



# Quintessence Neighborhood News

## Quintessence Neighborhood Association

**Annual Issue**  
**April 2012**

### A Message from the President

In 2011, the Quintessence Neighborhood Association (QNA) continued the weed control program throughout the neighborhood. Unfortunately, the weeds do not seem to be as affected by the lack of rainfall as much as the rest of our intended landscaping. In 2012, the Board will expand the weed control program in an effort to keep a handle on the weeds. To everyone who keeps his or her front yard weed free, we truly appreciate it. Weed control within the neighborhood is a small task that has a large effect on the overall beauty of our neighborhood.

The Association continues to maintain the Dogi-Pot waste stations located at the park and along the bike path. For well over a year now, QNA Board Members Jerry Wahe and Gary Stephens have serviced these waste stations on a regular basis (1 to 2 times per week). While the cost to maintain the Dogi-pots is relatively small, they require volunteers to continuously maintain them. Without the consistent effort from these two individuals, the Association would not be able to maintain this service for the neighborhood. The regular service of these waste stations is essential, and the Board of Directors' is asking for additional volunteers to assist with this duty. Thank you to all the owners that utilize the waste stations, we truly appreciate your cooperation in keeping our recreational areas free of pet waste.

Within the last year, there have been a couple of instances of personal property being taken from garages in Quintessence. Some thieves now have the ability to open a closed garage door with an electronic device. To prevent your home from becoming the next target, please utilize the electronic lock on your garage. These locks should be used every night and when you are out of town. Also, please keep an eye out for your neighbors by noticing things that are unusual. Together, we can protect our neighborhood from these thieves.

It is with great sadness that we note the passing of Board member Steve Rabi last summer. As a past QNA President, Steve was very active in the neighborhood. Steve will be missed.

As mentioned above, the Association is in desperate need of volunteers. Without the participation of neighborhood volunteers, QNA does not exist. There are unfilled positions on the QNA Board and there are more duties than the existing volunteers can handle. While the Board of Directors is committed to working around the neighborhood, we can't do it alone. Please contact us if you are willing to help out or are interested in joining the Board. A little help will go a long way to make our neighborhood an even better place to live.

Sincerely,  
John Tekin, QNA President



**QNA**  
**General Meeting**  
**April 19, 2012**  
**@ 7:00 pm**  
Grace Lutheran Church

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**QNA Membership Dues**  
**April 2012 - March 2013**  
**\$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. We will NEVER share your email with others.

## QNA General Meeting

**When: Thursday, April 19, 2012**

**Where: Grace Lutheran Church**

6:30-7:00pm—Sign-in & social time

Meeting starts promptly at 7:00pm

### Invited speakers/Topics:

Sharanne Press, Albuquerque Police Dept, Osuna Substation  
Subject: Home/Neighborhood Security & Crime Prevention

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](mailto: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.



Please mark your calendars for **Saturday, April 28 from 9am-12pm** for the annual **Neighborhood Clean-Up Day** in coordination with the Mayor's Spring 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 9:00am in front of 11219 Jordan NE. Bring rakes, gloves, hats and sun screen. QNA will provide trash bags and drinks.

## My Neighbor's Alarm Sounds What Should I Do?

By *Steve Sink*, APD (excerpt from ONC Newsletter)

Trusted neighbors should know general schedules, what kind of vehicles driven, who belongs in the home as well as planned extended trips. You should share with these neighbors when and why you might have visitors or work being done on your property. It is also advisable that neighbors exchange phone numbers in case of an emergency. Advising each other of these basic pieces of information can help determine if there is a false alarm. Each homeowner with an alarm should also register with the Albuquerque Police Departments False Alarm Reduction Unit **505-768-2059**. The City of Albuquerque has enacted an Alarm System Ordinance that requires all residential and commercial alarms be registered. Registering your alarm could prevent you from being fined for false alarms.

Once the previous steps have been taken and an alarm sounds, we recommend all neighbors inspect the area from a safe and secure location within your home to detect possible suspicious activity or behavior. Making yourself aware of the surroundings can begin the process of detection and reporting. It's important that all neighbors who have line-of-sight provide surveillance from a variety of directions. You should look for unfamiliar vehicles or persons, damaged windows and doors or any thing that does not appear to be normal. After an initial inspection that does not detect activity, you should attempt to contact your neighbor by phone. If the alarm continues to sound and there is no apparent activity, vehicles or persons, you should call the non-emergency number at **242-COPS (2677)**. If you detect suspicious persons entering, leaving or hanging out, call **911** immediately. If you have to call the police, please do so from a safe place and provide as much information as possible. Provide a good description of the person, including physical characteristics, clothing and direction of travel. If the person leaves in a vehicle, provide similar information that would include type of vehicle, color, body damage, if any, license plate and direction of travel.

## 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:

**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.



## Residential Burglary Prevention

Submitted By Steve Sink

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.
- 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.
- Operation ID: Record the make, model, serial number, value and any other distinguishing features of all valuable property in your home. Store this information in a secure location like a safety deposit box, with a trusted friend or family member. A video recording of the items is also recommended. Engrave a number on the back of each item that is significant to you and place the number on your record sheet (Note: Do not use your social security number to eliminate identity theft). Stolen property is often recovered and in the absence of an engraved number you have no proof the items are yours. The recorded items can also assist with insurance claims.

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## Architectural Control Committee

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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. Establish procedures to better enforce violations of vehicles being illegally parked on public sidewalks.
4. Review and approve numerous residential improvements 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 to Brad Winter

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Our City Council Representative, Brad Winter, came through for us again in 2011. He helped us convince the city that a safety issue existed where the bike/walking path crosses Toulon Street. Shortly after an on-site meeting between Mr. Winter, QNA Board members, and city street maintenance officials, yellow signs were installed on each side of Toulon to warn drivers to be wary of people crossing the street at that location.

## Volunteers, Thank You!

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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](mailto:WWAYOUT8@MSN.COM).

## Thanks QNA Board & ACC!

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

**President:** John Tekin

**Vice President:** Gary Stephens

**Treasurer:** Wim Kramer

**Secretary:** Barbara Cohen

### Board of Directors

- Judi Wahe
- Jaye Bullington
- Judy Henderson
- Janice Connett

### 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
- Karen Branch
- Dennis Houston
- Robert Ewing



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## Quintessence Home Sales Update • Compare sales from 2005 through 2012

Please visit our web site at [www.albuquerquehomes.net](http://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 [smminabq@aol.com](mailto:smminabq@aol.com) and ask about recent  
Quintessence home sales or call (505) 269-6217  
for your FREE market analysis!*

### January 1st, 2012 thru March 1st, 2012

#### Quintessence Current Sales

There following homes are FOR SALE  
in Quintessence as of March 1, 2012:

Address	Bed	Bath	Garage	SF	Asking Price	Asking Price/SF
Irbid	3	3	2	1,908	\$259,900	\$136
Alexandria	3	2	2	1,748	\$279,500	\$160
Alexandria	3	2	2	1,758	\$270,000	\$154
Jarash	3-5	3	3	2,746	\$289,900	\$106
Irbid	3	3	2	2,414	\$329,000	\$136
Torin	4	3	2	2,524	\$380,000	\$151
Jordan	3-4	3	3	2,806	\$419,900	\$150

The following home sales are SALE PENDING  
in Quintessence as of January 1, 2012

Address	Bed	Bath	Garage	SF	Asking Price	Asking Price/SF
Irbid	3	2	2	2325	\$289,000	\$124
Irbid	5	4	3	3502	\$450,000	\$129
Torin	3	4	3	3050	\$459,900	\$151

There have been 3 homes sold in Quintessence in 2012 to date.  
The average sales price was \$384,000. The average sales price per  
SF was \$155. There were 11 homes sold in Quintessence in 2011.

The average sales price was \$359,841. The average sales  
price per SF was \$138.

### Here is a history of sales activity in Quintessence in the past 6 years

(see inside for further information)

- 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
- AVERAGE SALES PRICE 2006: \$425,835 \$/Sq.Ft=\$166
- AVERAGE SALES PRICE 2005: \$386,976 \$/Sq.Ft=\$153

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

### Promoting and selling Quintessence homes!

#### PENDING!



Irbid Road NE

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## APD Crime Statistics by Year

Quintessence Neighborhood Number of Incidents	2005	2006	2007	2008	Crimes to Date
Aggravated Assault	0	0	0	1	1
Arson	0	0	0	0	0
Bad Checks	0	0	0	0	0
Bribery	0	0	0	0	0
Burglary	4	1	4	0	12
Counterfeiting/Forgery	0	1	0	0	2
Curfew/Loitering/Vagrancy Violations	0	0	0	0	0
Property Destruction/Damage/Vandalism	7	4	6	0	18
Disorderly Conduct	2	0	1	0	3
Driving Under the Influence	2	0	0	0	2
Embezzlement	1	0	1	0	2
Extortion/Blackmail	0	0	0	0	0
Family Offenses, Non-Violent	3	6	1	1	11
Fraud	2	7	4	0	16
Gambling Offenses	0	0	0	0	0
Homicide	0	0	0	0	0
Intimidation	0	1	1	0	2
Kidnapping	0	1	0	0	1
Larceny	6	6	6	2	26
Liquor Law Violations	0	0	0	0	0
Motor Vehicle Theft	1	1	5	1	10
Narcotics Offenses	1	0	0	0	1
Pornography/Obscene Material	0	0	0	0	0
Prostitution	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	0
Runaway (Not a Crime)	2	0	0	0	2
Sex Offenses/Forcible	0	1	1	0	2
Sex Offenses/Non-Forcible	0	0	0	0	0
Simple Assault	0	6	2	0	8
Stolen Property Offenses	0	0	0	0	0
Traffic Offense	2	2	0	0	4
Trespass of Real Property	0	0	0	0	0
Weapons Law Violations	0	0	0	0	0
All Other Offenses	10	11	15	0	43
<b>Crime Totals</b>	<b>43</b>	<b>48</b>	<b>47</b>	<b>5</b>	<b>166</b>

## Did You Know?

**Question:** Is there a limit to how many garage sales my neighbor can hold?

**Answer:** Each home in an R-1 area may have a garage sale or yard sale **ONCE every twelve months**. The sale may not exceed three (3) days in length and only normally accumulated household goods may be sold. Only one (1) non-illuminated sign, not more than six (6) square feet in area, may be located on the premises where the sale is being held during the period of the sale. No off-site premise signs may be located in the public right-of-way medians or on utility poles. Questions? Contact the Albuquerque Zoning and Residential Code Enforcement at 505-924-3850.

## Did You Know?

Postal carriers need free access to group mailboxes. Neighborhoods where a single mail box serves numerous homes are responsible for providing access to the box for the carrier. The USPS cannot have vehicles towed, but the carrier is not required to deliver to a mailbox that is blocked (vehicle, trash can, etc.). If we want our mail delivered, the customers served by that box are the ones obliged to make it available to the carrier.



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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. 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.



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## QNA Is Not a HOA

From time to time we have the occasion to correct a mistaken impression that QNA is a Home Owners Association (HOA). We are a neighborhood association, chartered by the city. There are important differences. Membership in an HOA is usually mandatory for all home owners as required by covenants running with the property. Membership in a neighborhood association is voluntary and is open to renters as well as home owners. The annual dues for an HOA are usually much more costly, and the HOA has more powers to manage and require maintenance within the neighborhood. So what is the benefit of belonging to a neighborhood association like QNA? There are several compelling reasons. To name a few, the QNA:

- Serves a focal point for communication of critical information to all residents;
- Sponsors and organizes neighborhood events;
- Assists in the management and maintenance of common areas;
- Hosts the Quintessence Architectural Control Committee;
- Serves as a focal point for neighborhood improvement and enhancement activities, including those that originate with or include other neighborhoods; and
- Provides Quintessence with a voice in community government.

This final item is probably the most important of all. One of the main reasons that we have achieved good responses from the City of Albuquerque and Council Member Winter is our relatively high membership rate. Close to 25% of the homes in Quintessence have membership in QNA. This seems like a small percentage, and it is, but it is high compared to other neighborhood associations.

Quintessence can do better. If you are reading this newsletter, and are not a QNA member, please fill out the membership form on the back of this newsletter and mail it back to the address on the form. The form is available on the QNA web site and copies will be available at the Annual Meeting on April 19. If you want a stronger, louder voice with city officials, then your membership in QNA will provide it.

## Useful Web Sites

Relative to other city neighborhoods, Quintessence experiences a very low crime rate. Go to: <http://www.abqjournal.com/main/crime> to bring up a map of the city showing the location, type of crime, and name of the person arrested. This web site can be set for daily, weekly or monthly arrest records.

The City of Albuquerque also has information on crime statistics by neighborhood or by street but only through 2008. Go to: <http://www.cabq.gov/onlinesvcs/crimestats/index.html>

If you wish to know the assessed value and property taxes for most addresses in Bernalillo County, go to: <http://www.bernco.gov/property-tax-search> then enter a house number, street name and year of interest. This is public information and FREE –don't be scammed by any company offering to provide this information in exchange for a fee.

There is an amateur weather station located right here in Quintessence. It is hosted by the Wunderground (weather underground) web site. If you wish to know recent weather statistics for Quintessence, point your browser to: <http://www.wunderground.com/weatherstation/WXDailyHistory.asp?ID=KNMALBUQ89>. Both current and past statistics are available.

# KinderGuitar!

[www.kinderguitarnm.com](http://www.kinderguitarnm.com)

Albuquerque's new KinderGuitar certified teacher **Rodney Burr** has received specialized training for introducing children ages 5-10 to the guitar and the world of music. Children learn solo and ensemble skills in very small age-specific groups to ensure a supportive, fun, and successful learning environment.



AGES 5-10

New Classes  
Forming Now!

CONTACT

**Rodney Burr**

**505.304.0528**

[rod@kinderguitarnm.com](mailto:rod@kinderguitarnm.com)



# Manzano Day School

*Joy in Learning® Since 1938*



**Accepting  
Applications for  
the 2012-2013  
school year**

**Beginning  
August 1, 2012  
applications will be  
accepted for the  
2013-2014 school year**

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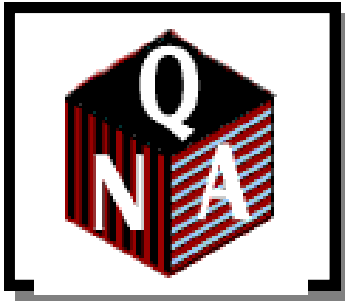
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**[www.manzanodayschool.org](http://www.manzanodayschool.org)**

Manzano Day School admits students without regard to religion, race, color, creed, gender, gender identification, disability, age, sexual orientation or ethnic background.





**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: \_\_\_\_\_

(email allows us to keep you informed on activities which affect our neighborhood.)

Membership dues are \$20.00 per household per year. Memberships run from April to the following March and are not prorated.

\_\_\_ New Member

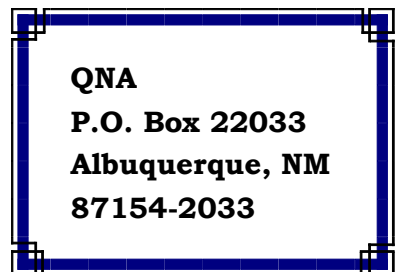
\_\_\_ Membership Renewal

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:*

- \_\_\_ Neighborhood Watch
- \_\_\_ Architectural Control
- \_\_\_ Beautification
- \_\_\_ Membership
- \_\_\_ Outreach
- \_\_\_ Other (please specify)



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