

# SEVEN BAR BUZZ

Your source for community news

FALL/WINTER 2019

**HOA Annual Meeting  
November 14th, 7:00 pm**

First Baptist Church of Rio Rancho, 3906 19th Ave SE  
Rio Rancho, NM 87124.

**HOA Resident Survey**

**Please fill out and return by October 11th to  
enter drawing for \$50 reduction in 2020 annual dues.**

## GOING SOLAR IN SEVEN BAR NORTH

Nena Perkin

New Mexico ranks #13 in the country for savings from installing solar panels on homes according to the Solar-Estimate website (<https://www.solar-estimate.org>).

The Federal Solar tax credit is 30% in 2019, and will decrease to 26% in 2020, with continuing decreases in the years following. This tax credit is only for the owner of the system and is not valid for solar equipment leases.

New Mexico offers a property tax exemption for installation of a solar system on a home by not considering the improvement when calculating property tax assessment. Research shows property resale value may increase an average of \$5,911 per one kilowatt of solar installed.

If solar is installed as part of sustainable building efforts on a home, the state will also issue a tax credit. In order to qualify, the home must be certified sustainable by the U.S. Green Building Council. The value of the credit is determined by certification level. It is possible to earn as much as \$6.50 per square foot for having a sustainable solar home.

Last but not least, there is the net metering policy whereby the energy generated by a solar system is credited and applied by PNM to the electricity bill. Billing meters slow down or can actually spin backwards when solar is producing. At the end of the month PNM takes the reading and compares it to the last reading. If the result is net positive, there is a bill for that usage. If the solar system produced so much that the meter shows a negative balance, i.e. more kWh produced than consumed, then a credit is generated on the next bill. Visit the PNM website for details. <https://www.pnm.com/solar>

Neighbors in Seven Bar North who have installed solar, expressed satisfaction with their return on investment and were able to take full advantage of the tax credits and net metering policy. A word of advice, use a company that is well established to avoid surprises. The neighbors who provided feedback were motivated primarily by reducing their carbon footprint to protect the environment.

Michael Molitor, homeowner, provided this summary, "Averaged over the entire year our system produces enough electricity to cover what we consume, plus a little more. There is seasonal variation. Very generally speaking, during spring and fall our system produces more than we use, while winter is break-even and in summer, we use more than the PV panels produce. Solar PV as presently sold to homeowners does not mean that the home is off-grid. We are still connected to PNM for electricity when the solar panels are not producing enough to meet our usage. This happens anytime but notably at night and on cloudy days, or during summer AC use. If our panels produce more than we are using, the excess goes back into PNM's grid. In a sense, PNM is acting as a rechargeable electric battery. We think that having a solar PV system installed will be a positive factor when we sell the house."

For additional information and details, please visit the Solar-Estimate website (<https://www.solar-estimate.org>).



## UPCOMING EVENTS

*Please visit [www.7Barnorthhoa.com/announcements](http://www.7Barnorthhoa.com/announcements).*

# BOARD CORNER



Hello Neighbors!

The HOA Board hopes that everyone has had a pleasant summer as we ease through the monsoon season into the autumn months. A quick reminder to watch out for young scholars as you are driving down Sierrita and Seven Bar. School is back in session.

We are always looking for input from our HOA members. There is a short questionnaire in this mailing that we strongly encourage you to fill out and return. Homeowners who return the questionnaire will be entered in a random drawing for a \$50 reduction in 2020 HOA dues.

To enhance management of the HOA, the Board created an Executive Council (EC) consisting of the Board members, chairs of each HOA subcommittee (Architectural Control Committee [ACC], Communication, Compliance, Finance, and Landscape), as well as representatives of Corder and Company. The group meets three times a year to ensure the communication lines are open between the Board and the various subcommittees. We would like to welcome Nena Perkin to the EC as the new chair of the Communication Team. The Communication Team is responsible for our website (<https://7barnorthhoa.com/>), newsletter and other forms of communication with our community.

The EC met for the first time in April. At that meeting the EC decided to no longer send letters regarding yard maintenance from November through March. Yardwork is at a minimum during the winter and this timeframe brings expectations for homeowners into alignment with the service we expect from our landscape company in the common areas. The EC also agreed to extend the time between when the first and second letters about a possible covenant violation are sent. There will now be three weeks between the first two letters. So far, through the first six months of 2019, only 10% of courtesy letters escalate to another letter incurring a fee. It is great that the majority of our community takes pride in maintaining the attractiveness of Seven Bar North.

The Board also met with our attorney regarding the status and strategy for the ongoing Double R litigation. Unfortunately, there has been little movement from the insurance companies in our efforts to recover what was embezzled in 2012. Since the lawsuit is active, we cannot share much detail, but can say we are following a defined strategy with an eye on keeping the costs to a minimum.

You may have noticed new flowerbeds at the south entrance to our community and efforts along Sierrita and Seven Bar to trim back the bushes and trees. We are working with our landscape company to keep the sidewalks clear. The major landscaping effort under way is to begin the refurbishments of our walking paths. The first section from the Black Arroyo to Farola has been contracted and work will begin in September with an expected completion in late September. The Board is considering a Special Assessment to accelerate the efforts to complete the other three sections of the trails. Please give your input either via the enclosed flyer and/or at our Annual Meeting in November.

Finally, a quick reminder about the Annual Meeting in November. It is scheduled for November 7 at 7:00 pm at the First Baptist Church of Rio Rancho at 3906 19th Ave SE, Rio Rancho, NM 87124. Before the meeting, you will receive a mailing regarding key topics that the HOA Board and Executive Council need your input on before making decisions. Please plan to attend the meeting to make your voice heard! We will include proxy voting documents in case you are unable to attend.

We hope that everyone has a great autumn and we look forward to seeing you in November!

Sincerely,  
Board of Directors

## **Seven Bar HOA Executive Council**

### **President**

Scott Templeton  
[Scott.templeton@comcast.net](mailto:Scott.templeton@comcast.net)

### **Vice President and Architectural Control Committee (ACC) Chair**

Stephen Arguelles  
[Sarguelles23@msn.com](mailto:Sarguelles23@msn.com)

### **Secretary**

DD Lane  
[dorlienna@yahoo.com](mailto:dorlienna@yahoo.com)

### **Landscape Committee Chair**

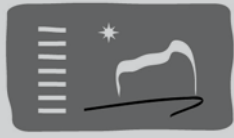
John Currier  
[Currierh2o@aol.com](mailto:Currierh2o@aol.com)

### **Compliance Team Chair**

Joan Gillis  
[joangnh@gmail.com](mailto:joangnh@gmail.com)

### **Communication Team Chair**

Nena Perkin



## Meet Your HOA Committee Chairs

Our Committee Chairs and all our volunteers provide a valuable service to enhance the management of our HOA. Feel free to send them an email and thank them for serving our HOA.

**Stephen Arguelles**, Architectural Control Committee Chair  
Montera neighborhood  
[sarguelles23@msn.com](mailto:sarguelles23@msn.com)

Stephen Arguelles also serves as Vice President of our Board. His bio was featured in the Spring Newsletter.

**John Currier**, Landscape and Maintenance Committee Chair  
Casas del Norte neighborhood  
[currierh2o@aol.com](mailto:currierh2o@aol.com)

John Currier grew up in Portland, Maine. After graduating from the University of Maine with a Forestry degree, he joined the USDA Forest Service and retired in 2000 after thirty years with the agency. John and his wife Barbara relocated to Albuquerque after retirement and moved into Seven Bar North in July of 2000. He also served in the Army Corps of Engineers for twenty-nine years. John has been active in the HOA serving on the Board, Architectural Control Committee, Rules Committee, and currently chair of the Landscape and Maintenance Committee.

John also volunteers at the Rio Grande Nature Center State Park leading nature tours for school and scout groups and works with Habitat for Humanity building homes for deserving families.

**Joan Gillis**, Compliance Team Chair  
Catamount neighborhood  
[joangnh@gmail.com](mailto:joangnh@gmail.com)

Joan Gillis grew up in New England spending her adult life in New Hampshire. She earned a Master in Business Administration and worked for a variety of companies as an Administrative Manager and often as the editor of company promotional materials.

In 2012, the lure of three granddaughters in Albuquerque was too strong to resist. When house hunting in ABQ, Joan and her husband quickly discovered that neighborhoods with HOAs had nicer common areas and neater homes than neighborhoods without HOAs. And that's how they ended up in the "highly desirable neighborhood" of Seven Bar North. Since moving to Seven Bar Joan has served on the Compliance Team becoming its Chair in 2018. She and Nena Perkin worked together to produce the first 7 Bar Buzz newsletter for the association in the fall of 2018. She also volunteers as a member of the Landscape Committee.

Besides spending time with the three granddaughters and volunteering for the HOA, Joan belongs to an active sewing group, enjoys classes and field trips at Oasis, and travels as much as she can. She also co-chairs a Parkinson's Support Group at the Presbyterian Healthplex offering support to persons with Parkinson's and their care partners.

**Nena Perkin**, Communication Team Chair  
7 Bar North Estates neighborhood  
[nenaperkin@gmail.com](mailto:nenaperkin@gmail.com)

Nena Perkin, a native New Mexican, was employed for 27 years in the Information Technology field for the State of New Mexico, followed by five years at PNM. She did a brief stint in the Washington, D.C. area, working retail and real estate. Nena and her husband moved to Albuquerque in 2005, finding the perfect home in Seven Bar North Estates. In Albuquerque, Nena worked with the Greater Albuquerque Chamber of Commerce followed by United Way of Central New Mexico. She tried entrepreneurship for a time, with a Home Décor business. She has served in leadership positions in a number of professional organizations and community service associations.

Nena has thoroughly enjoyed becoming active in the HOA. She serves on the Communication Team producing the newsletter, as well as building and maintaining the Seven Bar North HOA website. She is currently the Communication Team Chair.

Nena and her husband retired in 2014. Nena spends a lot of time traveling back and forth between southern California and Charlotte, NC visiting grandchildren. Nena's hobbies include traveling, home decorating, sewing, reading, and dabbling in political campaigns. Nena has always been passionate about philanthropy and community service.



## Compliance Committee

Joan Gillis, Chair

The six volunteers on the Compliance Team have had a busy summer working with Corder and Company to encourage homeowners to maintain the HOA in such a way that we can all be proud of it. We are pleased that so many of our neighbors maintain their properties without needing reminders and that those who receive reminders act on them promptly. For more Compliance news, please see the Board Corner and HOA Management article.

## Seven Bar North Market Update

August 2019

Stephen Arguelles, Chair

Albuquerque is still in a sellers' market and with just under 3,000 homes on the market, we have a low inventory level. This low supply drives the price point higher, where most buyers are paying a premium. Mortgage rates are at a 36-month low and we could see rates drop even further in September.

Jan – Aug 2019		Jan – Aug 2018		Mortgage Rates	
Active	8	Active	8	30- Year Conv	3.62%
Pending	3	Pending	N/A	15- Year Conv	3.12%
Closed	37	Closed	31	7/1-year ARM	3.25%
Avg. Days on Market	40	Avg. Days on Market	50	30- Year VA	3.50%
Avg. Sold \$/Sq. Ft.*	\$118.55	Avg. Sold \$/Sq. Ft.*	\$118.20	30- Year FHA	3.50%
*Price per square foot may vary with smaller homes usually selling for higher on average per sq/ft than larger houses.				Rates as of 8/10/2019	

## Architectural Control Committee (ACC)

Stephen Arguelles, Chair

Fall/Winter is upon us! Home projects often continue into this season. Remember to submit an ACC application for any changes to your home, even for something as minor as installing gutters.

The following are pitfalls we have seen that could easily have been avoided by following the approval process:

- Stuccoing/painting exterior of home with a color that does not fall within the "earth tones" palette,
- Installing or modifying a driveway in a manner that doesn't fit our neighborhood,
- Installing windows that don't fall in line with the rest of the neighborhood,
- Adding to your block wall that can't support additional blocks due to weight or city ordinance,
- Installing a fence down the property line without getting neighbors' approval,
- Adding a shed in the backyard that doesn't follow the covenants,
- Modifying/enhancing your project outside of the scope approved.

To prevent issues, get an ACC approval form and submit it to Corder and Company before you begin the project. Reference the CCRs you received when you bought your house. This document is also available on our website ([www.7barnorthhoa.com](http://www.7barnorthhoa.com)), along with the ACC approval form. Or contact Corder & Co, [associations@corderandcompany.com](mailto:associations@corderandcompany.com) or (505) 896-7700 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.

Seven Bar North is still proving to be a highly desired neighborhood and most homes are selling quickly!

## Communication Team

Nena Perkin, Chair

Our 7 Bar North HOA website (<https://www.7barnorthhoa.com/>) is a valuable reference tool for our residents. Not only do we cover all things HOA, we have also attempted to make it a primary reference for community information.

Looking for something different and interesting to do this weekend? Check our website! The Calendar of Events is continually updated with community events. Events that have already occurred are deleted.

Not sure who our State Representative is? Check our website! All of our elected officials complete with contact information are listed here.

Need to know where our neighborhood schools are? Check our website! City resources? Check our website!

A "Residents Only" option is in the works. We have experienced delays with making this option available, but we are continuing our work to bring this to fruition.

Feedback is greatly appreciated. Please contact any Communication Team member with comments. Need the Team's contact information? Check our website!

Interested in helping with this endeavor? We are looking for volunteers with Squarespace proficiency to assist. If you would like to volunteer, please contact the Communication Team at [nenaperkin@gmail.com](mailto:nenaperkin@gmail.com). We would welcome assistance!



## LANDSCAPE AND MAINTENANCE COMMITTEE

John Currier, Chair

### TREE REPLACEMENT

Fire blight continues to spread and infect our Bradford pears. The only effective treatment for plants already infected is to prune off the affected branches. The rest of the plant can be saved if the blighted wood is removed before the infection spreads to the roots. However, removal of large infected sections leaves a very unsightly tree. There is no known cure. Several pears were removed this spring and replaced with two Mesa Glow Maples and an Elm. We will continue to replace the pears with a variety of different tree species to reduce the possibility of insect and/or disease destroying a large number of trees at one time.

### TREE PRUNING

All HOA street trees have been pruned to comply with the City ordinance that requires limbs to be seven feet above the sidewalks. If any NBA players move into Seven Bar North, they will be able to safely walk our sidewalks. Should you note any trees that have limbs that impede your walking beneath them, notify Corder and Company and the trees will be addressed.

### SIDEWALK REPAIR

Sections of sidewalk on both sides of Sage Crest had to be replaced as the roots of the Ash trees planted between the sidewalk and street had buckled the concrete. Normally, the cost of repairing sidewalks is the responsibility of the adjacent homeowner. Because the HOA planted the trees that caused the damage, the Board felt it was the responsibility of the HOA to repair.

### SILVERBERRY REMOVAL

There are several Silverberry bushes along Seven Bar. Over the past twenty plus years the plants have outgrown their planting space and are encroaching upon the sidewalk. Heads Up trims the bushes back every five weeks during the growing season but the fast growing bushes overgrow the sidewalks in three to four weeks creating a safety concern. Last year we began to remove the Silverberry and replace them with other plants that are a better fit for the limited planting area between the block wall and sidewalk. This summer two large Silverberry adjacent to the flowerbeds were removed and replaced with Rose of Sharon. An Austrian (Black) pine was also planted on the west side to mirror the existing pine on the east side.

### TRAIL RECONSTRUCTION

The trail system has not had any real maintenance in over ten years. The Board has approved reconstruction of the entire trail system over the next couple of years. A contract has been let with Green Summit to reconstruct the trail from Black Arroyo to Farola Drive. The reconstruction will include:

1. Placement of 7/8" Mountainair Brown gravel between the trail and the abutting block walls. The gravel will be more resistant to erosion than the existing crusher fines.
2. The existing cobbled areas will be "top dressed" with 2" to 4" gray cobble.
3. Gray crusher fines will be placed on the trail; portions of the trail subject to erosion will be treated with poly pavement to stabilize the fines.
4. Brown steel edging will be placed on the side of the walking portion of the trail.
5. Four new trees and four new bushes will be planted on this section of trail.

Additional sections of the trail will be reconstructed in the future as funds become available.

### WATER TO THE WEST FLOWERBED

For several years the west flowerbed did not receive sufficient irrigation as it was at the end of a long irrigation section. Some of the perennial plants died from lack of water. Options for correcting the problem included installation of a new irrigation line dedicated to the flowerbeds (cost prohibitive), or replacement of the existing perennial flowers with other plants that required less water. The problem was solved when the irrigation control valve for the line serving the west flower bed broke and had to be replaced. The new valve allowed additional water to flow to the flowerbed. Five new perennial plants will replace those that did not survive the limited water that the bed received earlier in the summer.



## Councilor Cynthia Borrego



Among the major projects planned for District-5 is the Cibola Loop Community Complex to include on-site senior housing, a multi-generational community center, a library, and a pool. I have secured \$600,000 from the NM State Legislature's Capital Outlay funding, and am asking voters to approve another \$1,500,000 in November's ballot election. The Family and Community Services Department has already issued the Senior Housing Complex Request for Developer Proposals (RFP) and will begin their department's selection process in October 2019. Thereafter, the construction process will begin. Another major District 5 project, Westside Blvd., is slated to begin construction in 2021, with \$2,000,000 in funding included in the November Bond election.

Significant progress has been made during the past 10 months on upgrading Paseo Del Norte from Calle Nortena to Rainbow Road and Unser Boulevard from Kimmick Drive to the Boulders Subdivision. The vision is to expand these sections of Paseo Del Norte and Unser to four lane roadways with a median and bicycle and pedestrian pathways. In achieving this progress, we've worked with the City Administration, my fellow City Councilors, the Metropolitan Transportation Board and the State of New Mexico Legislative Delegation to District 5.

Council Resolution 18-84 passed in 2018 making these roadway projects funding priorities for the City of Albuquerque General Obligation Bond Program, the City Transportation Infrastructure Tax, New Mexico State Legislature's Capital Outlay funding and the Mid Region Council of Governments Transportation Improvement Program (TIP). The TIP program distributes funding gathered via the federal gas tax in the Albuquerque metropolitan area. Since establishing the Unser and Paseo del Norte projects as funding priorities, we acquired \$3,500,000 for Paseo Del Norte's Project Phasing and \$7,000,000 for Unser's Project Phasing for a total of \$10,500,000. Additionally, council staff and I established a Technical Team to develop the conceptual drawings, right of way dimensions, and preliminary plans for these Westside roads as well as pin-point right of way areas where purchases will be necessary. The Technical Team is further defining project building costs to include all vehicle lanes, and paved bicycle/walking trails on both sides of the roadways.

District 5 Fall Open House  
Thursday, September 26<sup>th</sup> at 6:00 pm  
NW Area Command Michael R. King and Richard W. Smith Jr. Memorial Substation  
10401 Cibola Loop  
Crime, homelessness, and the Multi-Generational Center Senior Housing RFP will be discussed.  
Local Refreshments will be served.  
Please attend! Your presence, questions, and participation make a difference in District 5.

## Farewell message from Commander Olvera APD NORTHWEST AREA COMMAND

Every year officers bid for the area command they would like to work in based on seniority. As we approach our upcoming bid effective August 31, 2019, we look forward to our continued efforts in deterring crime, reducing the fear of crime and increasing quality of life for our NW Area Command community and business stakeholders.

Our newly formed Problem Response Team (PRT) is a team specifically focused on addressing quality of life issues in high crime areas. They are currently working in the West Bluff business district. While the West Bluff area continues to be the main focus for our PRT in addressing crimes, we conduct operations including proactive policing utilizing our PRT and Bike Units across the Northwest sector. Team members also address community concerns during community meetings.

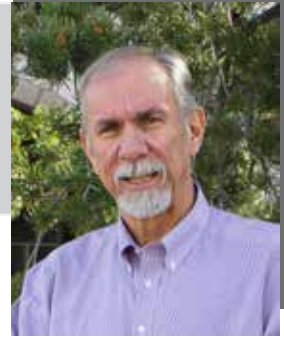
Speeding is still a main concern for our area command. We have and will continue to increase visibility and enforcement in areas where speeding is a common occurrence. This will include more traffic stops.

We also continue to work closely with City Councilor Borrego and City Councilor Sanchez in addressing and solving issues pertaining to our area command, so the northwest part of Albuquerque continues to be a safe community.

In an effort to continue a strong bond with our community, we will be working closely with the Taylor Ranch Community Center in arranging for officers to show up in after school programs to spend time with students and staff.



# HOA MANAGEMENT



Summer time has come and GONE; the kids are back in school and the monsoons are DONE??

However, the weeds are not! Please help us by keeping up with the removal of weeds in your yards. This helps the subdivision look welcoming and inviting to your guests and home buyers who are looking in the area. Seven Bar North is an area in high demand. Homes that are well taken care of will sell very quickly. It is in everyone's best interest to keep the area looking clean and attractive.

Please WELCOME our new Compliance Manager, Roberta Martinez. Roberta is driving the subdivision twice a month or more and is utilizing our new software to enhance our process. Each letter she sends out now has a picture included making it easy to identify the problem.

You may be wondering what approach we use to identify someone who has weeds that constitute a violation. The City of Albuquerque definition and code for weeds simply says that weeds taller or wider than 4 inches must be removed from the front or side yard of your home. We also use this standard. This is an actual city ordinance that allows the city to impose fines and take legal action if you were not to comply with the ordinance. Our HOA is not as forceful, but will send out letters that incur fines if you do not comply with the requested action after the first letter.

The David Bowie song from the '70s that talked about changes is very true today. Changes are occurring all around the subdivision. The new Morningstar Memory Care facility will be opening at the corner of Westside and Golf Course; the new Suites rehab center is about ready to open and more construction in the area is on the way. Thanks to all of your calls to City Hall, the cracks in the roads throughout the subdivision have been repaired. As far as Westside Blvd. is concerned, the planning process is moving forward slowly with no funding in the near term to actually build the new road.

Our office is busy working with the Board to begin the planning for the annual meeting in November. We work with the ACC coordinating requests sent for their review and with the Landscape committee on the changes and rehab of the walking trails. We work with the Compliance Team getting their input about violations before letters are sent to homeowners.

If you have any questions please send us an email, call us, or stop by the office. Annette, Roberta or I will be happy to be of assistance to you.

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I invite you to our monthly Community Police Council (CPC) meetings which occur every 3rd Wednesday of the month at the Taylor Ranch Community Center from 6:00 - 8:00 pm. We continue to recruit Neighborhood Watch Block Captains. Please contact Crime Prevention Specialist Pete Gelabert at 505-803-2982 if you are interested in serving in this capacity for your neighborhood. Please visit our website for updates and events at [www.northwestareacommand.com](http://www.northwestareacommand.com).

Lastly, as you might be aware, I will be retiring September 13, 2019. Of the 21 years of service, the last year and a half as your Northwest Area Commander has been the highlight of my career. Thank you for placing your trust in me and my officers. I will truly miss my Northwest Community.

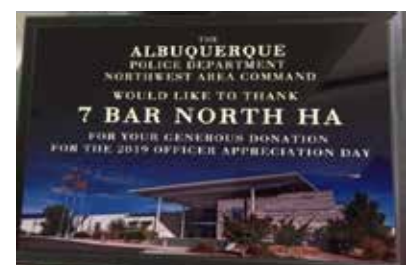
*HOA gift cards presented to Commander Olvera.  
Nena Perkin, Commander Olvera, Joan Gillis,  
Dubra Karnes-Padilla*



## APD NW Officer Appreciation Day

The APD Northwest Area Command celebrated Officer Appreciation Day on August 2nd. Our HOA contributed to this event by donating several gift cards for the Commander to distribute to the officers.

In return, our HOA received a plaque from the Northwest Command to thank us for our generous donation. The plaque is on display at Corder & Company. Drop by and take a look!



# COMMUNITY BUZZ



SEVEN BAR



NORTH