



Quintessence Neighborhood News

Quintessence Neighborhood Association
Annual Issue: April 2020

MESSAGE FROM THE PRESIDENT THE OLD AND THE NEW

It's the time of year when plants are blooming, baby birds are hatching, and the wind brings weather changes. There have been a lot of changes in our neighborhood this past year, too! We held new events, like the neighborhood yard sale and Fourth of July Breakfast, both of which we intend to continue this year. We have many new faces, such as our new city councilor (page 9) and new board members April, Kiersten, Jerry, and Julie, as well as a new newsletter editor, Becky. Even the park got a new look with shade coverings installed by the city last year.



Some new things aren't as welcome as others. We faced a string of car break-ins in September but eventually, thanks to APD and many neighbors who provided information, an arrest was made. We expect large power lines to be going up along Eubank on the east side of the street later this year (page 11). We also said farewell to longtime board member and tireless volunteer Judi Wahe, who passed away in September.

While there are many changes, some things are still the same, like our annual neighborhood cleanup at the end of April (page 5), our traditional Fall Festival, and National Night Out. Many neighbors pick up trash and weeds and help our yards and trails stay clean all year long. These ongoing efforts are just as important as new ideas and changes, and we plan to continue doing our part.

This year we look forward to seeing the new gym at North Domingo Baca (page 11), unveiling a new website for QNA, finding new ways to improve the neighborhood, and of course meeting new neighbors, even as we enjoy the wonderful people and features of our neighborhood that have been here for a long time.

Sincerely,
Andrea Landaker, QNA President

INSIDE THIS ISSUE

- QNA Job Openings 3
- QNA General Meeting 3
- Neighborhood Cleanup 5
- Quintessence Yard Sale..... 5
- Meet the Board..... 5
- 2019 Highlights and Photos
..... 5, 7
- New City Councilor 9
- 311 Improvements..... 9
- PNM Substation Update . 11
- North Domingo Baca
Update..... 11
- Adopt a Pet 11
- Membership Renewal..... 12

QNA COMMUNICATIONS

If you would like to receive updates via email about neighborhood happenings, send an email to qna.abq@gmail.com. If you change your email address, please be sure to let us know. When we send group emails, recipients are blind copied; we will never share your email with others.

MEMBERSHIP DUES

April 2020-March 2021
\$20 per household/year
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JOB OPENINGS

QNA NEEDS YOU!

Your neighborhood and our association are what you make it. Please consider volunteering time to support our activities. Here are some ways we could use your support today.

Architectural Control Committee: The ACC, led by Jerry Wahe, is an independent body of homeowners living within the boundaries of Quintessence who are knowledgeable about city codes and our covenants and approve additions or changes that may impact the neighborhood. The ACC meets the first Thursday of every month.

Board Member: No experience needed! The board and officers meet every two to three months (approximately five times a year) for decision-making on enhancements and issues that affect our neighborhood. We also plan events and keep members informed of interactions with the city and county.

Dogi-Pot Maintenance: Do you walk your dog along the bike path regularly anyway? The dogi-pot waste stations need to be maintained once a week in fall and winter and twice a week in spring and summer, and bags need to be ordered occasionally. We'd like to thank Jaye Bullington, who will be moving soon, for handling these tasks for many years.

Facebook Page Manager: The QNA Board is considering launching a Facebook page so we can share event photos and news on a more regular basis, in a place where many of our neighbors are already spending their time online. We need someone to vet potential group members, post information and photos, set up event invitations, and oversee comments.

Secretary: The secretary is responsible for taking minutes at all meetings (about five a year) and keeping documents organized.

Please contact the QNA Board at qna.abq@gmail.com for more information and to let us know of your interest.



OTHER WAYS TO GET INVOLVED

Your neighborhood and our association are what you make it. Please consider volunteering time to support our activities.

Beautification: Help organize and participate in neighborhood events to clear trash and weeds from common areas.

Membership: Assist during QNA events, register new and returning members, create welcome packets for new residents, and answer questions.

Neighborhood Watch: Residents of a one-block area (20-25 homes) may form a neighborhood watch. APD staff will attend your area's organizational meeting to discuss burglary prevention. By selecting a block captain, your area may purchase an NOAC (Neighborhood Organized Against Crime) street sign.

Outreach: Plan special events like the fall festival, and assist at general meetings. This role includes coordinating food, supplies, and children's games.

QNA GENERAL MEETING

ON HOLD - TBD

GRACE LUTHERAN CHURCH
7550 EUBANK NE

MEETING DELAYED DUE TO COVID-19
PANDEMIC

PLEASE WATCH YOUR INBOX FOR AN
EMAIL INVITATION TO THIS YEAR'S
ANNUAL MEETING.

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.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 nominations either verbally or in writing.

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Interest Rates are Still A Great Buy!

Conventional Interest

Rates are hovering

around 3.74%

and FHA/VA loans

around 3.5%

Interest rates are expected to stay low
thru out 2020 and after 2020

IT IS A GREAT REAL ESTATE MARKET IN QUINTESSENCE

2020 continues to be an improving market with home values increasing and a low inventory of homes available to buyers.

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NEIGHBORHOOD CLEANUP DAY

Keep Albuquerque Beautiful is proud to announce that this year's Great American Cleanup will take place on Saturday, April 25 from 9 a.m. to noon. To help you clean up your neighborhood, Keep Albuquerque Beautiful and the City of Albuquerque Solid Waste Management Department will provide free trash bags and gloves and collect our neighborhood waste at the end of the event.

All ages are welcome to come help shape up the landscaping along the common areas in our neighborhood. Meet at Quintessence Park at 9 a.m. to get started.

QUINTESSENCE YARD SALE

Back by popular demand after a successful event in 2019! The Quintessence Neighborhood Yard Sale will be Saturday, May 2 from 8 a.m. to noon. QNA will advertise the mass sale on Nextdoor and Craig's List; feel free to post your own signs the day of.



If you plan to participate, please email qna.abq@gmail.com so we can get a count and so you can let us know if you'd like to have a nonprofit pick up your leftover items following the sale.

MEET YOUR QNA BOARD

President Andrea Landaker creates video games and teaches STEM at Double Eagle Elementary.

Vice President Barbara Cohen hikes, volunteers for AFS (a student exchange organization), and is an almost-retired lawyer.

Secretary OPEN POSITION

Treasurer Kim Kavelman hikes the Sandia Mountains with his dog, Buster, with a goal of finding all 84 medallions.

Director Kiersten Berggren is a cancer research scientist at UNM and a fourth-degree black belt in Tae Kwon Do.

Director Brian Hehr studies the Japanese tea ceremony with Chado New Mexico and is a scientist at Sandia National Labs.

Director Judy Henderson is a retired teacher, and you will see her walking the streets of Quintessence every morning.

Director Julie Pfeiffer is a speech therapist who has kids in college, high school, and elementary school.

Director April Rodas is a real estate broker with daughters in college and high school.

Director Jerry Wahe has been involved with the Architectural Control Committee since 2002.

PROMOTING COMMUNITY

WHAT DID THE QNA BOARD ACCOMPLISH IN 2019?

Special events: At the Great American Cleanup Day in April, volunteers disposed of hundreds of tumbleweeds, trash, and debris. We held our first Neighborhood Yard Sale in May, with the association handling the advertising. We partnered with Heritage East at the Neighborhood Night Out, an evening of community, ice cream, and games at Rotary Park in August. At the long-standing Fall Festival event in October, we provided food, organized games and activities, and hosted a clothing donation drive.

New events in 2019 included the neighborhood-wide yard sale and the July 4th breakfast and parade.

Ongoing activities: The QNA board and officers manage the maintenance and disposal of the dogi-pots in our neighborhood; helps neighbors with crime, lost items, and other issues; maintains the Little Free Library and bulletin board at Quintessence Park; handles landscaping and weed control in common areas; and helps neighbors navigate city codes and covenants.



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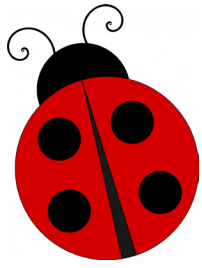
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NEIGHBORHOOD NIGHT OUT



JULY 4TH BREAKFAST



The Quintessence Neighborhood Association dedicated this ash tree to Judi and Jerry Wahe to honor their longtime service. Judi passed away in 2019.





Noah '21

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ALBUQUERQUE **ACADEMY**

MEET BROOK BASSAN, NEW DISTRICT 4 CITY COUNSELOR



Quintessence, located in Albuquerque's District 4, has a new city counselor. Brad Winter, who was elected to the position for 20 years, decided to step aside in 2019. Brook Bassan was elected in a run-off in December.

Brook was born and raised in Albuquerque, where she lives with her husband, Uri, and their four children. After graduating from Sandia Prep, she attended the University of New Mexico before deciding to support herself by working full time at her family's businesses and other locally owned Albuquerque restaurants. Six years later, Brook went back to school and earned a bachelor's degree in criminal justice.

Not long after, Brook embarked on her new career as a wife, mother, and "household CEO." She has served as PTA president at North Star Elementary School and financial officer for the New Mexico PTA. In addition, Brook was elected to the board of the Nor Este Neighborhood Association and was named 2019 New Mexico Mother of the Year by American Mothers, Inc.

As an active member of our community and a concerned parent, Brook decided to enter the District 4 City Council race in order to represent a city that needs more common-sense leadership with less political divisiveness. Brook plans to form effective coalitions within our municipal government focused on reducing crime and promoting the creation of high-paying jobs. *(Photo from cabq.gov)*

311 COMMITTED TO IMPROVEMENTS

"311 is a problem-solving center: we answer questions for the public and use information the public gives us to get out there and fix issues," said Mayor Tim Keller. "But it's also had its challenges, some of which we have solved, and others we are working to solve to improve service for our residents."

311 takes nearly 900,000 requests for service or questions per year through the call center, on mobile platforms like the OneABQ app, or online at www.cabq.gov/abq311. In 2018, the City added the convenience of using Amazon Alexa to contact 311. Representatives also attend dozens of events per year to interact in person.

In January 2020, the most common calls were for bus information (17,731), missed trash pickup or other solid waste (12,218), animal welfare (6,402), municipal development or street repair (2,363), and planning or code violations (1,515).

311 sends service requests to departments by sending a case ticket. The department then fixes the problem and closes the ticket. Based on a high number of unresolved tickets when he took office, Mayor Tim Keller instituted a monthly reporting process of unresolved reports.

The Mayor's office prioritized getting departments to take action on unresolved issues or, in some cases, simply come into alignment by reporting completed work back to 311. In two years, unresolved tickets across the City have dropped by almost 90%. Those numbers are led by a 99% drop in animal welfare, part of a major turnaround in that department; a 93% drop in transit; and an 85% drop in solid waste.

311 also closely tracks how long it takes to answer calls and the quality of calls, factors driven largely by staffing levels. This year the center has met its staffing goals for the first time since tracking began at the start of the Keller administration. 90% of calls are now answered within 30 seconds, and each agent has the capacity to focus fully on the quality of each call. Additionally, 311 has five Spanish speakers to eliminate language barriers to service.

The City has examined the possibility of keeping the call center open around the clock. Staffing the center 24 hours a day, seven days a week would add about a half million dollars to the 311 budget. In the meantime, the One Albuquerque app makes it possible to get information and report issues 24 hours a day.

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by Nichole P.



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by Chauna King

PNM SUBSTATION RESOLUTION

A 115kV transmission line will be going up on Eubank along the east side of the street, connecting the facility on Alexandria to a new substation that will be built on the southwest corner of Browning and the Paseo del Norte frontage road. *The following news story was reported on KRQE.*

After landowners at Paseo and Eubank denied Public Service Company of New Mexico’s request to buy that area of land to build a substation, PNM moved just a block down the street to make it happen.

Despite heavy opposition from neighbors, PNM officially announced that the new Palomas Substation is a go. It is no secret how neighbors in the heights feel about the new PNM station. If you drive down Paseo Del Norte, you can find signs all over the place that make it clear that the substation is not welcome.

While neighbors do not want to see land by their homes developed into an energy hub, PNM said it is the area’s growth that is making this move necessary. “The equipment and facilities in this area in the northeast heights of Albuquerque had reached its full capacity,” PNM spokesperson Meaghan Cavanaugh said.

Cavanaugh said thanks to increasing electrical demands, substations that currently serve the heights are beyond safe operating limits. “They would no longer be able to support any future growth we may experience in the area,” Cavanaugh said.

Now, PNM has purchased four lots of residential land at Paseo and Browning to be the home of 85-foot poles and 115-kilovolt transmission lines. “65% of PNM substations are located within 100 feet of residential neighborhoods,” Cavanaugh said. “These facilities need to be located close by to the electric usage demand, and this site effectively helps us serve customers in the area.”

No zone change would be required for the three-and-a-half acres, just a special use permit.

While PNM does own other parcels of land, the company said none of that land, or the 16 other sites they considered, would work for this project. Certain criteria have to be met such as lot sizes, price and corridor, and crew access.

PNM hopes to complete the project by 2021.

NORTH DOMINGO BACA GYM UPDATE

Work on the new gym at the North Domingo Baca Multigenerational Center at 7521 Carmel Ave. NE continues, says Center Manager Angel Montoya. Montoya could not provide a projected completion date.



The city broke ground in February 2019 on the new 19,000+-square-foot facility, which will include an accessible climbing wall, an indoor court, an indoor walking track, an outdoor amphitheater, and an outdoor accessible playground. The city-funded project was estimated at \$5.23 million.

ADOPT A PET CITY SHELTERS AT CAPACITY

Albuquerque and Bernalillo County animal shelters are at capacity, but [cabq.gov](https://www.cabq.gov/pets/adoption/search-for-a-lost-or-adoptable-pet/search-for-a-lost-or-adoptable-pet) makes it easy to search for a pet that meets your needs. At <https://www.cabq.gov/pets/adoption/search-for-a-lost-or-adoptable-pet/search-for-a-lost-or-adoptable-pet>, you can search by animal (cat/dog), age, gender, size, and color to see photos and breeds of the animals that are available.



Simba is a German Shepherd/Lab mix who is about four years old.



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New Member

Membership Renewal

VOLUNTEER OPPORTUNITIES

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

QNA Board

Neighborhood Watch

Architectural Control

Beautification

Membership

Dogi-Pot Maintenance

Outreach/Events

Other _____