

Quintessence Neighborhood News

Quintessence Neighborhood Association

Annual Issue
April 2011

A Message from the President

It is with a bit of melancholy that I write this final newsletter. I will be moving from Quintessence so must step down from the Board at the end of my term in April. I was not one of the original founding members in 2003 (we still have two serving on the Board) but I have been active in QNA for six years now and it's certainly been well worth my time. I have met and worked with some very fine people whose only reason for volunteering and serving was to give a little back to their community.

As they say in college sports, this has been a building year for QNA. Many of those who helped shape the organization from early on chose to step aside to make way for "fresh blood," new ideas, and possibly, a new direction for the future. And, thankfully, some excellent folks have stepped forward to take charge.

The new Board has jumped right in, insuring the continuance of some well established efforts this year, such as fighting the never ending supply of subdivision weeds, holding our annual October social for the whole subdivision (this year with hot dogs for the first time), maintaining the Dogi-pot waste receptacles, and working with the city Parks and Recreation division to keep the walking paths and park attractive places to travel and play. We've also continued to expand our informational "QNA Update" periodic e-mails that now reach about 200 of our 430+ residences (Have you provided us with your e-mail address?). In addition, we've added new initiatives such as working with the county to insure the Eubank expansion causes minimal inconvenience to subdivision residents and beginning a seasonal home-decorating contest for our members. And, our Architectural Control Committee has been tireless in enforcing our covenants, in a gentle but assertive way, to keep our home values high and our subdivision a very desirable place to live. I have been repeatedly told by realtors that people really want to live here.

The 2010 Board also sat down and brainstormed some great new initiatives for QNA that we'd like to put in place in 2011. Some of the ideas we have considered:

- Beginning a program to put anti-weed material down, then adding rocks, in some of the common areas that are presently just dirt, such as the west end of Coronado.
- Setting up a "Welcome Wagon" program to meet and greet new owners.
- Continuing to try to re-establish a Neighborhood Watch Program.
- Seeking to hire various groups, such as local scout troops, sports teams, etc. that are made up largely of subdivision teens, to help us clean up the weedy common areas instead of just spraying (which never seems to work). This idea could help us not only cut back the weeds but also return membership money to our own kids for uniforms, trips, etc.
- Running two "appreciation" contests a year to thank owners for belonging to QNA. These would be simple drawings of names from a hat. The winners would receive gift cards. Only current QNA members would be eligible to win.
- Conducting a subdivision wide garage sale (still working the bugs out on this one).
- Adding another Dogi-pot at the corner of Coronado and Eubank once the expansion is done.

So we have developed some innovative ideas to make this subdivision an even better place to live and we're ready to go. But, we just don't have the manpower with only eight Board members and two or three other volunteers to make things happen. And now, because it's the end of their elected term, even some of those folks, such as myself, will be leaving the Board.

We need you to step up to fill the voids, or, quite honestly, QNA could come to an end. A handful can only do so much for so long. I fully realize everyone is very busy with work, kids' extra curriculums, work around the house, family issues, exercise and wellness classes, etc., etc. Everything is fighting for your time.

All I can say is that serving on the QNA Board or just volunteering to help at a single event or to help run a single program really doesn't take much time, not even an hour a month on average, but the benefit to all is significant and, at least for me, the sense of giving back to my community has been most gratifying.

That's my newsletter and sermon for this final message. Please think seriously about running for a Board position at our annual meeting on April 28. You only need the desire to serve. The other board members will provide the guidance and team support. Thank you all for allowing me to serve Quintessence. This has been a great place to live.

QNA
General Meeting
April 28, 2011
@ 7:00 pm
Grace Lutheran Church

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QNA Membership Dues
April 2011 - March 2012
\$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.



Steve Kranz, President, QNA

QNA General Meeting

When: Thursday, April 28, 2011

Where: Grace Lutheran Church
(7550 Eubank)

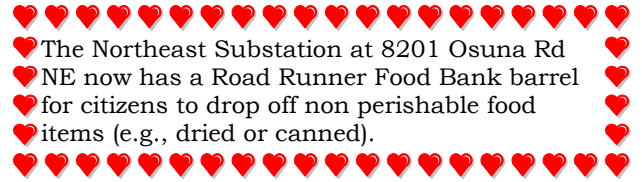
6:30-7:00pm—Sign-in & social time

Meeting starts promptly at 7:00pm

Invited speakers/Topics:

Ms. Robin Hoberg, Principal, Double Eagle Elementary School will discuss current APS issues

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.



The Northeast Substation at 8201 Osuna Rd NE now has a Road Runner Food Bank barrel for citizens to drop off non perishable food items (e.g., dried or canned).

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.

Environmental Health: Walk Score

By Therese Martinez-Loner, CABQ Environmental Health Dept.

Walking is the best form of transportation. Best for our environment, pocketbook and waistline. Did you know that Albuquerque is 21st on the list of America's most walkable cities? With a population of just under half a million people, we achieved a walk score of 53 [www.walkscore.com]. The site also says that "that the average resident of a walkable neighborhood weighs seven (7) pounds **less** than someone who lives in a sprawling neighborhood and that one point of Walk Score is worth up to \$3,000 of value of your property." In a study from CEO's for Cities in 13 out of 15 metro areas, higher Walk Scores are directly linked to higher home values. Homes with above-average Walk Scores are worth between \$4,000 – \$34,000 more than similar but less walkable homes. Walk scores are numbers between 0 and 100 that can be applied to areas as large as an urban center like a city to a community as small as a neighborhood. The number is derived from a patent pending algorithm that measures how easy it is to live without a vehicle. The scoring program awards points based on the distance from the point of origination to amenities in each category such as community centers, restaurants, places of business, etc. The smaller the distance between destinations and starting points the higher the score. For example if a destination is within 0.25 mile the maximum number of points is awarded. The number of points decreases as the distance approaches one (1) mile. Distances greater than one mile are not scored.

Walk Score Description

- 90 - 100 Walker's Paradise** – Daily errands do not require a car.
- 70 - 89 Very Walkable** – Most errands can be accomplished on foot.
- 50 - 69 Somewhat Walkable** – Some amenities within walking distance.

The number of amenities located within walking distances are assigned a score and the total is summed (added together) and normalized to yield a score. The Table above provides a guide for walk scores and the associated walkability of a community. Walk scores do not factor in street width or block size. The website also computes a Transit Score that measures how well a location is served by mass transit. At this time ABQRide is not a participating agency. The website uses transit data from over 100 transit agencies in more than 40 cities that provide open data to software developers. The table below indicates possible scores for communities that do provide open data.

Transit Score Description

- 90 - 100 Rider's Paradise** – World class public transportation.
- 70 - 89 Excellent Transit** – Transit is convenient for most trips.
- 50 - 69 Good Transit** – Many nearby public transportation options.
- 25 - 49 Some Transit** – A few nearby public transportation options.
- 0 - 24 Minimal Transit** – It is possible to get on a bus.

At this time, only the Amenity and Walk Score applications are free. Your participation has the potential to support your neighborhood businesses and enhance the walkability of the community. Compare your walkable community with other areas in Albuquerque or other cities. For example Downtown Albuquerque has a Walk Score of 88 which is comparable to Five Points in Atlanta, Georgia. Albuquerque is comparable to a city that has more than 5 million people. This information can translate into marketing and growth for our economy. In the future, applications like this have the potential to provide relocation tools that make communities more attractive because of the walkability of their neighborhoods. Logically, those communities that continue to improve walkability, bikeability and public transportation will take better steps to improve air quality, public health and the environment.



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There is No Substitute for Experience When You Need to Sell or Buy a Home...

With Judson & Sharon McCollum you've harnessed over 30 years of Albuquerque Real Estate expertise. Judson & Sharon will teach you how to avoid the most stressful of situations in today's real estate market...they want you, the Quintessence homeowner, to decide when is the best time to place your Quintessence home on the market. Their goal is to become Your Realtor long before you actually need one...even if you're not planning a move in the immediate future they can answer any and all questions regarding Quintessence home values, neighboring areas or homes in other cities throughout the U.S.... *they have the expertise and contacts to successfully represent your real estate needs in Quintessence and beyond!*

The Secret to Success In This Challenging Market is never settling for second best is what has made Judson & Sharon so successful in their careers as two of Albuquerque's premier real estate professionals. Their high personal standards will ensure that you receive an unparalleled level of service.

You can count on Judson & Sharon to cut to the chase, go the distance for you, and get the job done quickly and profitably. But most importantly, you can expect them to follow through and deliver exactly what you are looking for.

A Higher Standard of Service. Whether you're buying or selling your home, turn to the professionals who set the standards high, so you feel confident placing one of the largest investments of your life in their hands.

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.

*Call Judson & Sharon McCollum,
the Quintessence Real Estate Experts!*

*Call today for your FREE Market Analysis!
(505) 269-6217*

Quintessence Home Sales Update:

Please visit our web site at www.albuquerquehomes.net
Click on "Homes For Sale" and select "Quintessence"
then click on our Quintessence newsletter to view the latest
sales activity in your neighborhood!

*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
1,600 - 1,800	\$146	Eg: 1,700 SF value is \$248,200	2011
1,800 - 2,000	\$152	Eg: 1,900 SF value is \$288,800	2011
2,000 - 2,200	\$160	Eg: 2,100 SF value is \$336,000	2011
2,200 - 2,400	\$136	Eg: 2,300 SF value is \$312,800	2011
2,400 - 2,600	\$160	Eg: 2,500 SF value is \$400,000	2011
2,600 - 2,800	\$128	Eg: 2,700 SF value is \$345,600	2011
3,000 - 3,100	\$152	Eg: 3,050 SF value is \$463,600	2011

*Please subscribe to our online newsletter and we will update
you with recent Quintessence sales activity every quarter*

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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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. Continue to monitor and enforce City ordinances and QNA covenants regarding placement of RV's, inoperative vehicles, and commercial units anywhere in our neighborhood.
2. Regularly team with ABQ Parks and Rec. and several others to resolve maintenance and cleanup issues along walking/bike path, our City park and common areas.
3. Established procedures to better enforce violations of vehicles being illegally parked on public sidewalks.
4. Reviewed and approved numerous residential improvements during the past year to insure all additions and improvements to include neighbor input and are in compliance with our covenants.

Many thanks to the members of the ACC team who work so hard to benefit all of us.



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: Steve Kranz
Vice President: Larry Schneider
Treasurer: Wim Kramer
Secretary: Barbara Cohen

Board of Directors

- Judi Wahe
- John Tekin
- Gary Stephens
- Steve Rabi
- Judy Henderson

Committees:

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

Architectural Control Committee

- Bob Geilenfeldt
- Jerry Wahe
- Wim Kramer
- Bobbie Surbey
- Janice Connett
- Karen Branch
- Dennis Houston
- Robert Ewing

Garage or Yard Sales

By Juanita Garcia, CABQ Planning Dept.

The Code Enforcement Division regulates garage or yard sales, which are usually occurring more frequently during the warmer season. To ensure that your residents are in compliance with the regulations please have them aware of the following limitations:

- Garage or yard sales are allowed once every twelve months at a given residential location.
- The sale may not exceed three days in length.
- Only normally accumulated household goods may be sold.
- Advertising signs may not be placed on medians or other city property.
- Garage or yard sales at commercial locations may be prohibited completely or may require a special exception from the Zoning Hearing Examiner.

The Code Enforcement Division recommends using the local newspapers for advertisement of garage or yard sales to avoid any potential violations. Please do not hesitate to contact the Code Enforcement Division at **505-924-3850** or at

<http://www.cabq.gov/planning/housing>.

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. 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.

Crime Prevention

Door-To-Door Solicitation

By Steve Sink, Albuquerque Police Dept.

Illegal or unauthorized door-to-door solicitation presents a possible unsafe situation in the residential setting. Individuals who represent themselves as a legitimate business are often times conducting fraudulent or potentially criminal activity.

• Citizens should consider any unexpected knock at the door to be potentially suspicious. Strangers or those people that do not belong should be noticed and observed for suspicious activity. If a person's behavior is deemed to be abnormal or suspicious, the citizen should call the non-emergency number **505-242-COPS (2677)**. If someone witnesses a crime in progress dial **911**.

• If the resident receives any knock at the door they should ALWAYS observe the area through a window or eye viewer prior to opening the door – even if they are expecting a visitor. If an unfamiliar person is observed outside the residence the occupant should be very cautious about opening the door. If there is a security screen door with a deadbolt lock in place and the citizen feels comfortable with opening the door they should not engage the individual but rather politely ask them to leave. In the absence of a security screen door they should notify the visitor they are unwelcome and ask them to leave the premises via the locked door and should never allow entry for any reason. Once the person is asked to leave the resident should observe them leaving and be prepared to report suspicious activity to the police.

• It is important to note that a knock at the door should not go unanswered in some manner – whether through the security screen door or the main door. Criminals posing as a legitimate solicitor are looking for an empty house to eventually commit residential burglary. If the criminal breaks into an expected empty residence and finds an occupant the probability of a violent encounter is high.

• Home Invasions can be the result of a door-to-door solicitor. The criminal knocks on the door and through a variety of techniques persuades the resident to open the door. Once the door is open other individuals appear from obscured locations and force their way into the residence. If someone is at the door claiming to require assistance or some type of help especially late at night NEVER OPEN THE DOOR – call **911**.

• Citizens who have experienced an illegal solicitor or suspicious person should alert other neighbors in the immediate area.

• How to verify a solicitor's legitimacy – All legitimate businesses in the city of Albuquerque must have a permit to operate this includes the door-to-door solicitor per City Ordinance 13-3-1-1. The Ordinance requires the person to have on their person a permit that can be produced on request. Any solicitor that claims not to have one or has left it in another location should be considered illegitimate.



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.

Identity Theft

By Steve Sink

Identity theft is one of the fastest growing crimes in our country today. It is also one of the most difficult to detect until it is too late and the damage has been done. The time and energy to correct damaged credit and to re-establish your personal identity is reason enough to take steps to prevent this frustrating crime. The following prevention tips should be considered to protect your identity and to ensure your financial stability.

What Personal Information Should You Protect?

Social Security Number – Date of Birth – Name – Address – Phone Number – Bank Accounts – Mothers Maiden Name – PIN Numbers – Investment Information – Credit Cards – Any Personal Information.

How To Protect Yourself From identity Theft:

- Do not give your credit card or bank account numbers to anyone over the phone unless you made the call and know the business.
- Do not give your Social Security Number to anyone and don't have it printed on your checks.
- Shred all your papers with personal information that is no longer needed - including charge receipts, bank statements, expired credit cards, credit offers prior to disposal, etc.

- Reduce the number of cards you carry and don't carry your Social Security Card or Number, birth certificate, or passport with you except when necessary.

- Check credit card statements and report unauthorized purchases immediately.

- Be aware of people who are nearby when you use an ATM machine.

- When ordering new checks, do not have them sent to your home. Pick them up at the bank.

- Use a "Gel Pen" to write checks. Gel pens are difficult to wash and therefore cannot be reused if your checkbook is stolen.

If you are a victim – Call the three major credit-reporting agencies and have a Fraud Alert placed in your file. Request a report from each source at least once a year to verify accuracy. They are – Equifax (**1-800-525-6285**), Experian (**1-800-397-3742** or regionally at **602-528- 7785**), Trans Union (**1-800-680-7289**). The Social Security Administration Fraud Hotline (**1-800-269-0271**) and the Federal Trade Commission Hotline (**1-877-IDTHEFT/438-4338**) are also recommended contacts.



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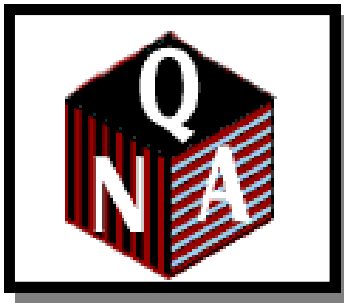
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**Quintessence
Neighborhood
Association Newsletter**

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

87154-2033