

Quintessence Neighborhood News

Quintessence Neighborhood Association

Annual Issue
April 2010

A Message from the President

Hello to all,

It's been a very good year for our Quintessence Neighborhood Association (QNA). This year we saw a membership increase of over 50 households, bringing our total strength to 171 or about 39% of Quintessence home owners. The average neighborhood association in Albuquerque has 15-25% of its homeowners as members. Our ability to affect change and to influence city government policies and decisions is directly proportional to our size as an organization. The question of how many members we represent is often asked at city planning meetings. If you are a member, thank you for your support; if not, please consider joining. The \$20 annual membership fee is one of the best investments you can make as a home owner. To illustrate how QNA serves you, the following list contains a few of the initiatives we've worked this past year:

1. We represented the subdivision's interests with Bernalillo county planners and engineers on the Eubank Expansion. We provided input on many details, including selecting the plants, shrubs, and trees that will be planted on the medians in front of Quintessence. As part of the expansion, the city agreed to landscape the entire front area of Quintessence (cinder block wall to the street) that parallels Eubank to coordinate with the medians. We will continue to work with the county as the expansion work progresses.
2. We obtained agreement from the city to assume responsibility for maintenance of the street and entry area on Eubank, as well as several other common areas within the boundaries of the subdivision. With the exception of some open stretches of sidewalk along the west side, this agreement has solved most of the landscaping upkeep that we were maintaining ourselves.
3. We worked with Albuquerque Parks and Recreation and our city councilman, Brad Winter, to purchase and locate three new "Dogi-pot" waste pick-up units along our biking/walking path and the southern park boundary. Mr. Winter provided over \$1,500.00 for the three new units from his discretionary funds and the Parks and Rec folks installed them for free. QNA's commitment is to provide year around servicing to keep them ready for use.
4. We successfully challenged some requested commercial zoning changes, just east of Quintessence by representing the neighborhood before the County Planning Commission and City Council.
5. We started new initiatives such as sending periodic e-mail updates and began new efforts to re-energize the Neighborhood Watch Program. We plan to continue our focus on both these areas in 2010.
6. We began awarding prizes as part of our goal to recognize your seasonal home decorating and plan to expand this program during the summer months to recognize homes with well maintained yards, where the owners have clearly made an extra effort to beautify the neighborhood. For 2009, these awards were open to all homes but in 2010, we may limit them to QNA members to better recognize those who actively support us.
7. Jerry Wahe and Wim Kramer, members of the Quintessence Architectural Control Committee (ACC), did an outstanding job rebuilding the park bulletin board. Now two sided, one side is locked and will be used by QNA to post announcements and disseminate information. The other side is open and is meant to provide a space for members to post ads and general info.

As we end this year and look forward to the next, I would encourage you to join QNA and add to our strength and presence in the Albuquerque community. Our organization is only as good as its members. Join us to help keep Quintessence one of the best places for folks to live.

Steve Kranz, QNA President



Inside this issue:

President's Letter	1
QNA Accomplishments	1
2010 General Meeting	2
QNA Clean-Up Day	2
Residential Burglary Prevention	3
Crime in Quintessence	4
Home Security Checklist	4
Community Mediation	4
Neighborhood Guidelines	5
Car Theft Prevention	6
QNA Thank You	4
ACC Accomplishments	6

QNA
General Meeting
April 22, 2010
@ 7:00 pm
Grace Lutheran
Church

QNA Membership Dues:
April 2010 — March 2011
\$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.abq@gmail.com. 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.

2009 General Meeting

When: Thursday, April 22, 2010

Where: Grace Lutheran Church
(7550 Eubank)

6:30-7:00pm—Sign-in & social time

Meeting starts promptly at 7:00pm

Invited speakers/Topics:

- Karen Montoya, Bernalillo County Tax Assessor
- Rep from ABQ Parks & Recreation
- Rep from ABQ Mayor's Office
- Available for Q&A:
 - Rep from Congressman Martin Heinrich's office
 - Rep from the ABQ Office of Neighborhood Coordination (ONC)

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 bbmaks3@yahoo.com. 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.

QNA Clean Up Day

Please mark your calendars for **Saturday, April 24, 2010 from 9am-12pm** 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. 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.

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Residential Burglary Prevention

Residential burglary rates are generally dictated by the active involvement of individual citizens and cooperative education efforts by neighborhood associations and other community groups. Homeowners who are willing to take certain steps to prevent this type of crime, along with the assistance of local law enforcement, can reduce and sometimes prevent break-ins and burglaries. Consider the following prevention tips as well as ways to retrieve any lost or stolen property.

- Establish trusted relationships with neighbors on your block. Agree to watch out for each other and report any suspicious activity in and around your home. Remember residential burglaries statistically occur during the day so if possible, identify trusted neighbors who might be home during this time.
- Evaluate your existing lighting and pay particular attention to access points such as entry/exit doors and windows. Make sure that each area has adequate illumination so that your neighbors can see any suspicious activity occurring on your property. Consider adding motion sensors to lights in remote areas.
- Each door should be metal or solid core with a deadbolt lock that includes a minimum 1" throw. Short strike plate screws should be replaced with 3-4" screws that secure the plate into the doorframe. Doors should also be equipped with 180-degree eye viewers.
- Trim all bushes and shrubs below the window level and up from the ground. Trim mature trees up to a level 6-8 feet above ground.

Eliminate hiding places or areas that allow someone the opportunity to enter through a window without being noticed.

- All primary window locks should be in place and fully operational. Install secondary thumbscrew locks on guide rails. Place them in a location that prohibits the window from being opened more than a few inches. Also, make sure screens are in place and secure. (Note: Windows and pet doors are common illegal entry points).
- Install screws in the upper rail of sliding glass doors. Place them just far enough into the rail to prohibit the door from being lifted and removed. Dowel rods and "charley bars" are secondary methods to secure the door, but make sure the primary locking device is operational.
- Operation ID: Record the make, model, serial number, value and any other distinguishing features of all valuable property in your home. Store this information in a secure location like a safety deposit box with a trusted friend or family member. A video recording of the items is also recommended. Engrave a number on the back of each item that is significant to you and place the number on your record sheet (Note: Do not use your social security number to eliminate identity theft). Stolen property is often recovered and in the absence of an engraved number you have no proof the items are yours. The recorded items can also assist with insurance claims.

**Accepting applications for the 2010-2011 school year.
Beginning August 2010, we will be accepting applications
for the 2011-2012 school year.
Call the Admission Office at 243-6659.**

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Crime in Quintessence

Number of Incidents	2007	2008	Crime Date
<u>Aggravated Assault</u>	0	1	1
<u>Burglary</u>	4	0	12
<u>Curfew/Loitering/Vagrancy Violations</u>	0	0	0
<u>Destruction/Damage/Vandalism of Property</u>	6	0	18
<u>Disorderly Conduct</u>	1	0	3
<u>Larceny</u>	15	6	57
<u>Liquor Law Violations</u>	0	0	0
<u>Motor Vehicle Theft</u>	5	1	10
<u>Robbery</u>	0	0	0
<u>Simple Assault</u>	2	0	8
<u>Stolen Property Offenses</u>	0	0	0
<u>Trespass of Real Property</u>	0	0	0
<u>Weapons Law Violations</u>	0	0	0
Crime	69	12	213

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.

Home Security Checklist

- Keep doors locked when you are at home alone.
- Close and lock windows when leaving your home.
- Secure all swinging doors with dead-bolt locks. Use locking bars to secure sliding doors.
- Don't hide spare keys. Give them to a trusted neighbor.
- Check your smoke and alarm systems once a month.
- Use automatic timers to turn indoor lights on and off to make it appear you are at home.
- Ask a neighbor to watch over your home and pick up deliveries while you are away.
- Identify your belongings by engraving an identifying number on your possessions.
- Ask your police or sheriff's department for a home security survey and follow up by taking care of any deficiencies.
- Join or start a Neighborhood Watch.

Do you know where your keys are?

- Do you hide your key...
under the mat? In the flower pot? Over the door? In the carport?
- The burglar will look...
under the mat, in the flower pot, over the door, in the carport.
- Give that key to a trusted neighbor, not the burglar.

Community Mediation

Community Mediation is a free service to residents of Albuquerque. It is a confidential, private process wherein a mediator helps neighbors resolve issues themselves. Although the mediator does not decide what the resolution should be, the mediation process is very successful for neighbors who wish to resolve problems without expending time and money on litigation or calls to other agencies such as APD or Animal Welfare. For questions, please contact the Alternative Dispute Resolution (ADR) office at 505-768-4500 or visit the website at

<http://www.cabq.gov/legal/adr>.



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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Car Theft Prevention

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.

The longer it takes to steal a car, the more attention a thief will attract. Look for devices that are: highly visible, hard to defeat, and will prevent the car from starting or will kill the engine shortly after it is stolen. To prevent "hot-wiring," protect the steering column.

- 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.

More than 2/3 of all auto thefts take place at night, and over half occur in residential areas. Statistically, most cars are stolen between the hours of 1:00 a.m. and 5:00 a.m. There is a program in New Mexico that will help you retrieve your car if it is stolen.

The goal in preventing auto theft is to establish multiple layers of protection for your vehicle. Thieves are looking for the least path of resistance. Although no method is foolproof, consider where you park, theft prevention devices, and etching. However, spending money on anti-theft devices does not help if drivers don't follow the basic precaution of locking their cars, taking the key, and activating the anti-theft device.

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.

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 Thank You!

Thank you to the following Board and Committee Chairs who contributed their time to support QNA during the past year.

President: Steve Kranz

Vice President: Ron Keltner
(+ QNA Rep for D4 Neighborhood Coalition)

Treasurer: Wim Kramer

Secretary: Jaye Bullington

Board of Directors

- Judi Wahe
- Judy Geilenfeldt
- Janice Connett
- Diane Houston

Committees:

- **Beautification:** Judy Geilenfeldt
- **Neighborhood Watch:** Diane Houston
- **Outreach:** Judi Wahe
- **Webmaster/Newsletter:** Jaye Bullington
- **Email Correspondence:** Andrea Landaker

Architectural Control Committee (ACC)

Quintessence has several sets of legally binding covenants specifically developed for the various home styles and sizes we have. The goal of the ACC is to apply these covenant rules in a fair and equitable way to insure that the overall appearance of our subdivision homes (curb appeal) remains outstanding and that all individual residence changes or modifications potentially add to property values for both the owner involved and his neighbors.

In addition to working extensively with the Board to defeat several commercial zoning change requests on Eubank directly east of Quintessence, the ACC:

1. Successfully enforced covenant restrictions opposing a request to establish a home and guest house arrangement for two families in our single family residence neighborhood.
2. Worked with city engineers to complete the opening of the west end of Coronado Avenue at Holbrook and the permanent closure of Coronado's east entrance at Eubank. This arrangement has always been part of the North Albuquerque Acres/Paseo Del Norte Development Plan and was intended to reduce the number of streets directly feeding into Eubank, once the expansion was completed.
3. Regularly team with ABQ Parks and Recreation and several others to resolve maintenance and clean up issues along the walking/bike path, park, and common areas.
4. Established procedures to better enforce violations of vehicles illegally parked on public sidewalks.
5. Reviewed and approved numerous residential improvements throughout the year, to insure all modifications and additions were in compliance with our covenants.

Many thanks to Jerry Wahe, Bob Geilenfeldt, Wim Kramer, and the other members of the ACC team who work so hard to benefit all of us.



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Judson and Sharon listen to what you want and need, and work diligently to help you achieve your real estate goals. For your next real estate transaction, look to Judson & Sharon McCollum. They are setting A Higher Standard in real estate service in and around Albuquerque. Call them today! You'll be glad you did.

Judson & Sharon have the experience and aggressive marketing plans to help maximize the return of your Quintessence home sale--they'll get you Top Dollar and still attract buyers. Judson & Sharon can help you attain your real estate dreams. Since 1978 Judson & Sharon have been helping Albuquerque home sellers achieve their goals for themselves & their families.

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Quintessence Home Sales Update:

Free Quintessence market update available upon request. Please email us at sminabq@aol.com and ask about recent Quintessence home sales or call (505) 269-6217 for your FREE market analysis!

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

Recent sales were in the following home size range.

SF Size Range	Range Price/SF	Estimate of Value	Date
1,700 - 2,000	\$155	Eg: 1,800 SF value is \$279,000	12/09
2,000 - 2,500	\$156	Eg: 2,200 SF value is \$343,200	03/10
2,500 - 2,800	\$165	Eg: 2,450 SF value is \$404,250	09/09
2,800 - 2,900	\$152	Eg: 2,850 SF value is \$433,200	03/10
2,900 - 3,300	\$174	Eg: 3,275 SF value is \$569,850	03/09
3,300 - 3,700	\$140	Eg: 3,500 SF value is \$490,000	01/10

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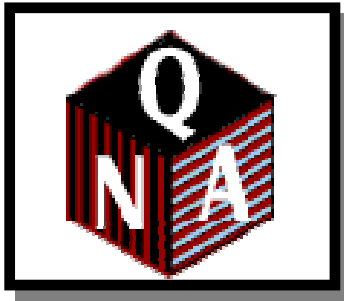
Judson & Sharon fully understand the forces of the Albuquerque market, they can also help you get the best possible price when you decide to sell your Quintessence home

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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
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓





Quintessence
Neighborhood
Association Newsletter

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

We're on the WEB!

<http://www.qna-abq.org>

Please send all newsletter
comments or contributions to:

qna.abq@gmail.com

Quintessence Neighborhood Association (QNA)

Last Name(s): _____

First Name(s): _____

Address: _____

Phone #: _____

E-mail address: _____

Membership dues are \$20.00 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

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