

Quintessence Neighborhood News

Quintessence Neighborhood Association

Annual Issue
April 2017

A Message from the QNA President

One of our primary accomplishments this past year is the establishment of crime alert coordination networks with nearby Neighborhood Associations. Property thieves do not do their work in consideration of neighborhood boundaries. A series of crimes in a nearby neighborhood is a sure indication that adjacent neighborhoods need to be wary. We also share crime prevention tips as they relate to our area of the City.

That topic is a segue to the subject of criminal activity within Quintessence. Many still find it hard to believe that we have fewer reported crimes than just about any other neighborhood in the City. This according to the Albuquerque Journal and the crimemapping.com web sites. To wit; during the past 12-month period, ending March 24th, there were 5 home burglaries, 7 vehicle burglaries, 4 vehicle thefts and 4 cases of larceny within Quintessence. Unfortunately, a series of 4 auto break-ins during late March were not reported timely. Failure to report property crime amounts to a special invitation for thieves to return to your, and your neighbor's home. And, indeed they did! Thieves know just as well as I do what gets reported to the police. The Albuquerque media have produced news segments recently showing that reports of crime have increased dramatically within the City, while arrest rates have declined! To me, that means the criminals are winning, and we must be especially vigilant.

Apparently, these numbers do not include damage to our cluster mail boxes; which is considered to be vandalism. Come to our annual General Meeting on April 20th and hear for yourself. A representative from the U.S. Postal Inspector's Office is scheduled to speak to us about mail crime. The time and place are given elsewhere in this Newsletter.

I want to take this opportunity to mention our dog waste stations along the bikewalking path. Ever since late Spring last year, these dog stations have been maintained by Jaye Bullington. Jaye is one of our Board members, and is a past President of QNA. Some of you have volunteered to help with this task, and we will call on you when the need arises.

A while back, I sent a plea by e-mail to all of my Quintessence neighbors asking that you consider taking an active role in QNA. For the past several weeks, we have been operating without a Vice-President. I am concluding my fifth year as your QNA President. Neither of these two situations should be or can be maintained forever. Please come to the General Meeting and make your choice known. Article IV of the QNA By-Laws, linked on the QNA web site, will tell you how this is done.

Sincerely,
Gary Stephens, QNA President



QNA

General Meeting

April 20, 2017

@ 7:00 pm

Grace Lutheran Church

7550 Eubank NE

Inside this issue:

- President's Letter
- General Meeting Details
- ABQ Clean-Up Day
- Give Back to Your Neighborhood
- QNA Activities
- Park Safety & Security
- Crime Prevention
- Protecting Your Mail
- Start a Neighborhood Watch
- Debit Card Skimming
- QNA Member Renewal Form

QNA Membership Dues

April 2017 - March 2018

\$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 20, 2017

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:

Ryan Calvert, US Postal Inspector
Topic: Mail Theft & Mail fraud

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 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.

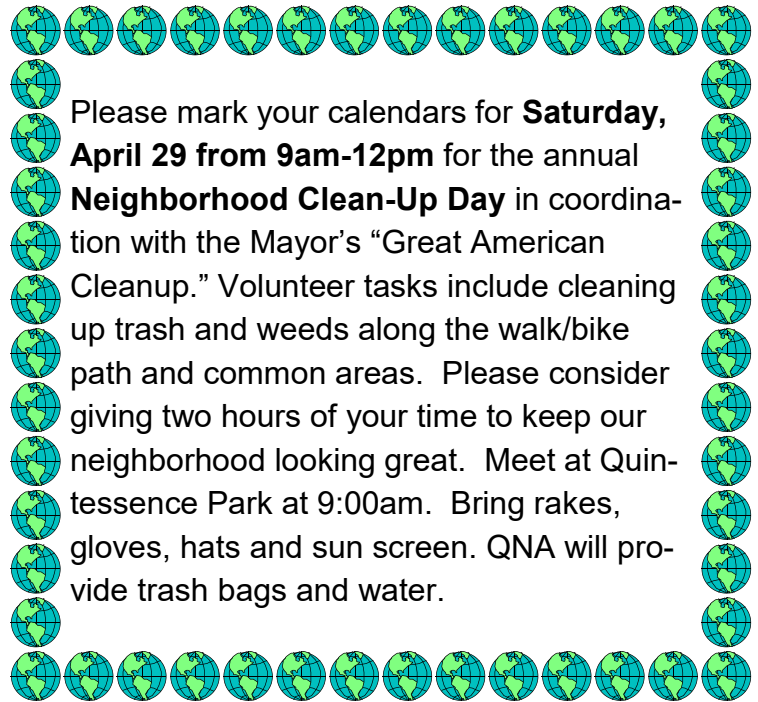
Neighborhood Watch: Residents of a one block area (20-25 houses maximum) may form a neighborhood watch. APD staff attend an organizing meeting to discuss residential burglary prevention and home security with particular attention to doors, windows, and other potential points of illegal entry. By selecting 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 29 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.

Your Quintessence Neighborhood Association organizes and sponsors:

- Little Lending Library in Quintessence Park
- Weed control in neighborhood common areas
- Clean-up and shrub trimming in neighborhood common areas
- Annual Fall Festival in Quintessence Park
- Doggie Pots maintenance along walking paths and in Quintessence Park
- Represent neighborhood in CABQ decisions that affect us
- Representation at the City's District 4 meetings
- The QNA Architectural Control Committee (a separate body)
- Annual Meeting with speakers on topics of general interest
- Regular neighborhood news updates by email
- This annual neighborhood newsletter
- and more!

Please join the Quintessence Neighborhood Association (only \$20 per house annually) and put your name on the neighborhood email list (no solicitations) to support these improvements to our neighborhood!



Security While in the Park

"Grown-ups" Safety

When it comes to safety while in the park, some people might think about parks as being places for kids to play. But they can be great for grown-ups as well. Adults utilize them for walking, jogging, sightseeing and several other things. However, nothing has the potential to wreck a good time faster than an unwanted encounter.

Bigger outside parks may have untamed pets to keep an eye out for or worse. On a daily basis people go running in a park either before or after work. Predators know that can be a great time to get to a person when they are alone and not paying sufficient attention to their surroundings. Law breakers watch for simple targets; people that are separated, prone as well as those easy to surprise. That makes it essential to always be extra mindful. Avoid locations that are dark, or have barriers that somebody can hide behind. Criminals want to benefit from remote locations where they can surprise a possible victim.

Take in everything that is around you, and try not to look lost, confused or shy. These are all characteristics that aggressors like. If they see somebody proactively aware of their surroundings, as well as potentially the type to cause trouble, possibilities are they will leave you alone.

That said, some people may not be deterred so easily. Non lethal devices like some pepper spray or a stun-gun is an ideal solution for your personal defense. They can be utilized to stop an assault, giving you long enough to get away safely. Before carrying it in a situation where you may have to use it, familiarize yourself with how it works. In a real situation, you will have only moments to respond.

Maintaining Youngsters Safety

Any parent or those who have children know how much fun little ones can have at the park. Remember to maintain a watchful eye on them as well as ensure they are close by at all times. Predators use parks as a location to hide and watch for possible loners, or a kid that has wandered away from adult supervision.

A good way to help keep children safe in a park is to provide them a personal alarm system that sends out a high pitched squalling sound when turned on. You can pick a version that the child can activate whenever he or she feels threatened, or one that automatically goes off anytime they are beyond a defined distance from you. It will allow everybody around know that something is wrong, and also draw immediate focus to the child.

Be Prepared

Even if you're just visiting a park near your house, it is very important to be prepared. Have your phone with you and readily accessible in situations you may have to make an emergency call. If you have to call 911, be sure you can call promptly. If you are going to an area where you might be alone, particularly night, we recommend taking a self-defense device or personal alarm to protect you and notify others that you are in trouble.

SOLD

Once you make the decision to buy or sell a home, you should call a trusted realtor with experience. Dianna and Amy have over 40 years combined experience and have been trusted by hundreds of Albuquerque homeowners to handle their real estate needs, including many in Quintessence. Trust us with your next move—you'll be glad you did!



Dianna Johnson

Dianna@JohnsonTeam.com 463-9332



798-9222



Amy Chavez

Amy@JohnsonTeam.com 400-6486



Crime Prevention Spring Tips

Just some friendly reminders since we just hopped into Spring. The weather is beautiful outside and there will be some spring cleaning going on inside homes as well as yard work outside in preparation for the upcoming warmer months.

- ⇒ Ensure doors and windows are locked at your home. This includes even if you are only leaving for a short period of time.
- ⇒ Ensure all of your gardening tools are secured in your garage or storage shed with adequate locking mechanisms. Don't leave your garage open when you are working outside in the backyard out of sight of your garage. Criminals look for opportunities such as open garages.
- ⇒ Do not leave your garage door open to vent the heat out, even if it is just a few inches. Criminals can and will slide underneath. They may even use a child to slide underneath and open the door for them.
- ⇒ Always secure bicycles out of sight and in a secure location.
- ⇒ Ensure that you have a secure door between you and possible solicitors. Always keep your screen door locked and if you do answer the door, then you have a secondary barrier between. Criminals take opportunities with unsecured screen doors and make their way inside.
- ⇒ Be cautious of anyone who offers to repair your home at a very low price or request cash up front prior to completion of their work.
- ⇒ Report any and all suspicious activity to the APD via 242-COPS (2677). If we do not know what is going on in your neighborhood, then we cannot address it. Please report!
- ⇒ Be aware of your surroundings! Always look to see who is around possibly watching that should not be in the neighborhood such as cars that do not belong or people that do not belong.
- ⇒ If you go on vacation or you have suspicious activity occurring, call us at the NE Area Command and request a periodic or vacation watch on your home at 505-823-4455.
- ⇒ Have a trusted neighbor pick up any newspapers and/or mail so they do not build up while you are gone. Have them put the trash bins out on trash day so as to give the appearance of an occupied home.
- ⇒ If you have to leave your vehicle outside, ensure you have all of your doors and windows locked. Do not even leave your windows cracked open even a few inches. Your windows can be pushed down and items taken.
- ⇒ **Do not leave anything in your vehicle.** Take everything out. This includes jackets, bags, phone chargers, laptops, anything that looks enticing that someone might take to sell for a drug habit. Clean your car out!



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by LauraGo8



"Quality Work, Highly Recommended! A well mannered and experienced crew that did a great job in a very short period of time. They will be invited back the next time we need work done. Thanks, Andy."

by Nichole P.



"Andy's Painting is a great company to work with. Scheduling is prompt and the painting is amazing! Great attention to detail and matched paint colors perfectly. No need to remove outlet covers and no mess to clean up after, they take care of it all from start to finish. Highly recommend them!"

by Chauna King

How to Start a Neighborhood Watch Program

The following steps show how to start a Neighborhood Watch in your neighborhood. For additional information, go to: <https://www.cabq.gov/police/crime-prevention-safety/starting-a-neighborhood-watch>

1. You or a neighbor decides to host an initial Neighborhood Watch meeting.
2. Whoever is going to host the meeting calls the APD Crime Prevention Office at 924-3600 to provide their name, address and phone number. After making the call, the Crime Prevention Office will send a "starter packet" that will include, among other items, a form to collect information from your neighbors.
3. The host or designee goes up and down the block contacting the neighbors and recording their name, address and phone number on the form. (Note: At least 50% of the homes on the block must be represented at the Neighborhood Watch meeting to qualify for sign placement.)
4. The host then sends the completed list back to the Crime Prevention Office in the self-addressed envelope provided in the starter packet.
5. After the CP Office receives the list from the interested party, a Crime Prevention Specialist will contact the host to set up a date and time for the Neighborhood Watch meeting.
6. The CP Specialist will then mail out invitations to each person whose name appears on the list. Fliers will also be sent to the host to be given out to the neighbors as a "last minute" reminder.
7. At the meeting, the host provides chairs and simple refreshments.
8. The Crime Prevention Specialist will conduct the meeting and towards the end, facilitate the group's selection of a Block Captain who will function as the neighborhood leader and will serve as a contact person for the Albuquerque Police Department.
9. The Block Captain is responsible for contacting new neighbors and for providing updated information to the Crime Prevention Office (Block Captain replacement, etc).
10. The block is now organized and may collectively purchase Neighborhoods Organized Against Crime (NOAC) Street Signs. The signs may be ordered (by the Block Captain only) through the Crime Prevention Office. The Block Captain may also join the Albuquerque Block Captains Association (ABCA). The block can also officially participate in the annual National Night Out celebration held the first Tuesday of August each year.

APD Crime Prevention

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: (VACANT)

Treasurer: Jim Frey

Secretary: Chris Rabi

Board of Directors

- Judi Wahe - Jaye Bullington
- Brian Hehr - Judy Henderson
- Barbara Cohen - Don Wencewicz

Committees:

- **District 4 Coalition Rep:** Jerry Wahe
- **Beautification:** Judy Henderson
- **Outreach:** Vacant
- **Webmaster/Newsletter:** Jaye Bullington
- **Email Correspondence:** Andrea Landaker

Architectural Control Committee

- Jerry Wahe, Team Lead

Protecting Your Mail

The occurrence of mail theft and subsequent identity theft and fraud is on the rise. The U.S. Postal Service and Albuquerque Police Department recommend you adhere to the following tips to protect your mail and reduce the risk of financial loss and identity theft:



- Use the mail slots inside your Post Office or hand it to a letter carrier instead of placing outgoing mail in your box
- Pick up your mail promptly every day — never leave it in your mailbox overnight
- If you don't receive an expected piece of mail, contact the issuing agency immediately
- If you address changes, immediately notify your local post office and anyone with whom you do business via the mail
- Never send cash in the mail
- Tell your post office when you will be out of town so they can hold your mail until you return
- Report all suspected mail theft to the post office and submit a police report
- Consider starting a neighborhood watch program on your block to help prevent mailbox and other crimes

If you see a mail thief at work or you believe your mail was stolen, call police immediately and then call your local post office.



Quintessence Home Sellers!

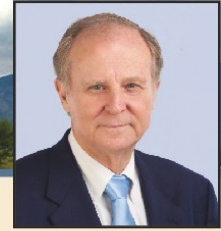


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Sharon and Judson McCollum know that thoroughly understanding your prospective is the key to achieving results when they help you sell or buy a home. That's why they listen, truly listen, to your goals and immediately develop an open line of communication that continues throughout your transaction. They then prepare a plan tailored to your unique goals and enact the plan with energy and positive results.

It's comforting to work with someone who has your best interest in mind.

Judson and Sharon work as your real estate agent, counselor and consultant. They have developed a meticulous follow-up system to keep you updated every step of the way. On a timely basis, they inform you of their progress and outline the next steps they will take towards meeting your goals. It is comforting to know exactly where you stand at all times.

To learn more about Sharon and Judson's real estate service call today for a free consultation on how to sell your home or buy a home.

You will find it is a pleasure to talk with a real estate agent who sees things from your point of view.

Sharon & Judson Continue to Promote and Support Top Values in Quintessence

History of Home Sales Value in Quintessence

AVERAGE SOLD PRICE 2016:	\$394,133	\$/Sq.Ft=\$151
AVERAGE SOLD PRICE 2015:	\$390,170	\$/Sq.Ft=\$152
AVERAGE SOLD PRICE 2014:	\$372,722	\$/Sq.Ft=\$153
AVERAGE SOLD PRICE 2013:	\$364,821	\$/Sq.Ft=\$145
AVERAGE SOLD PRICE 2012:	\$394,167	\$/Sq.Ft=\$136
AVERAGE SOLD PRICE 2011:	\$360,232	\$/Sq.Ft=\$149
AVERAGE SOLD PRICE 2010:	\$344,459	\$/Sq.Ft=\$149
AVERAGE SOLD PRICE 2009:	\$402,279	\$/Sq.Ft=\$166



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Debit Card Skimming

Whether by choice or necessity, American consumers are increasingly relying on debit rather than credit cards. Debit-card spending has risen steadily, growing from 47.7 percent of purchases made with plastic in 2003 to 58.9 percent in 2008. And it is expected to surpass 67 percent by 2013, according to the Nilson Report, a newsletter that tracks the consumer payment industry.

When you use a debit card, the money is immediately taken from your checking account. While using debit guarantees that you pay as you go, these cards have downsides, including a growing appeal to thieves. "As economic conditions have worsened, there's been a noticeable increase in all types of card fraud," says Avivah Litan, an analyst specializing in fraud detection and prevention at Gartner Research in Stamford, Conn. "But ATM and debit-card fraud is the top area of concern we're hearing about from banks all over the world."

Unlike credit-card thieves, who usually charge merchandise and then resell it to come up with money, people who create counterfeit ATM or debit cards by stealing your PIN and other account data can simply pull cold cash from your bank account. Using a technique known as skimming, they set up equipment that captures magnetic stripe and keypad information when you input your PIN at ATM machines, gas pumps, restaurants, or retailers.

Here's how you can protect yourself:

Don't type in your pin at the pump

Be especially vigilant at gas stations, Litan says. "Gas pumps are notorious for skimming because they're produced by only a couple of different manufacturers, and if someone gets the key to one from a disgruntled employee, they can insert a skimming device inside the pump where it can't be seen," she says. She recommends using a credit card rather than a debit card when you fill your tank.

If you must use a debit card at the gas pump, choose the screen prompt that identifies it as a credit card so that you do not have to type in your PIN. The purchase amount will still be deducted from your bank account, but it will be processed through a credit-card network, which will give you greater protection from liability if fraud does occur. This is because card issuers typically have "zero liability" policies for both debit and credit cards, but sometimes exclude PIN-based transactions from that protection.



Stick with ATMs located at banks

To reduce your risk at ATMs, use machines at banks rather than in convenience stores, airports, or any isolated locations, advises Darrin Blackford, a spokesman for the U.S. Secret Service, which investigates financial crimes involving interstate commerce. "A thief has to be able to attach and retrieve a skimming device to use the data it's gathered," he says. "And that's more likely to happen in non-bank settings where there's less traffic and no surveillance cameras."



That doesn't mean that bank ATMs are immune, however. In August 2008, Wachovia Bank reported that several debit-card "identities" were stolen when a skimming device was placed on an ATM at a branch in Cape Coral, Fla.

"It's often hard to spot skimmers," Blackford says. "But if you notice a change at an ATM you use routinely, such as a color difference in the card reader or a gap where something appears to be glued onto the slot where you insert your card, that's a warning sign you'd want to report to the bank that owns the machine."

Closely monitor your bank accounts

Check them regularly—preferably online rather than waiting for monthly statements to arrive in the mail. Federal law limits your liability for fraudulent debit-card charges to \$50, but only if you report the theft or loss of your card or PIN within two business days of discovering the problem. If you fail to report unauthorized charges within 60 days of the date the statement listing those charges was mailed, you could be liable for any unauthorized withdrawals afterward, including the full value of credit lines or savings accounts linked to your account for overdraft protection.

Visa and MasterCard have zero liability policies that go beyond federal law by exempting debit cardholders from liability in most circumstances when a bank investigation confirms that a transaction is fraudulent. But dealing with debit-card fraud can have a greater impact on your finances than credit-card fraud.

When you're a victim of unauthorized charges on a credit card, you won't be out any money while the disputed charges are being investigated. But when a thief steals money from your bank account using a counterfeit debitor ATM card, that cash won't be restored to your account until the bank conducts its investigation and classifies it as a case of fraud. Some victims of debit-card skimming scams who have contacted the Privacy Rights Clearinghouse, a nonprofit consumer advocacy group, about their experiences report that while banks in most cases replenished the stolen funds, some of them had no access to the money for several weeks while bank investigations were conducted.

This article was published in [Consumer Reports Money](#)



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Quintessence Neighborhood Association (QNA) Membership Form

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
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together with this form to:

Volunteer Opportunities

*QNA needs you! There are
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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
- ___ Other (please specify)

QNA

P.O. Box 22033

Albuquerque, NM

87154-2033