

Quintessence Neighborhood News

Annual Issue
April 2015

Quintessence Neighborhood Association

A Message from the President

The address for the Quintessence Neighborhood Association web site is <http://qna-abq.org>. While the web site may be updated only once or twice a year, it serves as a reminder of the covenants which help preserve the value of our homes.

We accomplished two things this past year that I want to highlight. The first is the purchase and installation of our very own Little Free Library. We chose to place this library in the Park so that it would be available to the greatest number of residents. To me, reading is more than just a fundamental learning tool; it is one of life's little pleasures. Tired of squinting into the glare of that little personal digital assistant? Got to the Park, sit down, relax, read a book.

The second of these accomplishments was finished just recently. Some of you may have already noticed it. During the initial construction phase for Quintessence, the developer landscaped the entryway at Eubank Blvd., and installed a very nice identification sign on the northwest corner. The City agreed to maintain the entryway thereafter. However, the landscaping for the southwest corner was never completed. Repeated calls to the City yielded no results. Finally, we decided to finish the job (laying the ornamental gravel) using funds from the QNA treasury. Before doing so, we contacted our City Council representative, Mr. Brad Winter, to see if his office could help us fund the project. His office did much more than that. Within two or three weeks, City crews had completed the job at no cost to QNA. Why should we take credit? City government respects and takes notice of a participative neighborhood association.

I want to take this opportunity to recognize those responsible for creating the new wooden bench on the walking path near the Toulon Road crossing. Where some of us may have seen only two ugly stumps; Janice Connett and Jerry Wahe saw the uprights for a nifty place to sit. One of the fallen tree trunks was just the right length and thickness to fit between the two stumps. Bravo and thanks to these two neighbors for enhancing our walking path.

The reported instances of criminal activity within Quintessence were fewer this past year than in prior years. This does not mean that the crime rate for us is at an "acceptable" level; just less of it. Of particular notice was the rash of car break-ins just after the Balloon Fiesta in October. We saw that coming; it should have been no surprise. The neighborhood developments near Quintessence experienced that type of crime just before we did. I was able to report this to those of you who have access to the QNA alert/news e-mail. Still, within a week, four or five cars were hit within Quintessence; including the neighbor who lives directly across from me. I would hope to think that those victimized by that spree were those who did not have access to QNA e-mail. Any of us can be victimized by the random and/or organized efforts of the criminal element. But, we can discourage their efforts by maintaining awareness of what is happening around us.

The broad and lofty goals of our Neighborhood Association are listed and can be found on the QNA website. Just click on "About QNA." As President of your Association, I have a couple of specific priorities and standards that guide me in that task. First and foremost is to respect and endeavor to enhance the privacy and security of your home. The second is to help preserve the value of your property. A strong Neighborhood Association will be able to do these things. Please take the time to renew your membership this April. If you are not a QNA member yet, please fill out the membership form and mail it in or give it to any Board member. The form is available also on the QNA web site; and copies will be available at the annual General Meeting on April 16th. Together, we can make Quintessence an even better place to live.

Sincerely,



Gary Stephens, QNA President

QNA
General Meeting
April 16, 2015
@ 7:00 pm
Grace Lutheran Church
7550 Eubank NE

- Inside this issue:**
- President's Letter
 - General Meeting Details
 - ABQ Clean-Up Day April 25, 2015
 - Residential Burglary Prevention
 - Trash/Recycle Can Placement
 - Auto Theft Awareness
 - QNA Membership Renewal

QNA Membership Dues
April 2015 - March 2016
\$20 per household
per year

QNA Communications

If you would like to receive 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. We will NEVER share your email with others.

QNA General Meeting

When: Thursday, April 16, 2015

Where: Grace Lutheran Church
7550 Eubank Blvd NE

6:30-7:00pm—Sign-in & social time
(drinks & snacks provided)

Meeting starts promptly at 7:00pm

Invited speakers/Topics:

Camille Romero Melton, Certified Arborist,
Baca's Trees

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 gna.abq@gmail.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.

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:

QNA Board Member/Officer: No experience needed! Meets every 2 months (6x/yr) for decision making on enhancements and issues that affect our neighborhood. Plan events and keep members informed on interactions with city and county.

Dogi-Pot Maintenance: The Dogi-pot waste stations need to be maintained every 4 or 5 days and twice a week during the summer.

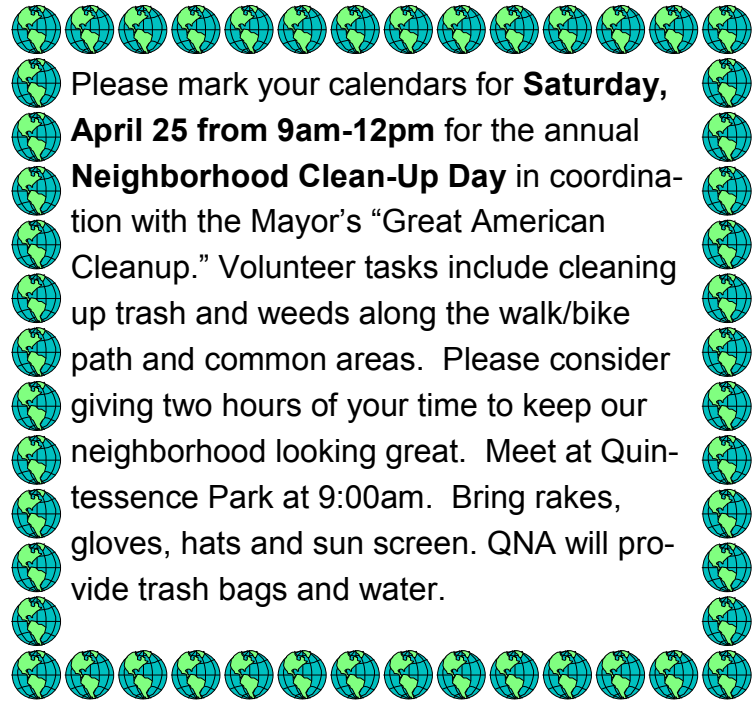
Neighborhood Watch: Residents of a one block area (20-25 houses maximum) may form a neighborhood watch. APD staff attend an organizing meeting to discuss residential burglary prevention and home security with particular attention to doors, windows, and other potential points of illegal entry. By selecting 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.



Please mark your calendars for **Saturday, April 25 from 9am-12pm** for the annual **Neighborhood Clean-Up Day** in coordination with the Mayor's "Great American 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 Quintessence Park at 9:00am. Bring rakes, gloves, hats and sun screen. QNA will provide trash bags and water.

Thanks QNA Board & ACC!

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

President: Gary Stephens

Vice President: Don Noack

Treasurer: Wim Kramer

Secretary: Barbara Cohen

Board of Directors

- Judi Wahe
- Jaye Bullington
- Brian Hehr
- Judy Henderson

Committees:

- **Beautification:** Judy Henderson
- **Outreach:** Vacant
- **Webmaster/Newsletter:** Jaye Bullington
- **Email Correspondence:** Andrea Landaker

Architectural Control Committee

- Jerry Wahe
- Dennis Houston
- Wim Kramer



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by Nichole P.

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by Chauna King



Residential Burglary Prevention

By Steve Sink, APD

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.

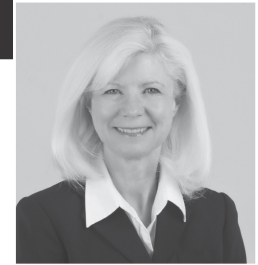
- Establish trusted relationships with neighbors on your block. Agree to watch out for each other and report any suspicious activity in and around your home. Remember residential burglaries statistically occur during the day so if possible, identify trusted neighbors who might be home during this time.
- 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 around the home.
- Each door should be metal or solid core with a deadbolt lock and 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. Consider a security screen door.
- 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.

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- Non-forced entry burglaries are on the rise especially during warm weather months. Eliminate this possible access point by closing and locking garage doors, windows and front/back doors.
- Organize a Neighborhood Watch for your block by calling the Albuquerque Police Departments Crime Prevention Unit at **505-924-3600**.
- Record Your Property: The Albuquerque Police Department encourages all residents to use a free online system that will help keep track of valuables and other personal items. **Reportit** is a **FREE**, secure online service allowing citizens to record serial numbers, item descriptions, pictures, scan receipts and upload images for phones, electronics and other valuables. Should those items ever be stolen, having the information will go a long way in accurately and quickly identifying your property for insurance claims and recovery. You can access this valuable site at reportit.leadsonline.com.

Trash/Recycle Cart Placement

- Do Not place plastic bags in your blue cart.
- All approved items can be placed in the blue cart, including cardboard.
- Place carts out at the curb no later than 7 a.m. on your regular pick-up day.
- Make sure that the front of the cart faces the street.
- Place carts 5 feet away from all obstructions, including cars, poles, and additional carts.
- **Do not block post office boxes** - USPS has reminded QNA that they have the right to refuse mail delivery.
- Please don't load your cart with more than 150 lbs.
- The lid of your cart must close with ease.
- If your cart is damaged or broken, missing or stolen, please call 311 for a replacement.
- Material left outside your cart will not be picked up.
- Call **311** for "large item pickup" of an item(s) you want to go. Don't just put it on the curb.
- Solid Waste Management Department asks that trash/recycling carts be off the street 12 hours after pickup.





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SOLD In Quintessence!



Samar Road NE



Irbid Road NE



Ankara Road NE

January – March 2015
Quintessence Current Sales

The following homes are FOR SALE as of March 2015

Address	Bed	Bath	List Price	List Price Per SF
Jarash	3	2	\$295,000	\$141.22
Irbid	3	2	\$274,000	\$154.80
Ankara	5	3	\$520,000	\$183.68
Larnaca	3	2	\$310,000	\$167.57
Samar	4	3	\$449,999	\$158.62
Jordan	4	3	\$369,000	\$180.79
Noor	4	4	\$491,000	\$144.41
Alexandria	3	2	\$257,000	\$160.63
Karak	3	2	\$370,000	\$167.27

The following homes are PENDING as of March 2015

Address	Bed	Bath	List Price	List Price Per SF
Alexandria	3	2	\$279,900	\$158.76
Torin	4	4	\$465,000	\$152.61
Alexandria	4	3	\$305,000	\$127.40

There have been 4 homes sold in Quintessence in 2015. The average sales price was \$365,125. The average sales price per SF was \$139.87.

Sales activity in Quintessence
over the past 8 years

AVERAGE SALES PRICE 2014:	\$390,170	\$/SQ.FT=\$152
AVERAGE SALES PRICE 2013:	\$372,722	\$/SQ.FT=\$153
AVERAGE SALES PRICE 2012:	\$364,821	\$/SQ.FT=\$145
AVERAGE SALES PRICE 2011:	\$394,167	\$/SQ.FT=\$136
AVERAGE SALES PRICE 2010:	\$360,232	\$/SQ.FT=\$149
AVERAGE SALES PRICE 2009:	\$344,459	\$/SQ.FT=\$149
AVERAGE SALES PRICE 2008:	\$402,279	\$/SQ.FT=\$166
AVERAGE SALES PRICE 2007:	\$401,592	\$/SQ.FT=\$161

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Goal: Recycle 3,200 Tons/Month

Help the city achieve the goal of recycling 3,200 tons each month. Reaching our goal means preserving natural resources and creating a better tomorrow for Albuquerque residents.

1. Recycle in every room of the house! We're usually really good about recycling in the kitchen, but remember, recyclables can be found in other rooms of your house too. Making sure recycling bins are strategically located around the house will make it easier for everyone in your family to remember to recycle.

2. Make the trash bin your LAST option. Always consider recycling before you throw something in the trash. Learn the items that can be recycled and stay up to date on newly accepted items at abqrecycles.com.

3. Make recycling a habit. It'll become routine if you recycle every day and set out your recycling cart every week.

4. Rethink your purchases. Before you buy consider whether the product or its packaging is recyclable. Avoid products that cannot be recycled in the City's Recycling Program.

5. Get everyone in your house involved. Now that you know how to recycle right, spread the word to your friends and family. Teach and encourage them to recycle in every room of the house.

6. Solid Waste Management Department Residential Customers may recycle the following in their blue carts each week:

Paper

Newspapers/Magazines Junk Mail
Office Paper Corrugated Cardboard
Cereal/Cracker Boxes Milk and Juice Boxes
Phone Books Books
Brown Paper Bags Paper Egg Cartons

Plastic

#1 - #7 Plastics Bottles/Tubs/Containers
Rigid Plastics

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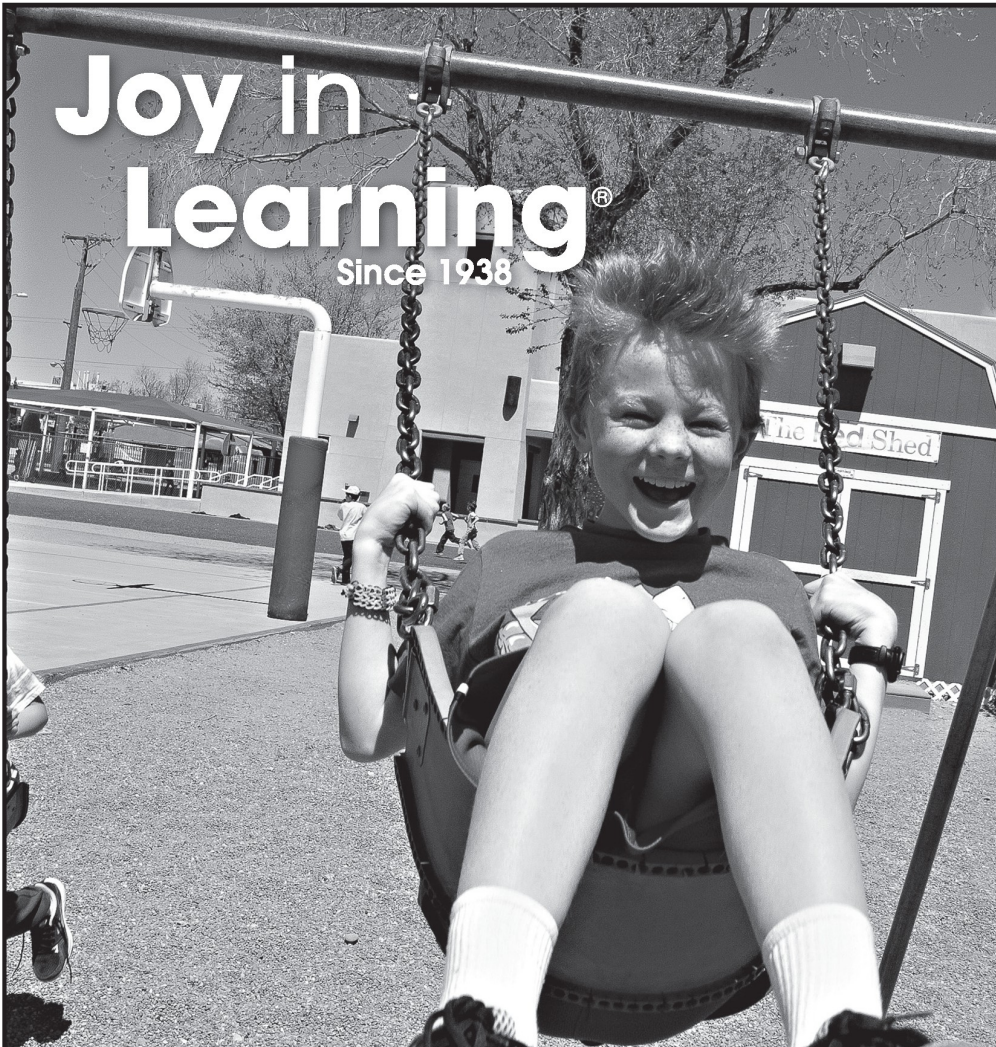
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Auto Theft & Burglary

By Steve Sink, APD

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 1) joy ride; 2) sell for parts; 3) commit a crime; and 4) driven across the border for resale.

Auto burglary continues to be an issue as well. Many times auto burglary prevention can be as simple as removing targets from view and reducing opportunities by rolling up windows and locking doors. Observe the following tips to reduce the chance of auto theft and burglary.

- Always roll up windows, lock the doors and take the keys even if you will be away for a short time. Remove ALL items from your vehicle whenever possible, but at the very least remove from view – even items that might have the perception of value. Don't give a car thief a reason to break-in.
- If vehicles are parked outside always keep windows up and doors locked especially over night. Some criminals walk up and down streets checking for open opportunities.
- Some auto burglars break in to steal your identity – consider removing your registration and insurance paperwork from the glove box. Put them in your pocket with your driver's license. The law only requires the paperwork be in the vehicle when it's being operated.
- Never leave an unoccupied vehicle running including in front of your residence. Warming up your vehicle in the morning during cold weather months is an easy target for auto thieves. Also don't leave it running with the doors locked; criminals will just break the window.
- Park your vehicle in a garage whenever possible or in an area with adequate lighting and good natural surveillance. You want your vehicle to be easily seen by you and your neighbors.

Theft Prevention Device: After years of false alarms people have stopped paying attention to vehicle 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.
- VIN Etching your windows can be a deterrent if taken to a shop-chop – they can't simply remove an entire door for resale but must replace the window first. APD conducts VIN Etching Events **FREE** of charge. Check with **311** for the date and location.
- Carjacking: Avoid being a victim of this type of crime by observing the following tips.
- Drive with windows up and doors locked and be aware of your surroundings especially when stopped at traffic signals, parking lots, ATM, gas stations, etc. Take note of people approaching your vehicle for any reason.
- When stopped at a traffic signal, leave space between you and the vehicle in front of you and be prepared to take evasive action.
- If someone is loitering near your vehicle in a parking lot, keep walking and seek help. The goal in preventing auto theft is to establish multiple layers of protection for your vehicle.

Thieves are looking for the path of least 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 keys and activating those multiple layers of protection.



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Quintessence Neighborhood Association (QNA)

Last Name(s): _____

First Name(s): _____

Address: _____

Phone #: _____

E-mail address: _____

Email allows us to keep you informed on activities which affect our neighborhood. We will not share your information.

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 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:

- QNA Board
 Neighborhood Watch
 Architectural Control
 Beautification
 Membership
 Outreach

QNA

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