replace the old skate area with a new shade structure and 3 new picnic tables. The money was approved in the last bond election and should be completed sometime this year.
- ... Requesting money for the Holbrook widening project. This was approved by the state legislature last year and is scheduled for completion by the City sometime this spring.

Please join me in thanking all of the 2005-2006 QNA Board of Directors who work together to make these things happen: Vice President Jaye Bullington, Secretary Judy Geilenfeldt, Treasurer Steve Kranz, and Directors Laine Keltner, Wim Kramer, Ron Sissel, Marti Tueller, and Judi Wahe. **THANK YOU** for giving your time and efforts to make our neighborhood a great place to live. I would especially like to thank the following:

- ... Jerry & Judi Wahe for coordinating the many park activities with their volunteer team of QNA board members, Roy & Linda Henson, Margaret Kramer, Kim Kavelman, and many others too numerous to mention.
- ... Bob & Judy Geilenfeldt, who coordinate our annual neighborhood clean up day and host our board meetings.
- ... Vice President Jaye Bullington, our webmaster and newsletter editor.

Why have a neighborhood association (NA)? The official answer, according to the city NA charter, is to provide a way for the city to keep us informed of happenings that impact us, including zoning changes, street construction, and development projects. NAs also provide collective strength when addressing issues with the city. However, it is much more than that. QNA seeks to provide and promote programs, services and activities that encourage connections between neighbors. Neighborhood involvement builds community spirit and encourages us to take pride in our surroundings, ensuring that Quintessence remains a highly desirable place to live.

Please join us at our next annual meeting on April 27, 2006 at 7:00 p.m. Annual dues have been \$12 for the past three years; however, we are making a motion at our April meeting to raise the dues to \$15. This is still a bargain compared with neighborhood associations in the surrounding areas. Dues are used to publish our newsletter, maintain our business registration, maintain our website, and support community activities such as park events and the neighborhood cleanup day.

Last but not least, I would like to mention the Architectural Control Committee (ACC). This team has been busy following up on various issues to help maintain the quintessential flavor of our neighborhood and remind everyone to adhere to our covenants. **THANK YOU co-chairs Bob Geilenfeldt and Jerry Wahe for all your hard work in leading this team.** Thanks also to committee members Dennis Houston and Bobbie Surbey, and alternates Karen Branch and Robert Ewing. If you are new to the neighborhood and/or are not familiar with our covenants, complete copies of our covenants are available at <http://www.qna-abq.org>.

Hope to see you at our general meeting on April 27! Please join me in thanking Grace Lutheran Church and Pastor Warren Graff (one of our Q. neighbors) for their gracious hospitality.

Have a wonderful spring!

Becky Milligan
QNA President

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QNA
General Meeting
April 27, 2006
7:00 pm
Grace Lutheran
Church
7550 Eubank NE

**We're
on the
WEB!**

www.qna-abq.org

April 2006 General Meeting

Our next QNA meeting will be at 7:00 p.m. on Thursday, April 27, 2006 at Grace Lutheran Church (7550 Eubank). Dues for April 2006 — March 2007 are just \$15. We will start the meeting with a desert potluck—bring your favorite after-dinner snack to share! Thanks to the Outreach Committee for hosting this event. As part of our general meeting, we will elect board members and officers. If you are interested in volunteering to serve, please send an email to QNA@comcast.net. You may also make nominations the night of the meeting, Nominations must be members of QNA, and must give consent to the nomination either verbally or in writing.

Call 242-COPS

Have you experienced vandalism or any other crime? Please call 242-COPS to report the incident, no matter how small it may seem to you. **VOLUME COUNTS!** The volume of incidents guides APD in determining the need for and frequency of patrols.

Rock Wanted

Do you have extra rock you would like removed due to landscaping projects this summer? QNA is looking for rock to landscape some of the barren areas at our trail entrances on Jordan, Petra Court, and Irbid. If you have extra rock to donate, please call Becky Milligan at 292-1038.

QNA Clean Up Day

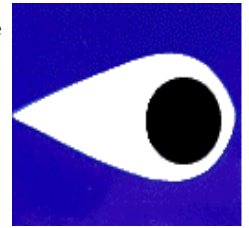


Please mark your calendars for **Saturday morning, April 29, 2006**, for the annual Neighborhood Clean-Up Day. Volunteer tasks include cleaning up trash and weeds along the walk/bike path and common areas. Please consider giving two hours of your time to keep our neighborhood looking great. Meet in front of Bob & Judy Geilenfeldt's house at 11219 Jordan NE at 9:00 a.m. Bring rakes, gloves, hats and sun screen. QNA will provide trash bags and drinks plus the city will send garbage trucks to circle through our neighborhood that morning to pick up the trash.



Crime/Neighborhood Watch

The Neighborhood Watch program is an effective way to reduce crime one block at a time. When neighbors come together to maintain a safe environment, everyone benefits. Each block organizes a Neighborhood Watch independently. If you are interested in starting a program on your block, please call the APD Crime Prevention Office at 924-3600.



Additional ways to become involved in crime prevention include neighborhood patrol training and the Citizens Police Academy. Call 924-3902 for more information.

Call 242-COPS or 911 to report crimes. Calling and reporting puts our neighborhood on the map for more patrols, etc. Not calling makes it look like we don't have many problems and therefore don't need much APD support.

APD Crime Statistics

Excerpt from Jan-Sep 2005 for Quintessence:

Burglary	3
Damage/Vandalism of Property	5
Driving Under the Influence	1
Motor Vehicle Theft	1
Narcotics Offenses	1
All Other Offenses	7

More neighborhood statistics at:

<http://www.cabq.gov/onlinesvcs/crimestats>

QNA Communications

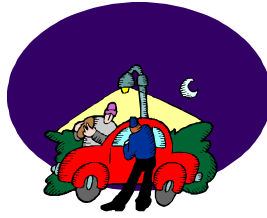
If you would like to receive more frequent updates via e-mail about neighborhood happenings, send an e-mail to QNA@comcast.net. If you change e-mail addresses, be sure to let us know. Recipients will be bcc: 'd so your e-mail address will not be visible to everyone who receives the e-mail.

APD Crime Prevention

By Steve Sink

Excerpted from the Office Of Neighborhood Coordination
Newsletter Feb/Mar 06

Auto theft is a problem for all Americans, but the citizens of New Mexico face a particular issue that affects our auto theft rate. Due to the fact that we are adjacent to an International Border, we are always ranked high on the list for theft rates. Typically, vehicles are stolen for one of four reasons. They are used to joy ride, sell for parts, commit a crime or driven across the border for resale. Also, more than two-thirds of all auto thefts take place at night between the hours of 1:00 a.m. and 5:00 a.m. and over half occur in residential areas including apartment complexes. You can take a variety of steps to insure that you are not a victim of auto theft. Observe the following tips to reduce the chances of your vehicle from being stolen:



- ... Always roll up your windows, lock the doors, and take the key even if you will be away for a short time.
- ... Never leave your car running in front of a convenient store or other public area, including in front of your house. Warming up your car in the morning during the winter can make you more vulnerable.
- ... Park your vehicle in a garage (if possible) or in an area with adequate lighting and good natural surveillance.
- ... If you put your vehicle in for repairs or in a commercial lot. only leave the ignition key.
- ... Keep valuables in the trunk or out of site. Don't give a car thief a reason to break in. — Purchase stereos, cellular phones, and other electronic equipment that can be removed.
- ... Theft Prevention Device: After years of false alarms, people have stopped paying attention to alarms. Any serious anti-theft device must do more than just make noise. If you want an audio alarm; use it in conjunction with other forms of prevention.
- ... **A kill switch** is a simple toggle device that shuts off the engine's ignition system.
- ... **Steering wheel locks** are visible from outside the car and prevent the steering wheel from being turned more than a few degrees.
- ... **Collars** are devices that prevent the steering column from being stripped.

- ... **Brake locks** prevent the brake from being engaged and therefore the transmission cannot be removed from the park position.
- ... **Wheel locks** prevent the vehicle from being moved in any direction.
- ... **Etching** vehicle parts with your VIN number can also be a deterrent. Professional thieves shy away from vehicles that have had the vehicle identification number (VIN) etched into the doors, windows, windshield, engine block, and other parts.

CARJACKING: Carjacking has become an easy way to steal vehicles, especially newer model large luxury cars and sport utility vehicles that have alarms and state-of-the-art anti-theft devices. As with any crime, criminals are looking for the path of least resistance. Avoid being a victim of this type of crime by observing the following tips:

- ... Always drive with windows rolled up and doors locked.
- ... Be aware of you surroundings when stopped at a traffic signal, parking lot, gas station, etc.
- ... When stopped at a signal, leave space in front of you to allow for evasive action and be prepared to carefully drive away.
- ... Take note of people approaching your vehicle for any reason.
- ... Prior to entering your car - if someone is loitering near the area, keep walking and seek help.
- ... Be alert at a drive-up ATM.
- ... If all else fails - don't resist.



Pigeon Problem — Do Not Feed

The QNA Board of Directors has received numerous complaints about the pigeon problem in our area. In addition to the mess, pigeons carry disease. Please do not feed the pigeons and encourage the large flocks that have made our neighborhood home.



District 4 Coalition

District 4 Coalition (D4C) is a group of neighborhood associations in City Council District 4. D4C meets on the third Wednesday of every month for around two hours. The Coalition allows neighborhood associations to discuss issues and topics with Councilor Winter and among themselves. The association forms committees that work on special projects in the District. As an example, there is currently a committee dealing with the issue of North Domingo Baca Center and a Neighborhood School Initiative. Another hot topic for discussion that the affected neighborhood associations have been working on is the continuing development and architectural design of commercial properties along Paseo del Norte. The Coalition also hears from

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guest speakers on a variety of subjects. Rep. Larranaga and Sen. Boitano are scheduled to attend the March meeting to speak about the recently completed Legislative Session. QNA elects the representative to the coalition at the annual meeting.

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Quintessence Neighborhood Association (QNA) and Architectural Control Committee (ACC)

Guidelines for Neighborhood Enhancement

One of the primary attractions for wanting to build and/or live in this neighborhood is the potential for an attractive and well maintained community of properties to provide a better than average investment. The ACC has determined that the guidelines below help ensure an attractive and inviting community and will help promote the highest possible property values for each residence in the neighborhood.

Weed Control – Provide weed control on a regular basis. Areas of responsibility include the front, back and side yards as well as the parking strip located between the street and the sidewalk in front of, behind, or beside each home. Home owners without another home directly behind them are responsible for weeds ten feet beyond their property line.

Parked vehicles must clear the designated sidewalk area at all times.

Vehicles temporarily parked in the street must be fully operative and able to be moved for fire truck and/or ambulance accessibility.

Motor homes, campers, trailers, and recreational vehicles may not be stored on any lot unless within an enclosed garage, nor parked permanently on any street. Motor homes or RVs temporarily parked for charging batteries require an electrical permit from the City of Albuquerque.

Boats may be parked in a back yard of reasonable size with appropriate screening and fencing.

Trash containers should be stored where they are not easily visible from the street.

Gates, walls and fencing should be of a permanent nature and blend with the house and surrounding walls. Temporary free standing boards, plywood or other materials are not acceptable.

Play yard equipment and swing sets cannot exceed 18 feet in height. Should the equipment's legs be placed in concrete or any other means to make the equipment permanent, zoning setbacks *must* be observed. The location must be approved by the Architectural Control Committee.

Pets – If any pet is continuously barking/howling or if any noxious or offensive odors are being created by a pet's waste material, it is recommended that neighbors discuss the problem together. If the problem can not be resolved, call the city's animal control office at **768-1975**.




Storage sheds, home additions, and exterior remodeling projects must meet Quintessence covenants and be approved by the Quintessence Architectural Control Committee approval. Some structures may also require approval by the City of Albuquerque Building/Safety Department.

Requests and Complaints

All requests and complaints must be submitted in writing to Quintessence ACC, P.O. Box 22033, Albuquerque, NM 87154-2033. Requests must include the name, address, phone number, and e-mail address (if available) of the requestor; a specific description of the request; and photos, sketches, diagrams, permits obtained, and any other information that conveys the intent of the request. The ACC may request additional information not provided in the original request.



Use this table as a guideline for identifying the appropriate channel for common neighborhood issues:

 Issue	 Appropriate Channel	 Notes
Approval for changes to property (e.g., home additions, sheds, fences, gates, etc.)	QNA ACC P. O. Box 22033 Albuquerque, NM 87154-2033	Notify Chair via e-mail at ACC@comcast.net to ensure the request is received timely.
Exceptions to QNA covenants	QNA ACC P. O. Box 22033 Albuquerque, NM 87154-2033	Notify Chair via e-mail at QACC@comcast.net to ensure the request is received timely.
Cars/trucks/RVs, etc. hanging over sidewalk	City of Albuquerque Planning Department Phone: 924-3860	Zoning complaint can be filed online at www.cabq.gov (click on "Tell us about")
Inappropriate business activity	City of Albuquerque Planning Department Phone: 924-3860	Zoning complaint can be filed online at www.cabq.gov (click on "Tell us about")
Abandoned Cars	Albuquerque Police Department 242-COPS (242-2677)	Complaint can be filed online at www.cabq.gov (click on "Tell us about")
Illegally Parked Cars	Albuquerque Police Department 242-COPS (242-2677)	Have full vehicle description (Make, model, color, license or VIN, location)
Weeds & Litter	City of Albuquerque Planning Department Phone: 924-3860	Complaint can be filed online at: www.cabq.gov (click on "Tell us about")
Barking Dogs	City of Albuquerque Animal Services Division Phone 768-1975 or 768-2600	First complaint—call barking dog line. Complain CANNOT be anonymous. The city will send a letter. If barking continues, call again and an officer will talk to the person possessing/owning the dog.
Other—contact the ACC if you have any questions about how to pursue an issue.	QNA ACC P. O. Box 22033 Albuquerque, NM 87154-2033 QACC@comcast.net	If ACC determines it is a city zoning issue, the complainant will be referred to the appropriate city department.

Neighborhood Signs

For Sale Signs and other signage: Now that spring is here, there are sure to be homes for sale, garage sales, and various other activities. The ACC has developed these guidelines to maintain the quintessential beauty of our neighborhood:

Signs of any nature are not permitted at the entrance of Quintessence or other common areas during the week.

Realtors may post Open House signs at the entrance during open house hours.

Quintessence property owners may post FSBO and directional signs at the entrance and common areas from Noon on Friday until sundown on Sunday. If the following Monday is a holiday to make a 3-day weekend, the sign may be posted until 5:00 p.m. on Monday.

Garage sales, park parties, and other signs may be posted shortly before the event and must be removed immediately following the event. Postal regulations prevent posting signs on community mail boxes.

Signs notifying Quintessence residents of QNA general meetings will be posted one week in advance at the Quintessence entrances per city neighborhood ordinance requirements.

Thank you for your cooperation in adhering to these guidelines.

Useful Links/Websites

Quintessence Neighborhood Association
<http://www.quintessence-na-abq.org/>

City of Albuquerque
<http://www.cabq.gov/>

Bernalillo County, NM
<http://www.bernco.gov/>

CABQ Neighborhood Watch Program
<http://www.cabq.gov/police/prevention/index.html>

New Mexico Sex Offender Information
<http://www.nmsexoffender.com>

CABQ Office of Neighborhood Coordination Newsletter
<http://www.cabq.gov/planning/nbrcoord/newsletter.html>

****APS 2005 Elementary School Boundary Realignment Recommendation—New NE School****
http://www.aps.edu/aps/doubleeagle/05NEElem_BofEd_f.pdf



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Architectural Control Committee (ACC)

The QNA Architectural Control Committee (ACC) is independent from QNA and is composed of Quintessence homeowners living within the boundaries of the Quintessence Subdivision. These individuals have volunteered their time as ACC members and are knowledgeable about city codes and Quintessence covenants. Any new construction or remodeling projects require ACC approval. Requests may be submitted to QACC, P. O. Box 22033, Albuquerque, NM 87154-2033. Informational queries may be sent to QACC@comcast.net.

In addition to approving new construction and remodeling projects, the ACC addresses complaints about covenant violations. The ACC has successfully negotiated the following requests/submissions in 2005:

- ... Easement landscaping and wall completion
- ... Front yard landscaping
- ... Removal of inoperative and recreational vehicles
- ... Trailer/commercial equipment removal
- ... Front yard gates
- ... Vehicles blocking the sidewalks

Why comply? You may notice how quickly homes in our subdivision sell. Our restrictive covenants help maintain our property values and make resale more attractive. If you will be selling your home, make sure your realtor is aware of our covenants. Copies for each area are available from the QNA website.

What is Phone Number 311

- ... A single phone number for **all non-emergency** City inquiries & services.
- ... Frequently Asked Questions (FAQs) about locations, hours, fees, and more.
- ... Report abandoned cars, potholes, graffiti, weeds, unsafe City drivers and more.
- ... Get information on events, classes, recreation programs, and more.
- ... Obtain direct referrals to the correct department for any City service.
- ... A fully staffed 24 hour a day, 7 day a week, 365 day a year resource for **all non-emergency** needs and questions.
- ... A person will always answer.
- ... No more guessing what department to call.
- ... No more voice mail.

There is no charge for 311 service when you call from your home or business phone. Cellular service providers may charge for air-time.

Give Back to Your Neighborhood

Your neighborhood and our Association are what you make it. Please consider volunteering time to support activities of our committees:

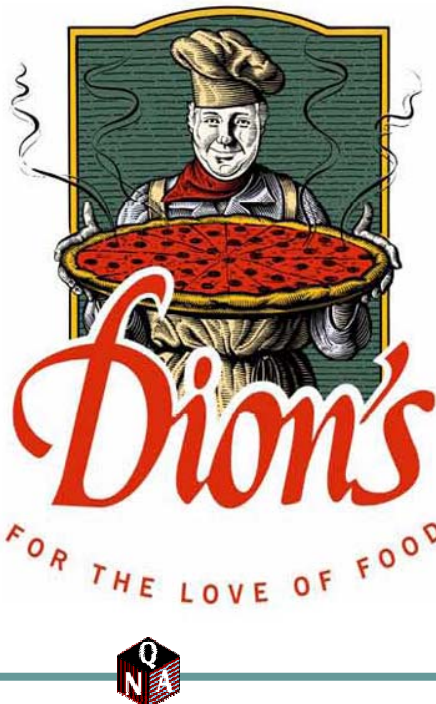
Neighborhood Watch: Residents of a one block area (20-25 houses maximum) may form a neighborhood watch. APD staff attend an organizing meeting to discuss residential burglary prevention and home security with particular attention to doors, windows, and other potential points of illegal entry. Those attending are registered in the Operation Identification program and are informed of area crime data. By selecting a Block Captain to function as a neighborhood leader in crime prevention, the organized neighborhood may then purchase NOAC (Neighborhood Organized Against Crime) street signs featuring the "Watching Eye."

Architectural Control: Knowledgeable about City codes and covenants, they review all new construction and remodeling projects within QNA.

Beautification: Assist organizing and participate in neighborhood events for clearing trash and weeds from common areas.

Membership: Volunteering during QNA events, they register new and returning members of QNA, create welcome packets for new members and answer questions.

Outreach: Plan special events such as holiday parties and assist at general meetings. Includes coordination of food, supplies and games for children.



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JudsonABQ@aol.com **Squeezing Every Last Dollar From** **Your Exclusive Quintessence Home Sale** **SMMinABQ@aol.com**

It happens all the time. A home seller puts their home up for sale. After a long period of time and a few price reductions later, the seller begrudgingly sells it -- taking longer than they hoped and getting a lower price than anticipated.

These home sellers could have avoided this predicament, if they had simply phoned Judson & Sharon McCollum first! Judson & Sharon could have squeezed more money out of their home sale and sold it much quicker.

Judson & Sharon McCollum have helped countless Quintessence home sellers get their homes sold quickly and for top dollar. Judson & Sharon have seen firsthand how, by suggesting to home sellers, to perform minor repairs, etc. they were able to sell their home more quickly and for much more.

Judson & Sharon use this knowledge in their FREE Market Analysis. In this analysis you will find several invaluable suggestions on how to increase the saleability and price of your Quintessence home and sell it much more quickly.

If you don't plan on selling for a while, Judson & Sharon can help you plan a proactive course to a much more profitable home sale. Call 858-8330 for a FREE Market Analysis on your exclusive Quintessence residence! Judson & Sharon will quickly turn "For Sale" into SOLD!

Call 858-8330 (Direct)/822-0080 (Residence) for your FREE Market Analysis-- Phone Us TODAY!

Choose Your Real Estate Agents By the Powerful Marketing Tools They Provide to Get Your Distinctive Quintessence Home SOLD! Only Sharon & Judson have the unique marketing tools to give your distinctive Quintessence property the exposure it deserves. Call Today -- They'll Quickly Turn "For Sale" into "SOLD"!

	MLS	Estate Sign	ABQ Journal Ads	National Website Exposure	Luxury Division	TV Home Show	Full-Color Magazine Ads	Mass Mail Marketing	Home Virtual Tour on Internet	Largest Relocation Affiliation	Abq Visitor Bureau	Albuq. Web Site
Sharon & Judson McCollum & The Vaughan Co.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

FREE Market Analysis -- 858-8330 -- Ask For Us By Name!





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Quintessence
Neighborhood Association
Newsletter

P.O. Box 22033
Albuquerque, NM
87154-2033

Becky Milligan, President
292-1038
QNA@comcast.net

We're on the WEB!
<http://www.qna-abq.org>

Please send all newsletter
comments or contributions
to:
QNA@comcast.net

Quintessence Neighborhood Association (QNA)

Last Name(s): _____

First Name(s): _____

Address: _____

Phone #: _____

E-mail address: _____

Membership dues are \$15.00 per household per year.
Memberships run from April to the following March
and are not prorated.

- New Member
- Membership Renewal

Please make check or money
order payable to QNA and mail
it together with this form to:

Volunteer Opportunities

QNA needs you! There are many opportunities to get involved in promoting a better neighborhood. Please check a committee in which you'd like to be involved:

- Neighborhood Watch
- Architectural Control
- Beautification
- Membership
- Outreach
- Other (please specify)

QNA
P.O. Box 22033
Albuquerque, NM
87154-2033