

Quintessence News

Quintessence Neighborhood Association
Newsletter

ANNUAL ISSUE

April 2005

A Message from the President

Dear Quintessence Neighbor,

Great things continue to happen in our neighborhood! Since our last general meeting in April 2004, we've had the Quintessence Park dedication, the July 4th parade, and a Fall carnival. The park is a wonderful place for us to gather and become acquainted with our neighbors. THANK YOU to Jerry and Judi Wahe for coordinating these activities, and all the volunteers that made them possible. We appreciate ALL of you who have given so freely of your time.

Our next annual meeting is scheduled for April 28th. Please join me in thanking those who have served on our board: Steve Rabi (vice president), Judy Geilenfeldt (secretary), Perry D'Antonio (treasurer), Jaye Bullington, Kim Kavelman, Wim Kramer, Marti Tueller, and Judi Wahe. Neighborhood involvement builds community spirit and pride in our surroundings. Our neighborhood association also provides a way for the city to keep us informed about happenings that impact us, and provides collective strength when addressing issues with the city. Dues for April 2005-March 2006 are just \$12. What a bargain! Dues are used to support various activities such as the park events and the neighborhood cleanup day.

Please be thinking about how you can participate in our association. We have some board vacancies to be filled in April, and would appreciate your consideration for serving a one-year term. A board member's time commitment is a quarterly two hour meeting, plus occasional special activities such as the park events. Please call me at 292-1038, or e-mail QNA@comcast.net if you are interested in serving in this capacity.

We are also in need of a chairperson for the Architectural Control Committee. The purpose of the ACC is to review requests as outlined in the Restrictive and Protective Covenants for the Quintessence Subdivision. This committee is important to our neighborhood because it helps maintain the quintessential character of our beautiful subdivision. A chairperson is needed to keep this committee going and follow the ACC procedures outlined in the covenants. Please let me know if you are interested in serving in this capacity. A big THANK YOU to Jack Chandler for serving as our chair last year; also to ACC members Bob Geilenfeldt, Dennis Houston, and Bobbie Surbey; and alternates Karen Branch, Robert Ewing, and Jay & Marlene Walton.

Since many of you are new to the neighborhood and/or are not familiar with our covenants, we've included highlights from the covenants as an insert to this newsletter. Complete copies are available at <http://www.quintessence-na-abq.org>.

Hope to see you at our April meeting! Have a wonderful Spring.

Becky Milligan

QNA President

Inside this issue:

April General Meeting	2
Crime/Neighborhood Watch	2
Pocket Bikes/Scooters/Go Karts & the Law	2
QNA Clean-Up Day	2
Furry Friends Reminder	2
Mailbox Vandalism	3
Water Leaks	3
City Politics	3
QNA and the Architectural Control Committee	4, 5
Guidelines for identifying common neighborhood problems	6

QNA General Meeting

District #5 ; #5 3 3 8 #
7:00 pm
Grace Lutheran Church
7550 Eubank NE



April General Meeting

Our next QNA meeting will be at 7:00 p.m. on April 28 at Grace Lutheran Church (7550 Eubank). Dues for April 2005-March 2006 are just \$12. We will start the meeting with a dessert potluck—bring your favorite after-dinner snack to share! Thanks to the Outreach Committee for hosting this event.

As part of our general meeting, we will elect board members and officers. We will also hold elections for Architectural Control Committee members. If you would like to nominate someone, please send your nomination to qna@comcast.net or call Becky Milligan at 292-1038. 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.

Crime/Neighborhood Watch

The Neighborhood Watch program is an effective way to reduce crime one block at a time. When neighbors come together to maintain a safe environment, everyone benefits. Each block organizes a Neighborhood Watch independently. If you are interested in starting a program on your block, please call the APD Crime Prevention Office at 924-3600.

Additional ways to become involved in crime prevent include neighborhood patrol training and the Citizens Police Academy. Call 924-3902 for more information.



QNA Clean Up Day



Please mark your calendars for **Saturday morning, April 30, 2005**, for the annual Neighborhood Clean-Up Day. Last year over 50 people turned out to clean up trash, sweep sidewalks, and make our neighborhood shine! Please consider giving two hours of your time to keep our neighborhood looking great. Meet in front of Bob & Judy's house at 11219

Jordan NE at 9:00 a.m. on Saturday April 30. Bring rakes, gloves, hats and sun screen. QNA will provide trash bags, drinks, and more.

Furry Friend Reminder

Please be reminded that dogs are required to be on a leash in Quintessence Park. Remember to clean up after them, and please do not leave dogs tied up at the park for long periods of time.

Park Update

Last fall, several residents met with city representatives regarding traffic and other problems experienced with scheduling 3 sports teams to practice simultaneously in Q. Park. To address these concerns, the city will no longer schedule football practices in the park, although soccer practices will continue. Hopefully this will reduce the traffic volume to a more manageable level.

QNA Communications

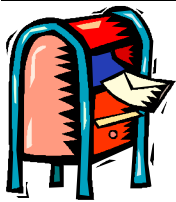
The QNA newsletter is mailed to all Quintessence residents and will include updates on current issues. We currently need a volunteer to assemble the newsletter in MS Publisher (or another software program of your choice). We hope to publish the newsletter once a year, prior to our annual meeting; more often if time and volunteers permit. If you would like to receive more frequent updates via e-mail about neighborhood happenings, send e-mail to QNA@comcast.net. If you change e-mail addresses, be sure to let us know. Recipients will be bc:'d so your e-mail address will not be visible to everyone who receives the e-mail.

Pocket Bikes/scooters/go karts

New Mexico State Motor Vehicle Laws (67-4-405) as well as Albuquerque City Traffic Code (Ordinances) Chapter 8, Part 2, 8-3-2-1 through 8-3-2-14 address the requirements, minimum size, and penalties for use of Pocket Bikes, Scooters, Go Carts, and ATVs on roadways. Parents should be aware that a child can be cited for driving on the roadways and that to be "street legal," vehicles must meet requirements of licensing, registration, and mandatory insurance. Parents may also be cited for the same offenses and may affect the driving record possibly resulting in increased motor vehicle insurance costs.

Some pocket bikes have a top speed of 45 mph and are so low to the ground that it is nearly impossible for an SUV driver to see them. There have been several regular ongoing infractions taking place in our subdivision and APD has received numerous reports. Violators may be subject to court action if any resident desires to file a complaint with Metro Court. The Court may award court and incidental costs to the complainant.

Mail Box Vandalism



Please be aware that there have been several occurrences of mail-box vandalism over the past few months. The Post Office recommends the following precautions to protect your mail against thieves:

1. Use the letter slots at your post office to mail letters, or give them to a letter carrier.
2. Pick up your mail promptly after delivery. Don't leave it in your mailbox overnight.
3. Don't send cash through in the mail.
4. Ask your bank for "secure" checks that can't be altered.
5. Tell your post office when you'll be out of town, so they can hold your mail until you return.
6. If you don't receive a check or other valuable mail you're expecting, contact the issuing agency immediately.
7. If you change your address, immediately notify your post office and anyone with whom you do business via the mail.
8. Consider starting a neighborhood watch program. If you observe a mail thief at work, call the local police immediately, and then your nearest Postal Inspector.

Water Leaks?

Some of our neighbors near the park are experiencing seepage of untreated water. Have you noticed fogging in your windows, unusual cracking in your stucco, or areas in your yard that don't dry out? If so, please call Shirley at 828-3641, or Michelle at 797-1137 for more information.



Interested in city politics?

The District 4 Coalition is a group of neighborhood associations that meets monthly to discuss neighborhood issues and collectively represent the Far NE Heights in city matters. If you would like to be the Quintessence delegate, please send an e-mail to qna@comcast.net or call Becky Milligan at 292-1038.

GMX MAGNETIC WATER CONDITIONING

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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.

It is very important to keep properties maintained and well groomed at all times. These measures ensure an attractive and inviting community and will help provide pride of ownership in each of our homes:

Weed Control

It is the homeowner/occupant responsibility to provide weed control on a regular basis. This includes controlling the spread of weeds and actively removing visible weeds. 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 each home. Some homeowners may also have parking strips along the side and/or back of their lot where they must also provide weed control. The owner of a lot that is adjacent to any trail or right-of-way is responsible for weeds ten feet into the trail or right-of way.

Vehicle Parking & Storage

Residents are expected to follow city ordinances as well as Quintessence Covenants concerning vehicles.

- 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.
- Vehicle parking on the street is limited by city ordinance and Quintessence Association Covenants.
- 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 and Recycling Containers

To preserve the beauty and character of Quintessence, trash and recycling containers should be stored where they are **not easily visible from the street**; for example, behind side wall fences, block walls or in the garage. Try to avoid placing them in front of the dwelling or in front of side yard gates. Trash and recycling containers may be placed at curbside from **6:00 PM** on the day preceding trash pickup until **8:00 PM** on the day of the trash pickup.

Landscaping

Front yards—Front yard landscaping is very important to the aesthetics of your residence as well as the neighbor's. Attractive landscaping significantly improves curb appeal which directly affects property values.

Back and side yards—Landscaping these areas will significantly help control dust, weed growth and vermin infestation.

Exterior Lighting

Be considerate of neighbors when positioning exterior lights. Lights must not exceed your own property lines and should never shine on your neighbor's dwelling.

Gates

Gates, walls and fencing should be used to secure access between front and rear yards. They 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. This is an important architectural feature for both security and appearance.



Quintessence Neighborhood Association (QNA) and Architectural Control Committee (ACC)

Guidelines for Neighborhood Enhancement

Play Yard Equipment/Swing Sets

This type of equipment cannot exceed 18 feet in height. When locating, consider your neighbor's views, the visual aesthetics and the noise that will be created when children are playing on the equipment.

Should the equipment 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.

Neighborhood Pets

If any pet causes a disturbance by 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 cannot be resolved, call the city animal control office at **768-1975**.

Detached Outbuildings (Permanent and Temporary)

Important — Before purchasing any outbuilding, i.e., shed, storage structure, etc., you must submit a building and site plan (sketches) to the Quintessence Architectural Control Committee for approval.

Permanent structures (having a foundation) must meet Quintessence Covenant requirements and be approved by the City of Albuquerque Building/Safety Department. Temporary structures (no foundation) are required to meet the covenant requirements and ACC's established guidelines.

Approval considerations include:

- Size, height and overall dimensions
- Exterior wall and/or roofing materials and color(s)
- Location and setbacks
- Obstruction of the neighbor's views

ACC will make every effort to communicate with adjoining neighbors to achieve harmony and acceptability for your submitted plans and proposals.





Antennae and Satellite Dishes

Satellite dishes should be mounted in the most unobtrusive place possible while still receiving a signal. They should preferably be located in an position that is **NOT VISIBLE FROM THE STREET**. According to the QNA Restrictive and Protective Covenants, such antennae and satellite dishes should be of "reasonable size." There are FCC guidelines regarding this issue. While everyone has a right to use the airwaves, certain rules and guidelines do apply that protect BOTH a homeowners rights and those of Neighborhood Associations. Common sense rules are applicable.

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.

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 QACC@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 Dept. 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 Dept. Phone: 924-3860	Zoning complaint can be filed online at www.cabq.gov (click on “Tell us about”)
Abandoned Cars	Albuquerque Police Department 242-COPS (242-2677)	Complaint can be filed online at www.cabq.gov (click on “Tell us about”)
Illegally Parked Cars	Albuquerque Police Department 242-COPS (242-2677)	Have full vehicle description (Make, model, color, license or VIN, location)
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.

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**Becky Milligan –
President**

**QNA@comcast.net.
292-1038**

We're on the WEB!

<http://www.quintessence-na-abq.org>

Quintessence News Editor (this issue) is Steve Rabi

**Please send all comments or contributions to:
QNA@comcast.net**

Quintessence Neighborhood Association (QNA) Membership Form

Last Name(s): _____

First Name(s): _____

Address: _____

Phone #: _____

E-mail address: _____

Membership dues are \$12.00 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:

QNA
PO Box 22033
Albuquerque, NM 87154-2033

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
- Outreach
- Other (please specify)
