

SEVEN BAR Buzz

Your source for community news

FALL 2018

Seven Bar Homeowners Association Annual Meeting

Thursday, November 8, 2018

Time: 6:30 pm

Hilton Garden Inn, 1779 Rio Rancho Blvd. SE, Rio Rancho

Meeting will be held in the Sandia Ballroom - located on the back side of the hotel.



Community Resources and Happenings

Nena Perkin

We provide information on community resources and the Calendar of Events to present a summary of offerings presented by our city and county. We hope you take advantage of the many opportunities afforded to us and choose to become an active and integral member of our community, within our HOA and beyond. Please feel free to provide feedback or suggestions for community topics that you would like to see covered in the Seven Bar Buzz. And please take the time to explore the links and websites provided to enrich your understanding of our great city and community.

Community Resources at Your Fingertips

The City of Albuquerque and Bernalillo County have a variety of resources to assist us in our daily living, as well as any out of the ordinary issues and concerns that may surface unexpectedly.

Police:

911 for emergency calls
242-COPS or 242-2677

You may also report a crime by phone, (505) 768-2030. The Telephone Reporting Unit is responsible for reports where the suspect's identity is unknown, as well as all minor crime reports that do not require any field investigation by patrol officers in the field.

File a police report online, click here: <https://www.cabq.gov/police/-file-a-police-report-online>

ABQ311:

Report graffiti, weeds, missed trash collections, and more with ABQ311.

Call 311, enable the ABQ311 skill on your Amazon Alexa device; use the Web app; or use the OneABQ Mobile App.

For additional details, visit <https://www.cabq.gov/311/abq311/>

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UPCOMING FALL EVENTS

2018 General Election!

November 6

Voter Registration closes for General Election October 9

Absentee Voting begins October 9

Early Voting October 20 – November 3

Rail Yards Market Now - October 28

Downtown Growers' Market Robinson Park Now – November 3

UNM Lobo Football - UNM Football Stadium Now - November 24

Albuquerque Grecian Festival St. George Greek Orthodox Church October 5 - 7

Rio Grande Arts & Crafts Festival Sandia Resort & Casino October 5 - 14

Albuquerque International Balloon Fiesta Balloon Fiesta Park October 6-14

Meeting: Northwest Area Command Community Policing Council 3rd Wednesday every month) APD Northwest Substation October 16

Solar Fiesta 2018 1710 Bellamah Ave NW October 20

Rio Grande Food Project's Hike to End Hunger Boxing Bear Brewing Company October 20

Dragon Lights Albuquerque Expo NM October 5 – December 2
Recurring weekly Tuesday – Sunday

Before I Die ABQ Festival Multiple locations around Albuquerque October 30 – November 4

Scandinavian Festival Immanuel Presbyterian Church, 114 Carlisle SE November 3

Children's Miracle Network Craft Show Mountainside United Methodist Church, Cedar Crest November 11

5th Annual Pueblo Film Fest Indian Pueblo Cultural Center November 16-18

Due to space constraints, additional events that we were not able to list here are available at <https://nextdoor.com/groups/7BarHOA>. Lots of seasonal events coming up in late November & December!

For more event information, you may visit:
<https://www.visitalbuquerque.org/> or <http://www.abqtodo.com/>

SEVEN BAR NORTH

BOARD CORNER



Dear Neighbors,

Hope your summer was great!

Just wanted to update you on happenings around the neighborhood...

As you know, we continue to move forward with our case against Double R Realty and Ed Summons. The financial complexity of the case and the number of litigants has not contributed to a speedy resolution. However, the Board is actively working with counsel in the recovery effort. We hope to have a more thorough update for the annual meeting in November.

And as for the dog days of summer...

The monsoons came early this year, and the weeds have been well watered. Please be vigilant with the weeds. When you are addressing the weeds, please remember the side yards as well. Should you receive a weed letter, please know at least two members of the Rules committee have seen an issue before that letter was sent. Please help us keep our neighborhood looking its best!

And, yes, it is hot. Several homes have strung tarps or canvases in an attempt to shade their property. Some are blue, some green, but unfortunately, none have been approved by the Architectural Control Committee. Please remember to submit a proposal to the ACC prior to making any improvements or modifications to your property. Running your proposal by the ACC first helps us avoid lengthy and possibly costly disputes. The proposal form is online or available from the management company. The ACC generally responds to proposals within a week.

The homeowner's association quite often receives requests to address a variety of issues, from RVs parked in the neighborhood to speeding and crime. The RVs we can help with, but speeding and crime are the responsibility of the City and the Albuquerque Police Department. Please remember, the covenants prohibit vehicles being stored within the subdivision, particularly those which may be unregistered or less than roadworthy. The City's new ordinance also prohibits parking on the soft spaces or unimproved areas of the property. In the next few months, we will be working to address the vehicle parking and storage issues.

We are working with the management company to roll out online account access, and payments in the next year. We hope to have the system fully online for the 2019 dues season. Remember to sign in and set up your account.

There is quite a bit going on in your neighborhood. If you have questions or want to bring something to our attention, please reach out to us.

See you at the November meeting!

Sincerely,
Board of Directors

OFFICERS

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Peter Conlin
paconlin5@hotmail.com

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Stephen Arguelles
sarguelles23@msn.com

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COMMITTEE CHAIRS

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Architectural Control Committee
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NEWSLETTER COMMITTEE

Joan Gillis
joangnh@gmail.com

Nena Perkin
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If you would like to receive the Seven Bar Newsletter by email, please send a request to Jack Corder at Jack@corderandcompany.com.





HOA MAP

Protect your home values – volunteer for the HOA

- The HOA is always looking for volunteers who care about the appearance and governance of the association.**

**To volunteer, please call
Jack Corder
at
505-896-7700
or email at**

Area 1	Area 2	Area 3
Estrella	7 Bar North Estates	Cerro Crestado
Casas de Norte	Rancho del Cielo	Casitas del Norte
	Catamount	Montera



COMMITTEE

CORNER



LANDSCAPE AND MAINTENANCE COMMITTEE

John Currier (Chair)

If you noticed greenery around the common areas along Sierrita and Seven Bar North between Westside and the Black Arroyo with pink and orange tags fluttering in the wind, those were the handiwork of the Landscape Committee. The tags marked trees, shrubs and grasses that were to be removed, replaced or renovated. Some of the replacements were paid for by the HOA (our dues at work) and others were paid for by Heads Up under their warranty program.

In all 28 shrubs and grasses were removed and replaced. Replacement varieties include Yellow and White Potentilla, Rose of Sharon, Texas Sage, Cherry Sage, Karl Foerster and Lady Banks Rose. One tree that was diseased and another that was dying were removed and replaced. A tree, deemed to be a hazard, was removed entirely. Other trees and shrubs were pruned as needed.

The Landscape Committee continues to work with the HOA Board to budget for the replacement of other trees and plantings that are dying in the common areas. 20-year old shrubs along the walking paths will be evaluated for replacement. Additional work on the trails will be considered in the future.

This attention to the landscape and walking trails in our HOA contributes to the HOA being considered a “desirable place to live” by those in the know.

Texas Sage	4
Potentilla	3
Rose of Sharon	2
Cherry Sage	4
Karl Foerster	6
Lady Banks Rose	2
Generic shrubs	2
Generic Grasses	5
Total	28

THE ARCHITECTURAL CONTROL COMMITTEE (ACC)

Stephen Arguelles (Chair)

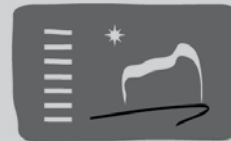
We saw more projects that popped up this last summer that were not previously approved by the ACC. Please remember if you plan on doing any projects that include work to the exterior of the home, landscape, driveway or walls you need to get approval from the ACC beforehand. Here are some examples that would need approval: solar panels, raising block walls, installing side gate, pouring concrete driveway or pathway, building gazebos/patios, hot tubs, storage sheds, or wind sails. To save money for both the HOA and homeowner, please submit plans for your next project before starting!

To get the latest ACC Application please email Annette Turrietta at associations@corderandcompany.com or visit: <https://corderandcompany.com/seven-bar-north-homeowners-association/>, click on “ACC-APPLICATION-SEVEN BAR. We typically can turn around an Approval or Denial of an application within a week.



COMMUNITY

SAFETY



Message from Commander Olvera APD NORTHWEST AREA COMMAND

Greetings, Seven Bar North HOA residents. I would like to share some information on crime prevention steps we are taking through our business coalition partnership.

The business coalition partnership for the NW Area Command started at the beginning of the year. The phase # 1 business coalition partnership involved the stake holders from the West Bluff strip mall and the Ladera strip mall. The businesses are located on Coors St NW, from I-40 North to St. Joseph St NW. Early in the process we identified the stakeholders that were interested in the program. Together, we identified the issues and concerns on any type of criminal activity in the affected area. Once the issues were identified, we deployed our resources which included bait cars, beat officers, bike officers, and impact team detectives patrolling the area. We provided crime prevention information concerning auto burglaries, stolen vehicles, and personal safety. We also gave information on "Crime Prevention Through Environmental Design" and provided security assessments for businesses. Every month we had speakers from the Real Time Crime Center, APD Communications Center and the Safe City Strike Force present to the businesses. The business coalition partnership is very effective in deterring criminal activity and we have had positive feedback from the businesses. We will continue to have quarterly meetings with the Phase #1 business partners.



We started phase # 2 in August. Once again, we will identify the stake holders that are interested in the program for the businesses located on Coors St NW, from Montano St NW to La Orilla St NW. This area has five strip malls and about one hundred businesses. We will provide the same resources for Phase # 2 as we did for phase # 1.

Sometime in the fall before the holidays we are looking to start Phase # 3. This will include the Cottonwood Mall and surrounding businesses.

I am fortunate to have great lieutenants, sergeants and officers who have your safety as their number one priority. Through effective Community Policing, our goal is to increase quality of life and decrease the fear of crime for our community and business stakeholders. It is truly my honor to serve as your area commander. I promise I will continue providing the best customer service to our business and community stakeholders with pride, integrity, fairness and respect. I invite you to join us at our monthly Community Policing Council meetings to facilitate additional information sharing. I look forward to working with and for each and every one of you.

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Neighborhood Resources:

<https://www.cabq.gov/office-of-neighborhood-coordination>
The City's Office of Neighborhood Coordination states their mission as "To help create vibrant and thriving neighborhoods in the City of Albuquerque."

I highly recommend subscribing to their weekly E-news to stay up to date on relevant community events, trainings, services, etc.

Visit their YouTube channel:

www.youtube.com/channel/UCtPaOOlqsog7jRkxF0zRKjw

Resources for Schoolkids and College Students:

www.cabq.gov/youth-connect resources for elementary, middle and high school students

www.cabq.gov/student-guide resources for college students

Additional resources that we were not able to list here are available at <https://nextdoor.com/groups/7BarHOA>.



Councilor Cynthia Borrego

Westside Drive Update



Plans are shaping up to construct the full Westside Drive build out to include additional driving lanes, medians, turn lanes, bike lanes, ADA compliant sidewalks, and a multi-use trail. There are federal funds programmed for this project beginning in federal fiscal year 2019. The improvements will widen Westside Drive from one driving lane to two driving lanes in each direction, with a center turn lane. These improvements have the potential of reducing the long line of cars on Westside Drive during peak travel hours and create gaps between the groups of cars that are released onto Westside Drive from the traffic signals at Golf Course Rd. and at NM-528. The improvements will include a center turn lane to accommodate vehicles turning from westbound Westside Drive to southbound Seven Bar Loop. The center turn lane will allow vehicles to move out of the through lane while waiting to complete the turn movement and allow motorists turning west from north bound Seven Bar Loop an area to wait in to complete the movement to west bound Westside Drive. This will enable the north to west bound turning motorists to first cross the east bound lanes when there is a gap between cars and then wait to cross the west bound lanes when they become clear of oncoming vehicles.

The City's plans are at 30% design and we are in the process of working through the NM Dept. of Transportation's right of way acquisition process. Rio Rancho is assisting in the acquisition of rights of way and is very supportive.

Public input meetings will be held in late winter and before construction begins.

Please feel free to contact me by email: cynthiaborrego@cabq.gov or by phone at 505-768-3100. Alternatively, you may contact my Policy Analyst/Assistant Susan Vigil by e-mail: susanvigil@cabq.gov or by phone 505-768-3189. To stay current with City Council activities, please visit the City Council website at <https://www.cabq.gov/council>.

APD Crime Prevention Specialists

Crime Prevention Specialists, part of the Albuquerque Police Department are stationed throughout the city. There are two assigned to the west side: Pete Gelabert and Sandy Martinez-Pino.

Some of the free services offered by the Specialists are:

- Home security inspections – Want to be sure you have done everything you can to deter thieves? Ask Sandy or Pete to visit your home and they'll give you ideas on hardening the target, looking at your windows, doors, landscaping and lighting. Using their suggestions is strictly voluntary.
- Neighborhood Watch – Starting a neighborhood watch is simple. Sandy and Pete will do all the work for you and it's an opportunity to meet your neighbors. It takes about an hour at a meeting and then you can order the "neighborhood watch signs with the large blue eye." The block captain with other block captains will be invited twice a year to a meeting hosted by the APD chief of police.
- Weather-resistant No Soliciting signs – Tired of pesky solicitors ringing your doorbell? Ask Sandy or Pete for one of their No Soliciting signs. In Albuquerque solicitors are required to honor the No Soliciting signs. If they do not, they should be reported to 242-COPS.
- Personal Safety Training – Pete and Sandy can do training on how to stay safe in your home, your workplace and your car.

Sandy Martinez Pino
505-768-4815
spino@cabq.gov

Pete Gelabert
505-768-4873
pgelabert@cabq.gov



HOA MANAGEMENT

CORNER

Fall is a wonderful time of year in Albuquerque! Soon we'll be seeing balloons in the air every weekend and be looking forward to cooler weather. It will also be time for the HOA annual meeting which will be at a new location this year:

Hilton Garden Inn 1771 Rio Rancho Blvd SE, Rio Rancho

We will be meeting in the rear of the hotel. There is parking right by the doors as well as overflow parking in the dirt lot on the west side of the street. We will have plenty of seating for everyone so come join us. If you are concerned about our neighborhood, one of the ways to address your concerns is to take two hours and attend the annual meeting.

Another way to be sure your concerns are addressed is to volunteer for one of our committees: Finance, Rules, Landscaping, Architectural Control, or Newsletter. Or you could volunteer to be liaison to the city through our City Councilor.

Yes, volunteering is a time commitment but not a giant one and by volunteering you can have input as to what happens in the area. We have 648 homes in the subdivision and only about 25 volunteers. **MAKE A DIFFERENCE!!** Get involved. Protect your home's value. Help your community. Attend the Annual Meeting.

HOA database

Although we have made great strides in working with those who have contacted our office with correct emails, we are still over 150 emails short. We realize that some folks do not own or do not trust computers and we can live with that, but we are hoping there are still a few of you who have not provided your email and hope you will soon. It is faster and easier to communicate via email.

Contact Information for you

Do we have updated information for you? Have you changed your email, cell phone or home phone number? Did you get a post office box for your mail? **PLEASE** make sure we are notified of the changes so we can get correspondence to you in a timely manner.

WEEDS

Weeds have been a constant theme this summer and we appreciate those homeowners who have worked so hard to keep their weeds down. With all of the rain we have had it is a constant battle to keep up and some are not keeping up as well as we might wish. Cold weather is around the corner and it would be a good idea to have your yards clean before the cold weather sets in.

One of the items that we track for the HOA is homes that are rented. Sometimes tenants do not take as good care of the home as the owner would. If you are renting out your home and have a property manager and would like us to notify them if there are violations, please send contact information for the property management company to our office. We work very well with the property managers all over the city and would be happy to do the same for you.

Accounts Receivable

We have completed the process of notifying owners with past due accounts of their delinquency status. A number have contacted us and either paid in full or are making payments on the balance. Those that have made no contact with our office will have LIENS filed against their home within the next 30 days. The lien filing fee adds \$150 to the balance owed and will be added to the homeowner's account. If the balance owed is over \$1000, we will be asking the Board for permission to turn those files over to the attorney for legal proceedings to begin collection. **ANY FEES** charged by the attorney will be added to the homeowners account and will have to be paid in addition to the past due balance.

CONTACT Information:

Corder and Company

505-896-7700

Email: Associations@corderandcompany.com

Mailing address: PO Box 45960, Rio Rancho, NM 87174

Office located at 2207 Golf Course Rd. SE, Rio Rancho, NM



COMMUNITY *BUZZ*

SEVEN BAR



NORTH