

# Quintessence Neighborhood News

## Quintessence Neighborhood Association

**Annual Issue**  
**April 2014**

### A Message from the President

In the past year, I received a number of inquiries about Quintessence covenants. These questions have come from realtors, new homeowners in Quintessence, homeowners seeking a variance, and several from your neighbors. Each of the 441 lots in Quintessence is subject to covenants that were effective before the home was ever built. Please see the related article elsewhere in this Newsletter.

Board members continue to maintain and tend the Doggie-Pot waste stations at the park and along the bike/walking path. We could always use more volunteers. If you believe that you can commit to maintaining the doggie-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 or any Board member. Perhaps you may be interested in just re-filling the doggie dispenser station near the playground in the Park. The City Parks and Recreation Department has a Mutt Mitt Volunteer program that would be equally helpful to QNA. The City will provide the boxes of disposal bags, and all you have to do is replace them when the roll is empty. If you are interested in becoming a Mutt Mitt Volunteer for Quintessence Park, let me know.

As is the case for any given year, there were a few instances this past year in Quintessence where personal property was taken from parked cars, and in home burglaries. Of particular notice; there were at least four instances where a home on a corner lot was broken into during daylight hours. In three of those cases a vacant house (for sale) was adjacent to the home being broken into. I believe that professional thieves are on the lookout for this type of situation. If you live in a home on a corner lot, please be aware of this. This is especially so if you are adjacent to a home that has a recently gone up for sale. It would seem that homes on corner lots are particularly attractive targets when these two factors come together. The Albuquerque Police Department still has a program to evaluate the security of your home. If anyone is interested, call Ms. Sharanne Press at 796-1915. Sharanne is a crime prevention specialist with APD's Northeast Area Command, and is a valuable resource for those interested in assuring the security of their homes.

From my message in last year's edition of *Quintessence Neighborhood News*, I bragged about the relatively high membership percentage QNA had compared with other Albuquerque neighborhoods. I believed then that we could do better. And, you have! As of the first of this calendar year, at least one third of the homes in Quintessence have dues-paying membership in QNA. This is an all time high for QNA. There is another number which I am also proud to mention: of the 441 homes, about 300 belong to the QNA e-mail messaging/alert group. This allows the QNA Board to forward alerts or newsworthy items to you that we receive from both the City of Albuquerque and Bernalillo County governments. More importantly, it is a two way system in which residents may forward critical or emergency alerts to the Board which we may then send instantly to all 300 of those Quintessence homes.

I am far from being a perfectionist; but, I am always hopeful that even more will realize that the \$20 annual dues are a small price to pay for a strong and effective neighborhood association. The QNA membership year starts in April. Please take the time to renew your membership or to join QNA for the first time. To do so, please fill out the membership form in this newsletter and mail it in, or give it to any Board member. The form is available also on the QNA web site; and copies will be available at the Annual Meeting on April 24<sup>th</sup>. Together we can make Quintessence an even better place to live.

Sincerely,  
Gary Stephens, QNA President



**QNA**  
**General Meeting**  
**April 24, 2014**  
**@ 7:00 pm**  
Grace Lutheran Church  
7550 Eubank NE

#### Inside this issue:

- President's Letter
- General Meeting Details
- QNA Clean-Up Day April 26, 2014
- Quintessence Covenants
- Recycle Cart Placement
- Weed Control
- Auto Theft & Burglary Awareness
- Neighborhood Guidelines
- QNA Membership Renewal Form

**QNA Membership Dues**  
April 2014- March 2015  
\$20 per household  
per year

### QNA Communications

If you would like to receive updates via e-mail about neighborhood happenings, send an e-mail to **qna.abq@gmail.com**. If you change e-mail addresses, be sure to let us know. Recipients will be bcc'd so your e-mail address will not be visible to everyone who receives the e-mail. We will NEVER share your email with others.

## QNA General Meeting

**When:** Thursday, April 24, 2014

**Where:** Grace Lutheran Church  
7550 Eubank Blvd NE

6:30-7:00pm—Sign-in & social time  
(drinks & snacks provided)

Meeting starts promptly at 7:00pm

### Invited speakers/Topics:

Jill Holbert, Director, CABQ Solid Waste Dept will discuss the new recycling program

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.

**Find out what crimes happened in your area:**

<http://www.crimemapping.com>

## Thanks QNA Board & ACC!

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

**President:** Gary Stephens

**Vice President:** Don Noack

**Treasurer:** Wim Kramer

**Secretary:** Barbara Cohen

### Board of Directors

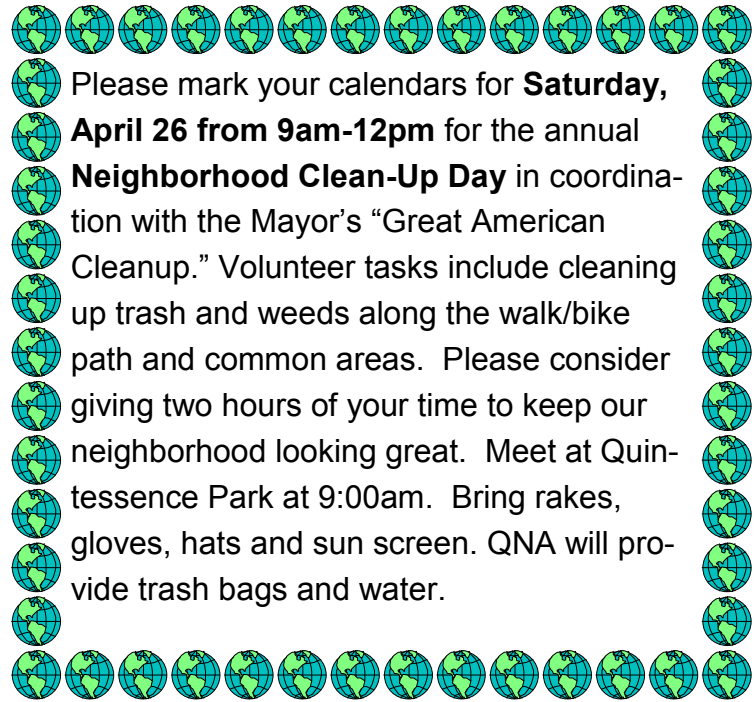
- Judi Wahe
- Jaye Bullington
- Brian Hehr
- Judy Henderson

### Committees:

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

### Architectural Control Committee

- Jerry Wahe
- Dennis Houston
- Wim Kramer



Please mark your calendars for **Saturday, April 26 from 9am-12pm** for the annual **Neighborhood Clean-Up Day** in coordination with the Mayor's "Great American Cleanup." Volunteer tasks include cleaning up trash and weeds along the walk/bike path and common areas. Please consider giving two hours of your time to keep our neighborhood looking great. Meet at Quintessence Park at 9:00am. Bring rakes, gloves, hats and sun screen. QNA will provide trash bags and water.

## 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.



## Quintessence Covenants

Each Quintessence neighborhood residential lot is included in and covered by one of its covenants. If you own a home in Quintessence, you should know and be aware of the requirements and restrictions that are within these covenants. Electronic copies of the covenants can be found and downloaded from the QNA website as Adobe pdf files. If you are unable to download and print the covenants pertaining to your particular home, just get in touch with any QNA Board or ACC member and we will find a way to get a copy to you. There are five covenants applicable to the five Quintessence Units, plus one each for Talea Court, Sandia Glow and Alexandria Point (directly adjacent to Elmcroft).

So, how can you tell which of the five Quintessence covenants applies to your home? Based upon the legal land description for each lot, this is how the five covenants are assigned:

- Unit 5 includes the ten lots on Ankara Road which back up to Eubank Blvd.
- Unit 4 includes the remaining lots on Ankara Road, plus all the rest of the lots on the inner and outer circles; including Jordan Avenue, Torin Drive, Amman Avenue and Anton Circle.
- Unit 3 includes all the lots on Karak Road and the five lots on Sardinia Drive whose address numbers are higher than 7307.
- Unit 2 includes all the lots on Jarash Place, Irbid Road and Alexandria Road (except Alexandria Point)
- Unit 1 includes all the remaining Quintessence lots that are not in Units 2 through 5.

## Recycle Cart Placement

- Do Not place plastic bags in your blue cart.
- All approved items can be placed in the blue cart, including cardboard.
- Place your cart out at the curb no later than 7 a.m. on your regular pick-up day.
- Make sure that the front of the cart faces the street.
- Place your cart 5 feet away from all obstructions, including cars, poles, and additional carts.
- **Do not block post office boxes** - USPS has reminded QNA that they have the right to refuse mail delivery.
- Please don't load your cart with more than 150 lbs.
- The lid of your cart must close with ease.
- If your cart is damaged or broken, missing or stolen, please call 311 for a replacement.
- Material left outside your cart will not be picked up.

## Auto Theft & Burglary Awareness

By Steve Sink, APD

Auto theft is a problem for all Americans, but the citizens of New Mexico face a particular issue that affects our auto theft rate. Due to the fact that we are adjacent to an International Border we are always ranked high on the list for theft rates. Typically vehicles are stolen for one of four reasons. They are used to joy ride, sell for parts, commit a crime or driven across the border for resale. Auto burglary continues to be an issue as well. Many times auto burglary prevention can be as simple as removing targets from view and reducing opportunities by rolling up windows and locking doors. Observe the following tips to reduce the chance of auto theft and burglary.

- Always roll up windows, lock doors and take the keys even if you will be away for a short time. Remove ALL items from your vehicle whenever possible but at the very least remove from view – even items that might have the perception of value. Don't give a car thief a reason to break-in.
- If vehicles are parked outside always keep windows up and doors locked especially overnight. Some criminals walk up and down streets checking for open opportunities.
- Some auto burglars break-in to steal your identity – consider removing your registration and insurance paperwork from the glove box. Put them in your pocket with your driver's license. The law only requires the paperwork be in the vehicle when it's being operated.
- Never leave an unoccupied vehicle running in front of your residence. Warming up your vehicle in the morning during cold weather months is an easy target for auto thieves. Also don't leave it running with the doors locked criminals will just break the window.
- Park your vehicle in a garage or in an area with adequate lighting and good natural surveillance. You want your vehicle to be easily seen by you and your neighbors.

## Weed Control

Please remember your responsibility to maintain your property in compliance with City of Albuquerque requirements by ensuring that any weeds with a height or spread of more than four (4) inches are removed from the following areas:

- Within the front, rear and/or side yards of your property;
- Between your property line(s) and the middle of the alley adjacent to your property;
- Between your property line(s) and the curb; or;
- The area located ten feet outside your property line(s) if there is no curb (reference Section 9-8-4, ROA 1994).

Protect your neighborhood from deteriorating conditions that have a negative impact on area property values.



# “Albuquerque's 5 Star Painter”



## Andy's Painting

*Not Just Another Painter*

 **505-934-0660**



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



★★★★★ **“Great job, very professional, neat, on-time and on-budget, I really couldn't be more pleased.”**

by LauraGo8

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

by Nichole P.

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

by Chauna King



## 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.



**Straight Teeth  
Confident You**



**CORNALI ORTHODONTICS**

- Children, adolescents, adults
- Clear braces / Invisalign™ / Harmony™
- Cornali Quick Smiles
- Family Theatre movies
- Free consultation
- 0% financing on approved credit

**John M. Cornali, DDS MS PC**  
505.828.1244 / [cornaliortho.com](http://cornaliortho.com)

8010 Palomas Ave. NE, Suite A  
Albuquerque, New Mexico 87109

*The sooner a smile is corrected,  
the longer it is enjoyed.*



**Quintessence Home Sellers!**

albuquerquehomes.net • sharonandjudson.com

Call Today For a FREE Market Analysis! • (505) 269-6217

**Judson McCollum**  
Executive Broker  
10 Million Dollar Producer  
Direct: (505) 269-3717  
Fax: (505) 798-6969  
JudsonABQ@aol.com

Associated with RE/MAX • *The World's Largest Real Estate Company!*  
Estate Properties • Worldwide Reach  
RE/MAX Elite • 8300 Carmel Avenue NE, Ste 201 Albuquerque, NM 87122  
(505) 798-1000 EXT 1024

**Sharon McCollum**  
Executive Broker  
15 Million Dollar Producer  
Direct: (505) 269-6217  
Fax: (505) 822-9349  
SMMinABQ@aol.com



*Number 1 in service and sales • National plus local web site exposure selling Quintessence homes!  
Superior relocation service nationwide • 25 years of superior service in Albuquerque real estate*

*Sharon and Judson work hard to make sure your goals are achieved, and they make sure your best interests are protected at all times.*

**Quintessence Home Sales Update • Compare sales from 2007 through 2014**

**FREE Quintessence Market Update**  
Available upon request.

Please email us at [sminabq@aol.com](mailto:sminabq@aol.com) and ask about recent Quintessence home sales  
Or phone (505) 269-6217

for your FREE market analysis!

[www.albuquerquehomes.net](http://www.albuquerquehomes.net) • [www.sharonandjudson.com](http://www.sharonandjudson.com)

**Promoting and selling Quintessence homes!**



**SOLD!**

Samar Road NE

*Spacious, immaculate and updated custom by Oppel Jenkins/Stillbrooke in the heart of Quintessence! Immaculate and updated featuring three bedrooms plus an upper level study/ fourth bedroom, three baths, formal living room, formal dining room, upper level family/game room, country kitchen and three*

*car garage. Decorator tones, quality updates, proudly maintained throughout. Upper level view deck plus manicured front and back exterior spaces!  
Offered by Sharon and Judson McCollum (505) 269-6217*

**SOLD In Quintessence!**



**SOLD!**

Irbid Road NE



**SOLD!**

Irbid Road NE



**SOLD!**

Ankara Road NE

**January – March 2014**  
**Quintessence Current Sales**

The following homes are FOR SALE as of March 2014

Address	Bed	Bath	Asking Price	Asking Price Per SF
Alexandria	3	2	\$264,900	\$165.56
Jarash	3	2	\$279,000	\$158.70
Alexandria	3	2	\$283,000	\$146.25
Alexandria	4	3	\$288,500	\$145.27
Anton	5	3	\$475,000	\$155.74
Jordan	4	3	\$479,899	\$171.39
Karak	5	4	\$489,000	\$137.79

The following homes are PENDING as of March 2014

Address	Bed	Bath	Asking Price	Asking Price Per SF
Irbid	4	3	\$314,900	\$130.45
Sardinia	4	3	\$465,000	\$145.45
Amman	5	3	\$697,000	\$154.89

There have been 2 homes sold in Quintessence in 2014. The average sales price was \$357,500. The average sales price per SF was \$156.31.

**Sales activity in Quintessence in the past 7 years**

AVERAGE SALES PRICE 2013:	\$372,722	\$/Sq.Ft=\$153
AVERAGE SALES PRICE 2012:	\$364,821	\$/Sq.Ft=\$145
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

Sharon McCollum and Judson McCollum • Associated with RE/MAX

*The World's Largest Real Estate Company Network, Buyer Network, Luxury Home Network, International Network*

RE/MAX Elite 8300 Carmel Ave NE Ste 201 Albuquerque NM 87122 • Direct: (505) 269-6217 or (505) 269-3717 Office: (505) 798-1024 Fax: (505) 798-6969

Email: [SMMinAbq@aol.com](mailto:SMMinAbq@aol.com) or [JudsonABQ@aol.com](mailto:JudsonABQ@aol.com) • Please visit our websites: [SharonAndJudson.com](http://SharonAndJudson.com) • [AlbuquerqueHomes.net](http://AlbuquerqueHomes.net)





# Manzano Day School

*Joy in Learning since 1938<sup>®</sup>*

## Discover. Accomplish. Experience.

Co-curricular subjects include Spanish, art, music, technology, physical education and library studies

Manzano Day School is accredited by the Independent Schools Association of the Southwest (ISAS) and is a National Blue Ribbon School of Excellence

Now accepting applications for the 2014-2015 school year.

**Beginning August 1, 2014 applications will be accepted for the 2015-2016 school year.**

**1801 Central Avenue NW | 505-243-6659**

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

Bus service available from Westside and NE Heights





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**