

SEVEN BAR BUZZ

Your source for community news

SPRING/SUMMER 2019

NEW! 7 Bar North HOA Website

Nena Perkin

The 7 Bar North website may now be accessed via our new domain, www.7Barnorthhoa.com. We continue to make the website as fully functional and interactive as possible. The website is intended to be the most effective tool for timely HOA communications. Please check the Announcements page regularly.

Future functionality will include a "Members Only" feature. This will allow members to post HOA items of interest. It will also allow a link to the Corder portal for account payments. Please be patient - this is a work in progress.

We encourage you to visit the website and provide feedback. Please let us know if there is anything you would like to see included and we will work to make it happen. You may contact the Communications team at nenaperkin@gmail.com and/or joangnh@gmail.com.

If you have experience building Squarespace websites, we could certainly use your help! Please volunteer to join our team. Contact us by email to volunteer.



Seven Bar North Real Estate

Ryan Baca

Seven Bar North Market Update January and February 2019

The overall market in Albuquerque right now shows low inventory historically but the Seven Bar North Neighborhood has stayed strong in inventory and turnover. Days on Market are relatively low in comparison to 2018 and homes are still selling. With spring right around the corner we usually see more homes enter the market. Mortgage rates are still very low which helps sellers because buyers have more buying power.

Home Sales Jan – Feb 2019		Home Sales Jan – Feb 2018		Mortgage Rates	
Active	7	Active	n/a	30 year fixed	4.5%
Pending	8	Pending	7	15 year fixed	4.0%
Closed	6	Closed	3	5/1-year ARM	3.75%
Average Days on Market	41	Average Days on Market	52	Historical Average	8.9%
Average \$/Sq. Ft. Sold*	\$116.19	Average \$/Sq. Ft. Sold*	\$115.96	Source: Freddie Mac	
*Price per square foot may vary quite a bit with smaller homes usually selling for higher on average per sq/ft than larger houses.				Mortgage rates remain well below the historic average.	

The 7 Bar North neighborhoods remain desirable as shown by the comparison stats below.

January 2019	Jan – Feb 2018	January 2019
Average days on market	Average days on market	Absorption Rate
Albuquerque 51	Albuquerque 58	Albuquerque 2.4 months inventory
Seven Bar North 41	Seven Bar North 52	Seven Bar North - just over 1 month

The Seven Bar North community is attractive to buyers because homes are spending less time on the market, and the typical inventory is lower than the average across town.

Editor's note: Data provided by Keller Williams Realty

- Do you like to write? Want to help with the newsletter?
- Experienced building Squarespace websites? We could certainly use your help!

Join the Seven Bar Communication Team.

We are looking for new members of the team. Send an email to joangnh@gmail.com indicating your preference for the newsletter or the website. We will be in touch.

UPCOMING EVENTS

Please visit www.7Barnorthhoa.com/announcements.

BOARD CORNER



Hello Neighbors!

The Board hopes that you have managed to keep warm and dry during the blustery winter and spring we have had this year. The few days of sunshine and warmth we have had in the last couple of weeks are bringing out more dog walkers in the neighborhood – a sure sign of real spring.

Budget: One of the major tasks the Board undertakes each year is to develop a budget for the HOA. Requests for expenditures range from locked gates for security purposes at the ends of Pineleaf and Sundrop into the arroyo, to several thousand dollars to replace dying shrubs and trees, to \$75,000 to repair the walking trails. The Board is pleased that this year's budget contains monies for the tree and shrub replacement along Seven Bar and Sierrita. You will see activity on this front as the weather warms.

The big project is upgrading our walking trails which are in need of some TLC. The Landscaping Committee has prioritized recommendations for repairs and upgrades. The Board will make a decision this summer on what work might be done this year. Just one example is a washout this winter at the end of the walking path entry on Stowe due to the rains. This was cleaned up and repaired in January. The Landscaping Committee has estimated and prioritized recommendations for the repairs and make-overs. The cost of these repairs (\$75k estimate) will necessitate completing them over multiple years. The Board will make a decision this summer on what work on the trails can be completed this year.

Communication: There is exciting activity on the communication front for our HOA as well. Our bi-annual newsletter is in its second year of publication and we continue to grow our website (Zbarnorthhoa.com) as another tool for providing information to our residents. Plans include integrating the Corder and Company portal into our website for one stop communication.

The Board will be using the newsletter and website to keep our community informed about activities and plans for our neighborhood. To stay up-to-date, please check the website often.

Volunteers: As you can see, running the HOA takes many people and with the exception of Corder and Company and Heads Up Landscaping, everyone is a volunteer. The Board would like to recognize all our volunteers: The Compliance Team for their efforts in keeping our community looking tip-top, the ACC for reviewing applications for property modifications, the Landscape Committee for its diligence in keeping our community looking green, the Communication Team for the newsletter and website, and the Finance Committee for keeping an eye on the finances. Thank you volunteers! Without you there would be additional expenses incurred by our HOA. Just a reminder that the various committees are always looking for new members.

Westside widening: Finally, in early March there was a city-hosted citizen input meeting on the widening plans for Westside Boulevard. The Westside widening project will have a large impact on the traffic flow within our area. The more voices and the more often they are heard the better. The Board will keep everyone updated on the project as information becomes available.

Enjoy the spring and summer!

Sincerely,
Board of Directors

Seven Bar HOA Executive Council

President

Scott Templeton
Scott.templeton@comcast.net

Vice President

Stephen Arguelles
Sarguelles23@msn.com

Secretary

DD Lane
dorlienna@yahoo.com

Landscape Committee chair

John Currier
Currierh2o@aol.com

Compliance Team chair

Joan Gillis
joangnh@gmail.com

Communication Team Newsletter and Website

Joan Gillis
joangnh@gmail.com

Nena Perkin
nenaperkin@gmail.com

If for some reason you no longer wish to receive this newsletter, please send an email to joangnh@gmail.com with your name and address and Unsubscribe in the subject line. We would appreciate it if you also told us why you are opting out.



MEET YOUR BOARD OFFICERS

Nena Perkin

Peter Conlin, our past Board President, has relocated to a new home. We would like to thank Mr. Conlin for his years of service and effective leadership. Congratulations on your new home, Conlin family!

Please welcome our new Board President, Scott Templeton. Scott prefers calling the Board officers the "Team of Three". The team is listed below. Feel free to email them and thank them for serving our HOA.

Scott Templeton, President
Estrella del Norte neighborhood
scott.templeton@comcast.net

Scott Templeton grew up across a cross section of the US ranging from the East Coast to Oklahoma and first moved to Albuquerque in 1982. After a stretch in Seattle he and his family relocated back here in 1993. Scott and his wife Jae have been 7 Bar North residents since 2004. He volunteers on the Finance Committee and serves on the Board as its newest member. He is also actively establishing a non-profit corporation with his parents and siblings to aid the homeless.

Scott retired from the semiconductor industry in 2012 after more than 30 years.

His hobbies include traveling (particularly road trips), photography, racquetball, fishing, and in the fall, chasing hot air balloons.



Stephen Arguelles, Vice President
Montera neighborhood
sarguelles23@msn.com

Stephen Arguelles was born and raised in Albuquerque. He grew up on the west side and spent part of his childhood in 7 Bar North where he lived with his family before going to college. He moved back to the 7 Bar North neighborhood with his wife in 2014 shortly after they were married. Stephen is the Chair of the Architectural Control Committee and has served on the Board since 2016.

Stephen's full-time job is an Account Operations Manager at HP Inc. and has been at HP for 10 years. He is also an active Real Estate Agent and has been in the business for 13 years, helping clients buy and sell their homes.

Hobbies include traveling, hiking, camping, church activities, and spending time with family.

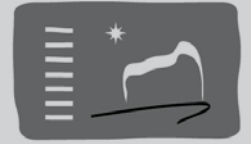


DD Lane, Secretary
Estrella del Norte neighborhood
dorlienna@yahoo.com

DD Lane is a native of Oregon, and chose to raise her family in Albuquerque. She has been a 7 Bar North resident since 2015. She volunteers on the Architectural Control Committee and serves on the Board. Volunteering and community involvement have always been important to her.

Her career has been in the semiconductor business, and government contract work at CACI Federal.

Hobbies include home decorating, gardening, cooking, motorcycling, hiking, oil and acrylic painting, and most recently photography.



PRESERVING OUR NEIGHBORHOOD ATMOSPHERE

In the Albuquerque real estate world, our HOA is described as a great location in a convenient area – a highly desirable neighborhood. There are two groups of member homeowners who volunteer to preserve that environment by encouraging compliance with the Covenants, Conditions and Restrictions (CCRs) that we all agreed to when we purchased our homes. The goal of complying with the CCRs is to maintain the value of our homes. The groups working with you to achieve that goal are the Architectural Control Committee (ACC) and the Compliance Team.

Architectural Control Committee (ACC)

Stephen Arguelles, Chair

Tis the season! Homeowner projects abound at this time of year.

- Planning on working on the exterior of your house?
- Paint? Re-stucco?
- Landscape?
- Modify a wall or driveway?
- Add a gazebo, shed or shade sail?

Then it's time to get an ACC approval form and submit it to Corder and Company before you begin the project. Have questions about what is allowed? It's time to dust off the CCRs you received when you bought your house. If you no longer have those handy, they are available on our new website (7barnorthhoa.com) along with the ACC approval form. Or contact Corder and Company at 505-896-7700 or Associations@corderandcompany.com and ask them to send the ACC form to you. The ACC can typically approve or deny your request within a week. Please do not start a project without submitting the approval form. That turns a simple process into a situation that's difficult for everyone. Remember, the goal is to preserve the neighborhood environment and protect the value of your home.

Compliance Team

Joan Gillis, Chair

The Compliance Team has six HOA members who collaborate with Corder and Company to keep our area looking great. The HOA is divided into three areas. Separately, two members of the Team walk each area once a month looking for possible violations of the CCRs. A Corder employee drives the entire HOA once a week doing a similar check. What are possible violations?

- Weeds, dead grass
- Dead trees and bushes
- Landscaping encroaching on walks
- Litter/trash that is visible from the street (around trash cans, behind see-through gates, beside garages, etc.)
- Projects not approved by the ACC
- Vehicles that are not in working condition (violation of CCRs and city ordinance)
- Commercial vehicles

The process for handling potential violations is described below. If you have questions, please contact Joan at joangnh@gmail.com.

Compliance Team and Violations – how it works

Joan Gillis

At the November 2018 annual meeting, there was a lively discussion about how violations of the CCRs were determined. Here is how the process works:

The Compliance Team, a group of six volunteer homeowners along with Corder and Company employees tour the neighborhood checking for possible CCR violations, including violations of the Architectural Control (ACC) guidelines. (See "Preserving our Neighborhood Atmosphere" above for examples of violations.) Two people from the HOA tour one of the three HOA areas separately at least once a month. The times they tour varies depending on the individual's schedule. A Corder & Company employee tours the entire HOA weekly.

After each tour, the HOA volunteer creates a report of possible violations which is sent to Corder and Company. What happens then varies depending upon the response from the homeowner when a notice is received.

Scenario #1 – the best one.

- A. Using the volunteer-produced lists, a Corder employee checks on reported violations to see if they still exist. If they do, the homeowner will receive a letter (Letter #1) asking them to correct this situation.
- B. The violation is corrected within a week.
- C. End of story



LANDSCAPE AND MAINTENANCE COMMITTEE

John Currier (Chair)

In November the HOA solicited bids for our Landscape Maintenance contract. Requests for Proposals [RFP] were sent to ten contractors. Two contractors submitted bids. The bids were not significantly different and the Board of Directors elected to remain with Heads Up. The contract runs for one year with an option to extend.

As the Association continues to age, renovation of our landscaped common areas will be needed to keep the neighborhood looking as nice as we are accustomed to having it look. Seven landscape projects totaling in excess of \$80,000 were submitted to the Board of Directors in January for their review and approval.

From those submitted the following were approved by the Board and will be initiated this spring:

- [1] Flowers in the flower beds at Black Arroyo will be replaced with low water use plants.
- [2] Three trees that are dead/dying will be replaced.
- [3] Six dead/dying bushes will be removed and replaced.
- [4] Two large Silverberry bushes encroaching on the sidewalk will be removed and replaced with other flower shrubs.



The largest, and most expensive project, is the reconditioning of the walking trails which have suffered serious erosion since we last had them repaired in 2006. This project divides the trail into four sections: [1] Black Arroyo to Farola; [2] Farola to Seven Bar; [3] Seven Bar to Sierrita; and [4] Sierrita to 528 each to be undertaken as the budget permits. The Board deferred action on the trails until later in the year when the annual budget will be reviewed.

The irrigation system is aging and we are seeing more leaks. If you see water squirting from a line or bubbling up from the ground, contact Corder and Company at 505-996-7700 | Cell 505-615-040 | Emergency after hours 505-896-5591. Jack can also be reached at Associations@corderandcompany.com. Be specific when describing where a leak is located. Water flowing into the gutter near some trees is due to the small space the trees are planted in between the sidewalk and the street, and is not a leak in the system.

Compliance continued

Scenario #2

- A. Same as A in Scenario #1
- B. The violation still exists after 7 days – the homeowner will receive Letter #2 indicating the violation still exists and asking that it be corrected within 14 days (21 days total). This letter incurs a \$25 fee which is added to the homeowner account.
- C. The violation is corrected within 14 days and fee is paid.
- D. End of story

Scenario #3 – worst case

- A. Same as A and B in Scenario #2
- B. If the violation is still not corrected, Violation Letter #3 will be sent. This letter incurs an additional \$50 fee. (Total \$75.)
- C. If violation remains following Letter #3, the case will be referred to the Board for possible legal action.

It is possible to have violations reported in different months. The process starts again with each occurrence.

There are times when extenuating circumstances result in unintended violations. If such a situation exists and you receive a violation letter, please call Corder and Company to explain the circumstances and work out a resolution plan.

We also have a short list of yard work companies that will take care of a violation for a fee. The list does not imply endorsement of any company. It is a list of businesses that have helped out in HOAs in the area and is provided for informational purposes only. Each homeowner is responsible for making their own arrangements with a company.

Cobo Landscaping Alejandro Cobo - 505-710-9070	Diaz Landscaping James or Elaine Diaz - 505-290-2825	New Horizons Landscaping Dan Pillar - 505-600-1547
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Councilor Cynthia Borrego



Thank you to the Seven Bar Homeowners Association for the opportunity to include District 5 Council updates in your neighborhood newsletter. All District 5 communities offer unique lifestyles and as your City Councilor I strive to maintain quality of life for all of the district's residents. One of my goals is to hold quarterly meetings throughout the District. A District 5 Open House meeting was held on Tuesday, March 12, 2019, at the NW Area Police Substation. The meeting focused on crime, infrastructure and economic development. City officials attended to discuss these issues, and address your concerns. Our next open house meeting will be scheduled to occur in June 2019. Watch your HOA website and Nextdoor for the time and place.

On another note, the widening of Westside Boulevard is moving forward at a promising rate. A public meeting to gather input and share the progress on this project was held on Tuesday, March 5, 2019 at First Baptist Church in Rio Rancho. As you may be aware, the City of Rio Rancho supports expansion of Westside Boulevard financially and through a unifying vision offered by the development of this road. The meeting was quite lively. Residents expressed concern about increased noise, the lack of a traffic light at the Seven Bar Rd. intersection, changes to the intersection of Westside Blvd. with Grande Blvd. as well as several other issues. The presenters recorded all the comments. Comments are in the process of being reviewed.

The New Mexico Legislative Session has been a challenge for District 5. I regularly traveled to Santa Fe to lobby our State Legislators for capital outlay funds for Albuquerque District 5 infrastructure projects. These projects include the proposed Cibola Multi-Generational Center to include a library, improvements to McMahon Road, expansion of Paseo Del Norte, intersection improvements at Eagle Ranch and Paseo Del Norte, median landscaping and irrigation for Taylor Ranch Road between Butterfield and Calle Nortena, and for Montano between Taylor Ranch and Unser, and improved lighting and ADA accessibility at Petroglyph Little League Field. In addition, several outings with City of Albuquerque Transit Director Bernie Toon yielded prime locations for bus shelter upgrades in District 5.

Lobbying for funds from the legislature for projects is an ongoing process. Please contact your State Legislators and ask for their support of our City of Albuquerque District 5 capital outlay projects!

Finally, the City Capital Budget is in development and the Mayor has already proposed his priority budget. I have also submitted my priority projects to the City Capital Budget. The City Council met twice in February to discuss Albuquerque District projects. There will be some negotiating to distribute the \$127 million dollars equitably throughout the City, and eventually send the final GO Bond package to the voters for approval. Big ticket items in District 5 include funding for Westside Boulevard expansion, matching a Federal Grant of \$5 million. My office is additionally requesting funding to design the proposed Multi-Generational Center and Community Complex at Cibola Loop.

Please always feel free to contact my office at 768-3100 or cynthiaborrego@cabq.gov. You may also contact the District 5 Policy Analyst, Susan Vigil at 768-3189 or susanvigil@cabq.gov.

Front yard parking in ABQ new zoning ordinance

On May 17, 2018, the City of Albuquerque adopted the Integrated Development Ordinance (IDO), rewriting the entire zoning code for the city. While the HOA zoning was not directly affected, one section – the section referencing what is called "front yard parking" or "soft surface parking" – does impact homes in the HOA. The IDO established the area of a front yard that may be used for parking and the surface that is needed to qualify an area as an acceptable parking area.

Corder and Company will send courtesy notification letters to homeowners who might be in violation of the new ordinance.

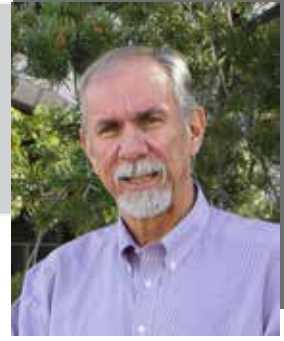
For further information, please visit: www.cabq.gov

Albuquerque in the news

Some good lists to be on:

- AARP listed Albuquerque as one of nine affordable destinations.
- Provision Living, a national senior living company found that Albuquerque was 20th on the list of travel destinations.
- The National Fiery Foods Show was nominated as Best Specialty Food Festival in the USA Today Poll.
- Mike Bloomberg named Albuquerque a winner in Bloomberg American Cities Climate Challenge. Albuquerque is one of 25 cities to be awarded resources and technical support to help achieve their ambitious climate goals.

HOA MANAGEMENT



Property Appearance

Its SPRING TIME!!! Time to think about the appearance of our properties. As the Compliance Team does its tours of the HOA, they will be noting the condition of both the FRONT and SIDE yards of your homes. Please check for trash that is visible from the street and landscaping that might need to be freshened. Is the plastic showing? Is it raw dirt? Is it wild grass and it should be stones? If you have a question about this, please call our office – 505-896-7700.

RV Storage

Just a reminder, having a gate into your backyard does not automatically give you permission to store an RV on site. If you want to store an RV at your home, you must comply with the covenants and get approval from the ACC before doing so. The ACC and the HOA view failure to follow these guidelines as a major infraction and may seek legal action if a resident does not comply.

Compliance Manager

We have a Compliance Manager who drives the subdivision each week and looks for problems. If one is noted, you will get a courtesy letter as a warning to correct the situation. Please refer to the Compliance article on Page 4 for detailed information on how the compliance process works, and your course of action to resolve any violations.

Invitation

Our office is just around the corner from the subdivision and we welcome having you stop by to meet our team.

Message from Commander Olvera APD NORTHWEST AREA COMMAND



The Northwest Area Command is instituting a new program that will strengthen the ties between our officers and the community. Each Neighborhood Watch Block Captain will have a police officer assigned to them. The officer will be your liaison with the Northwest Area Commander and his supervisory staff. The block captain will be provided the officer's email address in order to communicate neighborhood block issues to the officer. If the block captain cannot communicate by email, the block captain should contact the Northwest Area Command Substation and leave a message for the officer. The assigned liaison officer will respond and discuss your concerns.

There are a few guidelines that the block captain should follow:

1. The block captain should contact the liaison officer about issues that are ongoing in the neighborhood block, such as abandoned home in disrepair, speeding, acts of vandalism, and any other issues that are ongoing and causing a disturbance in their block.
2. The officer will reach out at least once a month via email or phone call (once they get their city issued cell phone), and a face to face meeting every three months.

The officers and staff at the NW Area Command look forward to having a partnership with our Neighborhood Watch Block Captains and their neighborhoods. Please contact Crime Prevention Specialist Pete Gelabert at (505) 803-2982 if you wish to participate in this initiative as a Block Watch Captain.

Editor's note: If you would like to volunteer as Block Captain for your neighborhood, please contact Pete Gelabert, and please also email either nenaperkin@gmail.com or joangnh@gmail.com.

7 Bar North H.O.A. Property Crime Statistics

01/01/18 - 12/31/18 & 01/01/17 - 12/31/17

	2018	2017
Disturbances:	13	14
Stolen Vehicles:	1	2
Auto Burglaries:	3	9
Suspicious Calls:	45	46
Vandalism:	5	2
Residential Burglary:	0	2

For additional crime information in our area, check <https://www.crimemapping.com>.

COMMUNITY BUZZ

SEVEN BAR



NORTH