

Quintessence Neighborhood News

Quintessence Neighborhood Association

Annual Issue
April 2008

A Message from the President

QNA HAS TURNED FIVE YEARS OLD!!

Dear Quintessence Neighbors,
QNA was established in the fall of 2003, Please join us at our Annual Meeting on Thursday, April 24 to celebrate this anniversary and identify priorities to address next. We need to hear from you!

****URGENT**URGENT**URGENT****

QNA needs you!

Neighborhood associations are important for many reasons. They are the vehicle of notification required by the City of Albuquerque. The recently proposed Dog Park is a good example. **Had there been no neighborhood association**, the city would not be required to notify or discuss its plans with homeowners. QNA provides a voice for our residents on zoning variations and other changes that affect the neighborhood. Most of all, it provides a way for neighbors to become acquainted and work together to benefit our community.

So...QNA needs you! We have vacancies on both the Board and Committees. Most Board members have served several years already. Please **get involved**...QNA is for you, about you, and IS you! **QNA can only do what each of you volunteers to do.** If we do not have enough volunteers and funding, we will simply cease to exist and lose the many benefits of participating in the city's Neighborhood Association program. **We need more membership.** Did you know out of approximately 450 homes in our subdivision, less than one quarter are QNA members? This puts extreme limits on what we can accomplish and places our Association's future in jeopardy.

We will be voting at the meeting to increase membership dues to \$20 per year per household to cover future activities. We confirmed that this is consistent with the following other associations:

- Heritage East NA: \$20 per household
- La Resolana NA (Washington & Constitution): \$20 per household
- Supper Rock NA (Tramway & Central): \$20 per household
- Lovelace NA (Central & San Pedro): \$10 per voting member in household
- High Desert Homeowner Assn: \$150 quarterly per household

This increase is in order to sustain the approximately \$1500 worth of expenses every year:

- Funding social events in July & October (food, games/toys, flyers) - \$500 each event
- Architectural Control Committee mailings (incl. registered mail) - \$200
- Post Office Box fee—\$56
- Newsletter printing & mailing—\$450
- Incorporate Fee—\$10
- District 4 Council membership—\$25
- Church donation for use of facility—\$50
- Website server fees—\$125
- Bank account fees—\$50

The above expenses do not include insurance to cover our social events or the QNA Board volunteers. It would also be beneficial to have a small "legal fund" to help if issues arise. Please come to the meeting and vote for the membership dues increase. You can't take a friend to a movie with popcorn for \$20, but you can help us sustain QNA.

Jaye Bullington
QNA Vice-President

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QNA
General Meeting
April 24, 2008
6:30 pm
Grace Lutheran Church
7550 Eubank NE



Registration at
Double Eagle Elementary

Kindergarten and New Student registration begins on March 3, 2008 for next Fall. The packets are available at the school now. If you have questions please call 857-0187.



2008 General Meeting

When: Thursday, April 24, 2008

Where: Grace Lutheran Church
(7550 Eubank)

6:30-7:00pm—Sign-in & social time
Meeting starts promptly at 7:00pm

Invited speakers:

- David Albright, Eubank Expansion
- Judson & Sharon McCollum, Property Values

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, Nominees must be members of QNA, and must give consent to the nomination either verbally or in writing.

There will also be a vote to add an additional QNA Board position, Vice President of Special Affairs. This position could be combined with another Board position but would be given the same authority as the VP for purposes of interactions with City and County government.

2008 QNA Wish List

In September 2008, the contract for maintenance of QNA common areas expires. The \$600/month fee is currently paid by QNA developers but when that stops there is no source of funding. Clearly, without continue maintenance, **subdivision property values will decline**. We need to address this.

We hope to accomplish the following this year but more members and volunteers will be necessary to address this ambitious list:

- Establish new maintenance contract for common areas
- July & October social events (need more volunteers)
- Quarterly Email Newsletters (need more volunteers)
- Multiple neighborhood cleanup events (need more volunteers)
- Establish a Welcome Wagon (only if volunteers step up)

We are VERY thankful for the many neighborhood members who have supported our activities in the past, but it's often the same people, year after year. Please support QNA and volunteer time and funds to continue our activities.

QNA Clean Up Day

Please mark your calendars for **Saturday, April 26, 2008** for the annual Neighborhood Clean-Up Day in coordination with the Mayor's Spring Cleanup.

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 at 9:00am in front of Bob & Judy Geilenfeldt's house at 11219 Jordan NE. The cleanup effort will conclude by 11:00am. 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.

**QNA Membership Dues:
April 2008 — March 2009**

**At the annual meeting, there will
be a vote to increase the dues to
\$20 per household per year.**

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.

Attaching Flyers to Mailboxes

Postage **must go through** the Postal Service™ and be delivered for it to be valid postage and therefore acceptable in the mail receptacle. A flyer cannot be placed in a mailbox after putting a stamp on it unless the item was actually mailed.

“No part of a mail receptacle may be used to deliver any matter not bearing postage, including items or matter placed upon, supported by, attached to, hung from, or inserted into a mail receptacle. Any mailable matter not bearing postage and found as described above is subject to the same postage as would be paid if it were carried by mail.” (Section 3.1.3 Use for Mail – DMM 508 Recipient Services).

The key to this statement is in the term “postage” which is defined as: payment for a delivery service that is affixed or imprinted to a mail piece, usually in the form of a postage stamp, permit imprint or meter impression.

If you have any questions, please refer them to your local Post Office™.

Neighborhood FAQs

Question: Is there a limit to how many garage sales my neighbor can hold?

Answer: Each home in an R-1 area may have a garage sale or yard sale **ONCE** every **twelve** months. The sale may not exceed **three (3) days** in length and only normally accumulated household goods may be sold. Only **one (1)** non-illuminated sign, not more than **six (6) square feet** in area, may be located on the premises where the sale is being held during the period of the sale. No off-site premise signs may be located in the public right-of-way medians or on utility poles. Questions? Contact the Albuquerque Zoning and Residential Code Enforcement at **505-924-3850**.

Question: When is a building permit necessary for a remodeling or building project in our neighborhood?

Answer: Most fix-up or remodeling projects require a building permit as do fences. Some of the most obvious projects are visible from the street, e.g., carports, walls, fences, garage conversions, etc. The only way to be sure whether a building permit is needed is to call the Residential Building Permit Section at **505-924-3955** with a description of the project. (If a building permit has been obtained, it should be posted so that it is clearly visible from the front of the house). If you are trying to determine whether a permit has been obtained for a project in the neighborhood, call the Residential Building Permit Section with the address where the work is taking place. They can tell you if a permit has been issued and the scope of work covered by the permit issued.

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Crime in Quintessence

Incidents of crime have increased in our neighborhood since the inception of statistical record keeping for Quintessence in 2004. Vandalism, Larceny and Family incidents are among the most common activities reported to police. Larceny includes thefts of automobiles and thefts from automobiles. Automobile thefts are especially high in the early morning hours where thieves concentrate on automobiles left idling in driveways.

Chief Ray Schultz recently described a criminal practice called "flipping", where a stolen automobile is "flipped" for a day's supply of drugs within 24 hours of being stolen. Please remember that an unattended vehicle left running is especially vulnerable to theft.

For additional information on crime statistics for Quintessence, please go to:

<http://www.cabq.gov/a-z>

and click on crimes statistics by neighborhood associations.

Air Quality Index (AQI)

The AQI is an index for reporting daily air quality. It tells you how clean or polluted your air is, and what associated health effects might be a concern for you. The AQI focuses on health effects you may experience within a few hours or days after breathing polluted air. EPA calculates the AQI for five major air pollutants regulated by the Clean Air Act: ground-level ozone, particle pollution (also known as particulate matter), carbon monoxide, sulfur dioxide, and nitrogen dioxide. For each of these pollutants, EPA has established national air quality standards to protect public health.



Index Values	Levels of Health Concern	Cautionary Statements
0 to 50 - Green	Good	None
51 to 100 - Yellow	Moderate	Unusually sensitive people should consider reducing prolonged or heavy exertion outdoors.
101 to 150 - Orange	Unhealthy for Sensitive Groups	Active children and adults, and people with lung disease, such as asthma, should reduce prolonged or heavy exertion outdoors.
151 to 200 - Red	Unhealthy	Active children and adults, and people with lung disease, such as asthma, should avoid prolonged or heavy exertion outdoors. Everyone else, especially children, should reduce prolonged or heavy exertion outdoors.
201 to 300 - Purple	Very Unhealthy	Active children and adults, and people with lung disease, such as asthma, should avoid all outdoor exertion. Everyone else, especially children, should avoid prolonged or heavy exertion outdoors.
301 to 500 - Maroon	Hazardous	Everyone should avoid all physical activity outdoors.



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.

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.



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Christian, Rebecca, and Oliver Bell

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 and Illegally Parked Cars	Albuquerque Police Department 242-COPS (242-2677)	Have full vehicle description (Make, model, color, license or VIN, location). Complaint can be filed online at www.cabq.gov (click on “Tell us about”)
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.

Child Safety

Home Alone: Being home alone can be a scary proposition for kids and parents. Many parents who work all day are faced with the daunting task of making sure their children are safe and protected before and after school. By following the tips listed below, parents can ease some of the anxiety associated with leaving their children home alone as well as general child safety advise.

- City of Albuquerque Ordinance states that children ten years or less can not be left home alone. Children eleven years or older can legally be left alone. However, regardless of age, make sure your child is mature enough and can comprehend rules to your satisfaction before leaving them alone.
- Can your child be trusted to go straight home after school, easily use the telephone, locks, follow rules and instructions and stay alone without being afraid?
- Parents should teach kids basic safety rules and house rules. They should also know where their children are at all times, what they are doing, and who they are with.
- Instruct your child to check in with a trusted neighbor or call you as soon as they get home.
- Make sure they know how to call 911 in case of an emergency and post important numbers.
- Establish a pre-arranged code word in case someone has to pick them up for you.

- Do they know how to operate all doors and window locks as well as an alarm system?
- Install eye viewers at a level comparable to your children's height.
- Explain to your children to never let anyone into the home or let them know that they are alone.
- Establish set rules about having friends over or going somewhere without your permission.
- Children should never carry their house/apartment key in full view. Place the key in a shirt pocket, sock, or other secure place.
- Teach them never to go into the home if signs of intrusion are noticed (broken windows, ripped screen, open doors).
- Establish a fixed route to and from school and walk that route with your children. Point out designated locations they can go for help including neighbors.
- Encourage them to walk with friends at all times.
- Avoid danger spots like alleys, wooded areas, construction zones, public restrooms, empty buildings and remain in well lit, active locations. Avoid locations where strangers are present.
- If a stranger (anyone they do not know) attempts to follow or grab them, teach them to scream, "Stay away from me" or "This person is trying to hurt me," and run to an established safe place.
- Regularly communicate with your child about unusual incidents, contact with other people, or any event that makes them uncomfortable.

**Accepting applications for the 2008-2009 school year.
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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 2007:

- Petitioned Coronado/Holbrook redo with City of ABQ
- Stopped construction of dog park at Eubank & Alexandria
- 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.

Volunteers, Thank You!

The Quintessence Outreach Committee would like to thank everyone for their continued support with our park events and socials. We enjoy hearing your comments and always encourage you to bring new ideas to our attention. We are always in need of volunteers.

It will soon be time for our annual July 4th celebration at Quintessence Park. We are trying to gear these events for all ages, so this is a great way to have family fun, meet your neighbors, and enjoy our wonderful park. Please contact Judi Wahe if you wish to help with future events. Her email is WWAYOUT8@MSN.COM.

QNA Accomplishments

Below are some of what QNA has accomplished over the years with our small team of hard-working members:

- **Traffic:** construction of left turn lane into Quintessence off Eubank, signs prohibiting vendors on Eubank, opening of the northern San Francisco route at Holbrook, the Holbrook expansion project, and speed bumps on necessary streets.

- **Parks:** addressed issues at Q. Park included addition of an extra gazebo; limited sports team practices; enhanced landscaping at common entrances to the trails; coverings for manhole and drainage entrances that people were using to access the arroyo drainpipes and paint graffiti; worked with Councilors Craig Loy and Brad Winter to identify an alternate location for the off-leash dog park.

- **Social Activities:** hosted annual 4th of July parades, fall festivals and planning future events to meet your neighbors (thank you Judi Wahe & Outreach Committee!).

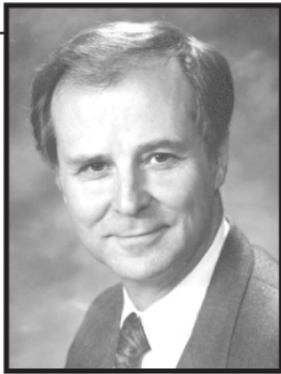
- **Neighborhood Cleanup:** coordinated annual spring clean up day with city event (thank you everyone, especially Bob & Judy Geilenfeldt and Robert & Judy Henderson!).

- **Covenants:** worked with Q. Architectural Control Committee to raise awareness of covenant restrictions (thank you Bob, Jerry, Wim, Dennis, Bobbie, Karen, Robert, Chris, and Colleen!).

Thank you to the many city and county officials who worked with us, including Councilor Brad Winter, Sheriff Darren White's office, John Castillo, Kevin Broderick, David Flores, and Jay Hart.

An extra special thank you to the 2007 QNA Board members (and most have been members from the beginning), including President Ron Sissel, Vice President Jaye Bullington, Secretary Laine Keltner, Treasurer Steve Kranz, and Directors Judy Geilenfeldt, Wim Kramer, Andrea Landaker and Judi Wahe. This amazing team has worked extremely well together and because of their knowledge, experience and enthusiasm, we can be most grateful they so many are willing to return to the Board in 2008.





Judson McCollum
Associate Broker
858-8328

JudsonABQ@aol.com

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A Little Goes A Long Way!

Judson & Sharon McCollum have helped countless Quintessence Sellers increase the saleability & price of their homes.

Judson & Sharon McCollum equals High Energy & High Performance! Judson & Sharon's natural energy and enthusiasm shines through in all they do. They understand the Albuquerque Real Estate market like no one else! Judson & Sharon have been selling Albuquerque real estate since 1978 and have been putting high energy & performance into every transaction they undertake! Helping Quintessence home sellers achieve their goals is their #1 priority. Judson & Sharon are dedicated to putting their energy & experience to work to help quintessence families realize their greatest dreams!

**Call Judson & Sharon McCollum today . . . they'll quickly turn For Sale into SOLD!
FREE Market Analysis -- 858-8330**

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 distinctive Quintessence residence! Judson & Sharon will quickly turn "For Sale" into **SOLD!**

Please Call Sharon & Judson McCollum's 24 Hour Real Estate Hotline at 858-8330 for your FREE Market Analysis-- Phone TODAY!

What Is Your Home Worth In Today's Market? The Following Homes Have Sold In Quintessence:

<u>Address</u>	<u>Sq. Ft.</u>	<u>Sales Date</u>	<u>Price</u>	Call Judson & Sharon McCollum 858-8330 For Your FREE Market Analysis	<u>Address</u>	<u>Sq. Ft.</u>	<u>Sales Date</u>	<u>Price</u>
Irbid	2,232	04/07	\$344,500			Irbid	1,762	08/07
Alexandria	1,758	05/07	\$285,000		Alexandria	1,758	09/07	\$292,000
Toulon	1,770	05/07	\$290,000		Toulon	1,971	02/08	\$330,000
Alexandria	2,662	06/07	\$395,000		Irbid	2,320	03/08	\$342,000
Anton	2,407	08/07	\$429,500		Irbid	1,742	02/08	\$294,000

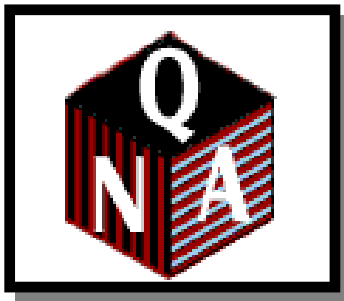
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	MLS	Quintessence Estate Sign	ABQ Journal Ads	National Website Exposure	Quintessence Luxury Division	TV Home Show	Full-Color Magazine Ads	Mass Mail Marketing	Home Virtual Tour on Internet	Largest Relocation Affiliation	ABQ Visitor Bureau	ABQ Web Site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

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Quintessence
Neighborhood
Association Newsletter

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<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

Dues	\$15.00
+ Donation	5.00
Total	\$20.00

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
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