



Quintessence Neighborhood News

Quintessence Neighborhood Association

Annual Issue
April 2013

A Message from the President

As you may recall from last year's edition of *Quintessence Neighborhood News*, the Board expanded the weed control program this year, which included the trimming of overgrown bushes along Quintessence Road and the repair of landscaping near the Eubank entrance. Much of the surplus in the QNA treasury was expended on this effort. As a result, we believe that we have weed problems under control. The Board believes we may not need to spray as often as we have in the past.

Board members continue to maintain and tend the Dogi-Pot waste stations at the park and along the bike/walking path. During the past year, two families volunteered to assist with this chore. We greatly appreciate their help. Still, we could use more volunteers. I know that several of you had expressed an interest in helping out. If you feel that you can commit to maintaining the dogi-pots twice a week; even for just one month out of the year or if you can serve as "back-up relief" for the Board, please contact me again or any other Board member. The dollar cost to maintain these Dogi-pots is small, but not insignificant. This past year we purchased 70 boxes of the individual disposal bags. That's 14,000 bags! Including the larger disposal bags, dogi-pot supplies will cost QNA between \$480 and \$500 dollars this coming year.

There were several instances this year in Quintessence where personal property was taken from parked cars, unlocked garages and in home burglaries. Particularly upsetting is that there were several instances where homes were broken into in broad daylight. I have endeavored to post immediate alerts of these events by way of our Quintessence e-mail list. For those who have not received those alerts, please consider sharing your e-mail address with the Board. In last year's *Newsletter*, we included an article with burglary prevention tips. This year, the Albuquerque Police Department has a program to evaluate the security of your home. If you are interested, call Ms. Sharanne Press at 796-1915. Also, each individual block in Quintessence may organize a Neighborhood Watch. Police patrols can only go so far in preventing these burglaries. I believe that an organized Neighborhood Watch is more effective in discouraging thieves in the first place than the rare and random police patrol. If you would like to organize a Neighborhood Watch for your block, contact Steve Sink with APD at 924-3600.

The City Solid Waste Department plans to convert Quintessence to "blue cart" recycling by the end of this year. Until then, please note the curbside recycling procedures elsewhere in this Newsletter. On a similar note, the U.S. Postal Service has a rule for our curbside mailboxes. If and when enforced by the mail carrier, mail will not be delivered to a mailbox that is blocked by another vehicle. The Post Office rule requires that 30 feet in each direction be left open for the mail carrier's vehicle. That much room is not always available between some driveways in Quintessence; however, the mail carrier can and has carried out this rule in extreme cases.

About 28% of the homes in Quintessence had membership in QNA this past year. This may be high compared to other neighborhood associations, but I believe Quintessence can do even better. If you are reading this newsletter, and are not a QNA member, please fill out a membership form and mail it in or give it over to any Board member. The form is available on the QNA web site and copies will be available at the Annual Meeting on April 18th. All Board member positions were filled this year. I give my personal thanks to all Board members who are serving this year. However, the Architectural Control Committee has vacant positions. Please consider volunteering your time for this Committee. Contact any Board member if you are willing to help out with any of our neighborhood programs. Together we can make Quintessence an even better place to live.

Sincerely,
Gary Stephens, QNA President



QNA
General Meeting
April 18, 2013
@ 7:00 pm
Grace Lutheran Church

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QNA Membership Dues
April 2013 - March 2014
\$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 18, 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 on Burglary Awareness Training

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.



Please mark your calendars for **Saturday, April 27 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 Quintessence Park. Bring rakes, gloves, hats and sun screen. QNA will provide trash bags and drinks.

Home Burglary & APD Assistance

Quintessence has been targeted by both daytime and nighttime burglaries. APD can assist you with advice on how to improve your home's security.

Representatives of the police department will visit with you and conduct a home security survey to determine any vulnerabilities in your home and give you suggestions for making your home more secure. If you are interested in such a visit, or want more information, please get in touch with Ms. Sharanne Press at 796-1915. She works in the Area Command on Osuna near Wyoming.

Also, APD will help with Neighborhood Watch programs. Neighborhood Watch must be on a block-by-block basis. If you and your neighbors are interested in receiving a packet of information on this program, please call Mr. Steve Sink with the police department at 924-3600. At least 50% of the residents on the block must be willing to be involved in the program in order for it to work. A designated lead (or Host) resident must be willing to receive the packet and coordinate Neighborhood Watch efforts. I encourage each of you to be a part of this program offered by APD.

As always, keep your garage doors down and locked at night; and never leave anything inside your car if it must be parked out at night. If you do not have a home alarm system, consider getting one, and take advantage of APD's home security survey.

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.



Spring Green Waste Collection

Special Thanks

Residents can recycle their green waste for **FREE** !

When: May 6, 2013 - May 17, 2013

City of Albuquerque Solid Waste Residential Customers can take advantage of free green waste pickup. Green waste will be collected on your regular trash collection day during the following weeks:

- May 6 - May 10
- May 13 – May 17

Instructions

Solid Waste Residential customers must place green waste — such as leaves, grass, and brush — in trash bags.

- Bags must not weigh more than 40 pounds each.
- Branches must be cut to four-foot lengths and bundled securely.
- Items for green recycling must be placed at the curb for collection by 7 a.m. on the regular trash pickup day.
- Items should be placed 5 feet away from automated trash containers.

Prohibited Items

Collection crews won't pick up the following items:

- Dirt
- Construction debris
- Gravel
- Construction material
- Tree stumps

For more information please visit:

www.cabq.gov/solidwaste

Do you Tweet or Facebook?

Mayor Richard Berry, APD (@ABQPOLICE) and 311 are just a few of the CABQ entities that have Twitter and/or Facebook accounts. APD reports on incident responding.

Go here to see the entire list:

<http://www.cabq.gov/abq-view/social-media>

Maintenance of the doggie pots within the Quintessence neighborhood is provided by volunteers as a bi-weekly service especially during hot summer months.

The QNA Board would like to give special recognition to John and Lisa Rhodes on Wadi Musa and to Nancy Woods and family who volunteered to assist with doggie pot maintenance even though they live in Heritage Hills neighborhood.

On the QNA Board, Gary Stephens, Wim Kramer and Jerry Wahe look after the doggie pots. The Board would be grateful to have others volunteer for a month at a time servicing one, two or more of these doggie-poo dumping stations. Maintenance includes emptying the bins and making sure there is a sufficient supply of bags. Please contact Gary Stephens at 296-4353.

Quintessence Neighborhood will be getting blue recycle cans by the end 2013!!



Membership: WE NEED YOU!

The Quintessence Neighborhood Association membership dues that you pay are used to pay for spraying the common areas for weeds. We do not have enough volunteers to keep our neighborhood looking nice by manually pulling all the weeds. Other expenses involve maintenance of the QNA website and Architectural Control mailings. Please help us to continue to fund these activities by being a member or renewing your membership. When we have discussions with city and county representatives, we represent our membership and the more members, the stronger our voice.

The Quintessence Outreach Committee would like to thank everyone for their continued support with our park events and socials. We are always in need of volunteers.

Please contact Judi Wahe if you wish to help with future events. Her email is WWAYOUT8@MSN.COM.

Architectural Control Committee

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.



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Thanks QNA Board & ACC!

President: Gary Stephens

Vice President: Don Noack

Treasurer: Wim Kramer

Secretary: Barbara Cohen

Board of Directors

- Judi Wahe
- Jaye Bullington
- Judy Henderson
- Briam Hehr
- Selwa Strassner

Committee Chairs:

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

Architectural Control Committee

- Jerry Wahe
- Wim Kramer



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Quintessence Home Sales Update • Compare sales from 2005 through 2013

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Samar Road NE

Offered by Sharon & Judson McCollum (505) 269-6217

**We Brought
the Buyer!**

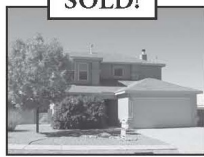
SOLD!



Irbid Road NE

**Quintessence Homes Offered
by Sharon & Judson McCollum**

SOLD!



Irbid Road NE

SOLD!



Ankara Road NE

January–March 2013 Quintessence Current Sales

The following homes are FOR SALE as of March 2013

Address	Bed	Bath	Garage	SF	Asking Price	\$ Per SF
Toulon	3	2	2	1,753	\$290,000	\$165
Sardinia	4	3	3	3,197	\$479,800	\$150
Irbid	3-4	3	0	2,414	\$349,791	\$145
Irbid	3	3	2	1,908	\$287,900	\$151

The following homes are PENDING as of March 2013

Address	Bed	Bath	Garage	SF	Asking Price	\$ Per SF
Amman	5	3	3	3,379	\$519,000	\$154
Irbid	3	2	2	1,580	\$249,900	\$158
Alexandria	3	2	2	1,557	\$250,000	\$161
Petra	3-4	2	3	2,150	\$350,000	\$163
Torin	4	3	2	2,520	\$412,000	\$163

There have been 4 homes sold in Quintessence in 2013.

The average sales price was \$359,625. The average sales price per SF was \$148.85. There were 23 homes sold in Quintessence in 2012. The average sales price was \$344,039. The average sales price per SF was \$140.94.

Sales activity in Quintessence in the past 7 years

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

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Email: SMMinAbq@aol.com or JudsonABQ@aol.com • Please visit our websites: SharonAndJudson.com • AlbuquerqueHomes.net



CABQ Trash Pickup

Best Cart Placement for Trash:

- Place your cart in the gutter near your driveway with the wheels against the curb by 7 am on your scheduled pick-up day.
- Place your container 5 ft away from all obstructions (cars, poles, recyclables, additional containers, etc...)
- Bag your trash to prevent spills
- Do not overfill your container—Make sure the lid is completely shut
- Maximum capacity cannot exceed 100 lbs. or it cannot be serviced
- You may request an extra trash container for \$4.79 per month.
- NO hazardous waste, NO electronics or computers, NO construction material, NO ashes, NO concrete, NO rocks, NO gravel, or like material.

CABQ Curbside Recycling Program

To ensure best service:

- place all materials on curb no later than 7 a.m. on your scheduled trash pick-up day.
- make sure recyclables are clearly recognizable and accessible at the curb.
- ensure that each bundle or bag weighs less than 50 pounds, or bins are less than 19 gallons.
- put recyclables at the curb, 5 feet away from your trash cart.
- avoid overloading plastic bags to prevent tearing.

The following materials can't be recycled:

- holiday wrapping paper
- telephone books at the curb
- styrofoam
- chipboard (cereal boxes)
- Glass containers (because of the potential for worker injury)

The following materials can be recycled:

- Newspapers, magazines, & shopping catalogs
- Junk mail and home office paper
- Tin and steel (small pieces/containers), aluminum cans
- #1 & #2 Plastic Bottles or Jugs, all plastic bottles and jugs with a screw top lid or that have a neck smaller than the base.
- Corrugated cardboard (flattened and bundled-see below for details)

Plastic, Tin, Steel & Aluminum Cans

- Use clear, plastic recycling bags, small plastic shopping bags (double bag to avoid spilling or tie in a bundle) or a 19-gallon plastic bin to collect aluminum, tin, aerosol cans, and all plastic bottles and jugs
- #1 & #2 Plastic Bottles or Jugs should be cleaned and rinsed. Labels need not be removed.
- It is helpful, but not necessary, to separate plastics and metals.

Newspaper, Magazines & Paper Products

- Use strong twine or rope, recycling bags, or small plastic shopping bags (double bag to avoid spilling or tie in a bundle) to contain newspaper.
- Place remaining clean and flattened paper products in recycling bags.
- Corrugated Cardboard: Flatten or fold clean corrugated cardboard and tie with strong twine or rope into bundles weighing less than 50 pounds. Bundles should be no more than 4x2 feet.



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by Laura608



“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.”

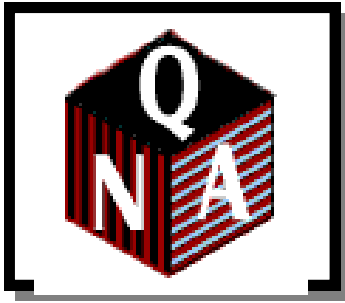
by Nichole P.



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by Chauna King





**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.

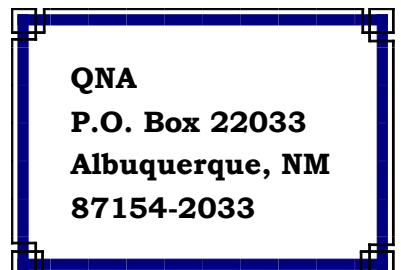
___ New Member

___ 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)



**QNA
P.O. Box 22033
Albuquerque, NM
87154-2033**