

# SEVEN BAR *Buzz*

*Your source for community news*

**SPRING/SUMMER 2018**

## ENJOY OUR NEIGHBORING CITY PARKS

Spring and summer weather bring more outdoor activities. Take the time to explore our city parks within walking distance: Tres Placitas Park at 10600 Pueblo Place NW, and Salida del Sol Park at 4419 Driftwood Avenue NW. Both parks are accessible via the walking path along the Black Diversion Channel. An additional park nearby is Haynes Park in Rio Rancho, which also includes a pool. Have fun in the sun, and don't forget your sunscreen and plenty of water!



### UPCOMING SPRING/SUMMER EVENTS

2018 Season - Albuquerque Isotopes Baseball	May 1 - Ongoing
Exhibition: Da Vinci, The Genius New Mexico Museum of Natural History & Science	May 1 - July 29
Rail Yards Market	May 6 - October 28
Rio Grande Valley Celtic Festival 2018 Balloon Fiesta Park	May 19-20
Albuquerque Wine Festival Balloon Fiesta Park	May 26- 28
2018 Great Southwest Track & Field Championships UNM Track & Field Stadium	May 31 - June 2
Albuquerque Film & Music Experience	June 4 - June 10
31st Festival Flamenco Internacional De Albuquerque National Hispanic Cultural Center & Rodey Theatre	June 9 - 16
Albuquerque Pridefest EXPO New Mexico	June 9
Meeting: Northwest Area Command Community Policing Council - APD Northwest Substation	June 19
15TH Annual Pork & Brew Santa Ana Star Center	June 29 - July 1
Lavender In The Village Agri-Nature Center	July 7
Route 66 Summerfest Nob Hill	July 21
Downtown Summerfest Civic Plaza	August 4
20th Annual Great SW Antique & Vintage Show EXPO New Mexico	August 4-5
Westside Summerfest	August 18
Somos Albuquerque Movies on the Plaza 2018 (Recurring weekly on Wednesday, Friday)	August 25 - Sep. 28

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

SEVEN BAR

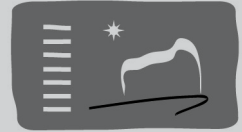


NORTH

HOMEOWNERS' ASSOC.

# SEVEN BAR NORTH

## A Highly Desirable Community



Dear Neighbors,

When searching for a home in 2014, we kept coming across Albuquerque westside real estate listings with the tag line, "Seven Bar North; a highly desirable neighborhood." We visited the neighborhood several times before we made an offer on our home. On our visits, we noticed the homes and yards were well maintained, walking paths were available and the landscaping leading to the different neighborhoods and paths created an inviting, cohesive environment in a terrific location.

We learned the neighborhood was governed by a Home Owners Association. Having never lived in an HOA, we were unfamiliar with what this might mean. However, we were looking forward to moving into a neighborhood where property upkeep, rule compliance and creating a cohesive appearance were understood by homeowners thus ensuring property values remained high and it would be easy to sell our home, if necessary. It seemed reasonable purchasing within an HOA would be beneficial to us in many respects.

For this newsletter, the latter statement led me to seek research about the benefits of HOA governance and property values. The literature is limited, making it difficult to determine a direct correlation between HOAs and property value. What we do know is approximately, 63 million Americans chose to purchase homes within an HOA. (2017 Personal Finance News.com). So why do we move into an HOA? You will recognize the following theories, because they were most likely factors in purchasing your home in the Seven Bar North HOA:

- Location - good schools - early childhood, K-12 and higher education; low crime rates; distinctive architecture; cultural opportunities; parks, bike trails and recreation areas; pleasing views; access to healthcare and active faith-based organizations.
- Covenants – reasonable in their scope and well-communicated to homeowners. Covenants protect the majority from the minority who threaten to bring neighborhoods into distress mode ultimately affecting home values.
- Assessment or dues – The more amenities the higher the monthly or yearly dues, which on average can range from \$50 to \$500 a month. I would say our \$185 yearly fee to maintain the trails, landscaping, and some hardscape is a steal.
- Property management – Accountable and ethical. After 2014, need I say more? Provides a mechanism to collect the annual dues.

While I may not have proved your house will be worth more next year, I hope I did convince you that through the HOA we all work to keep the tagline – "Seven Bar North - A Highly Desirable Neighborhood" - alive and well.

Dubra Karnes- Padilla  
Rules Committee

## Board of Directors

### OFFICERS

**Peter Conlin**  
President  
[paconlin5@hotmail.com](mailto:paconlin5@hotmail.com)

**Stephen Arguelles**  
Vice President  
[sarguelles23@msn.com](mailto:sarguelles23@msn.com)

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

### COMMITTEE CHAIRS

**John Currier**  
Rules and Landscaping  
[Currierh2o@aol.com](mailto:Currierh2o@aol.com)

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

### COMMITTEE

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

**Nena Perkin**  
[nenaperkin@gmail.com](mailto:nenaperkin@gmail.com)

**Beth Griffin**  
[griffinzoo@gmail.com](mailto:griffinzoo@gmail.com)

If you would like to receive the Seven Bar Newsletter by email, please send a request to Jack Corder at [Jack@corderandcompany.com](mailto:Jack@corderandcompany.com).



## BOARD

## CORNER

### NEW DOGIPOT - PLEASE BE CONSIDERATE

The Board approved the purchase of and John Currier installed a new DogiPot waste station. Stations are located along the pedestrian walkway at the intersections of Sierrita, Seven Bar and now Farola. You are encouraged to take several bags from these stations so that you will have them available during your walks when they are needed. When pet waste is not picked up, it does not magically disappear or fertilize the ground. Eventually it ends up in stormwater which is not treated before it reaches the river. Pet waste contributes to poor water quality. Please pick up after your dog.



### VOLUNTEERS AND THE HOA

With the exception of Corder and Company and Heads Up Landscaping, Seven Bar Homeowners Association is run entirely by volunteers. Members of the **Board** deal with the budget and business side of the association, and interface with Corder and Company who takes care of the administrative details.

The **Rules Committee** identifies and reports infractions of the covenants so they can be corrected. This same committee keeps an eye out for weeds that need to be removed by the homeowner or tenant.

The **Landscape Committee** monitors the health and status of our trees, bushes and flowers. This committee works with Heads Up Landscaping, the company that keeps our community looking properly groomed and well taken care of. A volunteer on this committee maintains the flower beds at the entrance on Seven Bar. Another member can be seen around the association caring for the irrigation system and pruning problem branches in the common areas.

The **Architectural Control Committee** (aka the ACC) works to see that the character and atmosphere of the association is maintained.

The **Newsletter Committee** - well, they produce the newsletter.

Some unofficial volunteers include the woman who picks up litter during her daily neighborhood walk, along with many other residents who improve our surroundings by disposing of any visible litter. Two residents routinely attend City Council and Community Policing meetings to learn what is happening in the city that might affect the association. And finally, there are two people who make sure the DogiPots (aka poop stations) have an ample supply of bags for scooping the poop.

The association appreciates and thanks all these volunteers.

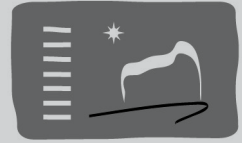
### Volunteers Wanted

**If any of the committess described on the left interest you, the HOA is always looking for new volunteers. Help maintain your home's value and community by working with the association.**

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

# COMMITTEE

## CORNER



### LANDSCAPE AND MAINTENANCE COMMITTEE

John Currier (Chair)

Heads-Up, our landscaping company, began its spring maintenance in mid-March by spraying pre-emergent and emergent herbicide to control the weeds along Sierrita, Seven Bar, Westside Boulevard and the pedestrian walkways. The crew will address any weeds throughout the growing season when they service the areas. The irrigation has been turned on for the season. There are several miles of irrigation line and thousands of emitters. If you see any leaks, please contact Jack Corder [our HOA Manager] at Corder and Company: Office 505-996-7700, Cell 505-615-0405 or Emergency after hours contact 505-933-4442. Jack can also be reached via email at Jack@corderandcompany.com. Try to be as specific as possible when describing where a leak is located.

Dubra Karnes-Padilla will begin to work on the flowerbeds on both sides of Seven Bar at the Black Arroyo bridge in the upcoming weeks. If you are interested in assisting Dubra with the flowerbeds or have suggestions on what flowers to plant, contact Jack Corder at Jack@corderandcompany.com.

Once the trees are fully leafed in May, we will evaluate what trees need to be removed/replaced. There are several new species - Elm, Mesa Glow Maple, Catalpa - as well as our traditional plantings of Ash, Bradford Pear and Purple Leaf Plum that we will be considering. If you have any recommendations on species of trees to plant, email me at Currierh2o@aol.com.

Many of the original HOA bush and shrub plantings are over 20-years old. The plants are becoming woody, are not flowering, and are dying back. We will begin replacing them this year and over the next several years will complete this project. It has been over 10-years since any work has been done on the pedestrian walkways and they will need to be refreshed with additional stone and crusher fines in the future.

### RULES COMMITTEE

We all enjoy the beauty of our neighborhood landscaping, both in our common HOA areas and walkways, and in our own yards. In order to maintain the quality of our area (as opposed to some of the nearby neighborhoods), we agree to certain requirements and provisions, and these are spelled out in the rules of our covenants. Our Rules Committee will begin monthly checks of the Association in April, and will continue checking through the growing season.

The primary things the committee checks are:

- Weeds: With the coming of spring after a mild winter, the weeds are already coming on strong. Please remember that you must address/remove/control the weeds in your yard from the side wall next to your house out to and including the gutter of your street. If you live on a corner, you are also responsible for the side street that abuts your house as well.
- Bushes and plants that encroach on the sidewalk: need to be trimmed back so they clear the sidewalk.
- Dead trees and bushes: must be removed, and if possible, replaced to keep your yard looking nice. There are recommendations for trees and bushes on the city website and on the water authority website.
- Branches that hang over the sidewalk: must be at least seven feet above the sidewalk.
- Grass that did not survive the winter: must be re-sodded, re-seeded or replaced with other landscape treatments
- RVs, trailers, boats, commercial vehicles: cannot be parked in the Association except as outlined in the covenants. Owners may bring these vehicles into the Subdivision for short periods of time prior to and immediately following use to prepare them for use and to prepare them for storage elsewhere.

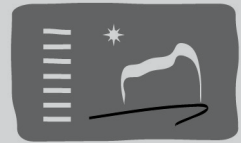
And thanks for keeping our neighborhood beauty vibrant and pleasing to all who visit, drive through and live here.





# COMMITTEE

## CORNER



### THE ARCHITECTURAL CONTROL COMMITTEE (ACC)

Stephen Arguelles (Chair)

It's that time of year when home improvement projects are on the horizon. 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: raising block walls, installing a side gate, pouring a concrete driveway or pathway, building gazebos/patios, adding hot tubs, sheds, or wind sails. One of the most common requests we get is to re-stucco or repaint the exterior of the home. Here is an excerpt from the Design Guidelines in Section 8.03 of our Conditions, Covenants, and Restrictions: *"The exterior finish of homes must be principally stucco, the principal color of which shall be earth tones or muted pastels. Brick homes shall not be permitted, however, brick accents approved by the Committee may be permitted."*

To get the latest ACC Application please email Jack Corder at [jack@corderandcompany.com](mailto:jack@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.

## WELCOME COMMANDER OLVERA, APD NORTHWEST AREA COMMAND

Welcome to our neighborhood, Commander Donovan Olvera!

A native from El Paso, Texas, Commander Olvera joined APD in January 1999. Prior to joining APD, he served in the U.S. Navy and is a Persian Gulf veteran. Commander Olvera's experience includes Field Service Patrolman, DWI Officer, Narcotics Unit Detective, Property Crimes Division Sergeant, Field Service Division Sergeant, CIT Division Lieutenant, Criminal Investigations Commander and Valley Area Commander. Commander Olvera is a skilled professional with extensive knowledge and experiences in Community Oriented Policing, Management, Project Administration, Area Command, Strategic Planning, Staff Administration, Communications and Problem Solving.

Commander Olvera received his BSOE, Wayland Baptist University (Cum Laude, 2010), and is also a graduate of the FBI National Academy (2015). He also serves on the following Boards and organizations:

- Board Member and APD Liaison, Bureau of Justice Administration's Veterans Court Committee
- Board Member for the Bernalillo County Forensic Intervention Consortium (BCFIC)
- Member of CIT International
- Member of the Police Executive Research Forum (PERF)
- Member of the International Chiefs of Police (IACP)



Welcome again, Commander. We look forward to working with you to keep our community safe.

# Councilor Cynthia Borrego

## Activities: January–April 2018



Greetings 7 Bar HOA members! In summary, my priorities for my service as District 5 City of Albuquerque Council member include: fighting crime, community policing, addressing infrastructure needs, as well as enhancing lighting, beautification and anti-littering efforts in the District's neighborhoods and commercial centers. At the 2018 Roundhouse Session I submitted three proposals to address dangerous and clogged area intersections and roadways:

1. Paseo del Norte capacity improvements between Kimmick Rd. and Universe Blvd.
2. Improve safety and traffic flow at Eagle Ranch Rd. and Paseo del Norte.
3. Improve safety and traffic flow at Anasazi Ridge Ave. /Kayenta Pl. near McMahon Blvd.

Unfortunately, the initiating phases of these projects were not placed on the 2018 State Legislature priority list and were left unfunded. I am exploring alternative financing and creative designs to immediately impact these three dysfunctional west side roadways and intersections and continue to work with Mayor Keller's new administration to tighten District 5 Legislative street funding proposals. In February, I met with State Legislators to the District to discuss tactics to strengthen funding proposals for the three street and intersection improvements listed above.

At my first District 5 Open House held February 27th, crime, community policing, traffic safety projects and road improvements were discussed. My priorities are moving forward as follows:

- Redesign and refurbish the Cottonwood Mall Police Substation (Councilor funding at \$120,000).
- Laptops, technology equipment, and two new Police Video Trailers (PVDs) for the NW Police Substation (Councilor funding at \$80,000).
- NW Firefighters will receive state of the art heat detection equipment, automatic chest compression mechanisms, and a wildland truck and wildland truck fire

safety equipment to address dangers on the volcano escarpment, and the Bosque (Councilor funding at \$195,546).

My vision for Albuquerque's celebration and beautification leads me to speak to and support the historical values of the City of Albuquerque and its future promise to the credit of its residents, businesses and organizations. Under my direction during the last winter months of 2018, derelict properties have been swept into upstanding real-estate. Weeds and other nuisance zoning issues such as improperly parked vehicles have been removed or repaired. Paseo del Norte recently underwent several trash and litter sweeps due to my office's diligence and the cooperation of The New Mexico Department of Transportation. Trash along portions of Unser Blvd. was called in and removed by The City of Albuquerque's Solid Waste Department. I am analyzing additional legislative measures to curb littering in the city and improve residents' visual experience of their urban environment.

I persistently advocate for neighborhood connectivity around schools and neighborhood street safety. A few examples include the placement of a speeding van at Ventana Rd. and Universe Blvd. and the placement of speeding cameras and patrols at Golf Course Rd. and Paradise Blvd.

I proudly serve the needs and visions of Albuquerque's District 5 and strive to actively respond to the wishes of residents and institutions in the area. Please feel free to contact me by email: [cynthiaborrego@cabq.gov](mailto: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](mailto: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>.

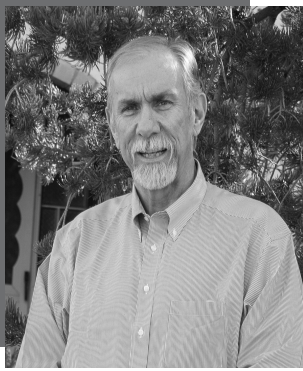
## JOIN THE COMMUNITY GROUP



# Nextdoor

For those of you who would like to be in the loop regarding current neighborhood happenings, please consider joining the Nextdoor Haynes Park Daily Digest at <https://nextdoor.com/login/>. If you do not have an account, follow the prompts to create an account.

To make it more effective as a communication tool, we have created a 7Bar HOA group. To join this group, click on the Groups tab on the left menu. This will list existing groups. Click on 7Bar HOA, and click on Join Group. You will then see any messages that have been posted in this group. We welcome any messages/events that you would like to share specific to our neighborhoods and our HOA.



# HOA MANAGEMENT

## CORNER

Seven Bar North HOA consists of several small subdivisions with a total of 648 homes.

**Rentals** - We try to keep track of the number of rentals but owners are not required to report that information to the HOA. I estimate that we have about 15% of the homes in the HOA as rentals, between 80 and 100 homes. That number is going down a little as some of the rentals are being sold. Each homeowner is responsible for the upkeep of their property. If there is a problem with parking, landscaping or any other violation of the covenants, the homeowner and not the tenant will receive a letter. The owner is also on the hook for any fines that are generated by the tenant as the assessments go on the owner's account.

**Foreclosures** - Currently we have about 5 homes in the subdivision that are in foreclosure. Some are just in the beginning stages and some are getting ready to go on the market. The HOA monitors the homes that are known to be in foreclosure to try and keep them looking good. Most lenders work with the HOA to keep the yards in shape but if the association spends any money to clean up a property before the lender acquires the home, that money will most likely not be reimbursed to the HOA.

**Annual dues** - Currently we have about \$60,000 in past due fees. This amount is spread over about 90 homes with amounts due ranging from \$200 to over \$2000.

This year the following actions will be taken with delinquent accounts:

1. Homeowners with a balance over \$400 will have a lien placed against their home at an additional cost of \$150, plus the letter warning them of the lien at \$50.
2. Owners with a balance that exceeds \$800 will be turned over to the association attorney for the start of legal action to collect the balance due. Attorney fees could add \$500 or more to the balance due and ongoing charges will continue to accrue. This legal action will be reported to the credit bureau and will impact the homeowner credit report.

**Home sales** - When an owner puts their home up for sale, the title company or the broker will contact Corder and Company to get the required information to comply with State Law for disclosure to the new buyers. A package is sent via email to the broker or title company for delivery to the new homeowner. The packet contains the covenants and by-laws as well as financials, and a welcome letter with a homeowner information sheet to return to Corder and Company. This way all new homeowners know they are part of an HOA and have the needed information to comply with the covenants. Once Corder and Company receives the new homeowner information, they update their database. If the selling homeowner owes the association money and there is a lien against the home, there is a \$40 charge to release the lien for notary services and filing fees, and the closing cannot take place until the lien is paid in full.

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## Corder and Company Goes Digital

Earlier this year, Corder and Company installed new software which has been a big hit with HOA members. A number of residents have made their payments online and love the convenience. Requests from homeowners for information as well as reports of problems have also been coming through the software. About 65% of the homeowners have provided their email addresses. If you have not yet signed up, send an email to [associations@corderandcompany.com](mailto:associations@corderandcompany.com) with your contact information and they will send you the link to your own portal to make payments and see what is going on. Having everyone's email address will speed HOA communication. Thank you - Jack Corder

### Receive newsletter via email

#### Convenient and Economical

- Access listed websites with a simple click
- Save the HOA money

Send your email address to [jack@corderandcompany.com](mailto:jack@corderandcompany.com)

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SEVEN BAR



NORTH