

SEVEN BAR BUZZ

Your source for community news

SPRING 2020

Welcome Spring!

Board Corner

Scott Templeton

Spring is here as this issue of our newsletter hits the website! This is one of my favorite times of year when the chill is still in the morning air and the warmth takes over through the day. One of the best things about our community up here on the hill is that it is set back a little from the hectic hustle and bustle of the city and the traffic. Although we see more activity on Seven Bar North and Sierrita than we used to, the neighborhood is relatively quiet and we still have some nice visitors from nature that drop by for a quick hello.



This winter the Cooper's Hawk that lives in our area started to visit our

corner in the early mornings and evenings searching for a quick meal. So far, he hasn't found any to our knowledge and we enjoy watching him as he perches in the tree. The trees and foliage in our community are one of the items that we love about Seven Bar North. Spring is the time that all of us start to clean up the last remnants of winter – leaves, dead branches and even take down some of the dead and dying trees. It is also when the HOA begins to

monitor for landscape violations so please take a moment to scan your yard for items that should be taken care of in order to avoid those pesky violation notices.

Spring is also when our landscaping contractor will start maintaining and cleaning the main thoroughfares through our community and the walking trails. This year we have contracted to have them cycle through our areas every three weeks instead of five weeks in order to try and stay ahead of the weeds and trimming after receiving feedback last year. If you notice that things look a little more maintained this spring and summer please let us know so we can plan for next year.

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Speaking of the walking trails there will be more activity on that front this spring as well. We have contracted to refurbish the trail between Seven Bar and Sierrita along with the access paths. This will include replacing and adding more foliage. The priority of choosing this section of trail was made by vote at our Annual Meeting last November along with the number of recent repairs required. *(cont. page 2)*

Board Corner (cont.)



When my puppy takes me for a walk through the neighborhood it isn't unusual for us to see a roadrunner in the evenings. We have seen a family of them along the trails and sometimes they stop in to pay a visit. Hopefully the increased vegetation will keep them in the area.

While walking the trails with your pets please take a moment to clean up after them and take advantage of our Dog-i-Pot pickup bags and trashcans. A tip to remember about the doggie bags is to tie them to your leash – that way you always have one handy for cleanup and when you dispose of it you can just tie another one on the

leash!

One more item I'd like to mention is that all of our HOA activity – landscaping, monitoring, finance, communications and oversight is done by neighbors volunteering their time. We are always in need of support in this area. If you would like to help out and support your community please give Corder and Company a call (505-896-7700) or email (associations@corderandcompany.com) – they will refer you to the correct contact to volunteer!

Have a great spring everyone!

SEVEN BAR REAL ESTATE MARKET

Stephen Arguelles

Albuquerque is still in a Sellers' market and with just under 2,000 homes on the market, we have a very low inventory level. This low supply drives the price point higher, where most Buyers are paying a premium. Conventional Mortgage rates are the second lowest they have been since October of 2016.

Seven Bar North Home Sales Aug 2019 – Feb 2020		Seven Bar North Home Sales Aug 2018- Feb 2019		Mortgage Rates	
Active	1	Active	N/A	30- Year Conv	3.50%
Pending	2	Pending	N/A	15- Year Conv	3.12%
Closed	18	Closed	24	7/1-year ARM	3.37%
Avg. Days on Market	33	Avg. Days on Market	44	30- Year VA	3.62%
Avg. Sold \$/Sq. Ft.*	\$125.63	Avg. Sold \$/Sq. Ft.*	\$117.06	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 2/15/2020	

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

Keep our neighborhood highly desirable.
Volunteer for our Compliance Team. Contact Joan Gillis, joangnh@gmail.com.

COMMITTEE CORNER

LANDSCAPE COMMITTEE

John Currier, Chair



Landscape Contract

The Landscape contract awarded last year required the HOA property to be serviced on a 5-week rotation. That rotation did not adequately address our landscaping needs. Bushes were over growing the sidewalks and weeds were sprouting up between treatments. A new contract was put out for bid in January that provided for a 3-week rotation during the growing season (March to October) and a 5-week cycle during the non-growing season (November to February). Yellowstone Landscaping, formerly Heads Up, was the low bidder and will continue to provide our landscaping service. The new contract started March 1st. We anticipate that the appearance of the HOA will be enhanced with this new schedule.

Tree Replacement

Fire blight continues to spread and infect our Bradford pears. There is no known cure. Several pear trees on Seven Bar between Westside Blvd and the trail entrance have been infected for several years. After the trees leaf out, each of the infected trees will be evaluated and two will be replaced with Live Oaks. Live oak is an evergreen species that retains its leaves in the winter.

Bush Replacement

Many of the original bushes and shrubs planted along Seven Bar and Sierrita are 25-years old and are dead or dying. The association will continue its plan to remove the older plants and replace them with new more vibrant plants. Four to six plants will be replaced this spring. In addition, we will evaluate the recent plantings and any that have not survived the winter will be replaced, at no cost to the association, by Yellowstone Landscaping.

Silverberry Removal

There are Silverberry bushes along Seven Bar that have outgrown their planting space and encroach upon the sidewalk. Yellowstone trims the bushes but they are fast-growing and quickly overgrow the sidewalks. Two years ago, we began to remove the Silverberry and replace them with plants that are a better fit for the small planting area between the wall and sidewalk. This year two Silverberry bushes south of Leno will be replaced with other plantings.

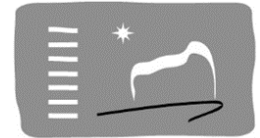
Trail Reconstruction

Reconstruction of the trail system was begun last year with the trail from Black Arroyo to Farola being completed. The section of trail from Seven Bar to Sierrita, to include the four access trails from Stowe (2), Saddleback and Whistler, will be done this year. The contract is out for bid. Work should start by late spring. The materials used in the Black Arroyo to Farola section will be used again in this section. There are several steep sections along the main and access trails that will require additional stabilization.

Foliage along this section of the trail will be evaluated. Several trees (those growing against the block wall) as well as some dead and dying bushes will be removed. New trees and bushes will be planted and irrigation will be installed for the new plants. This component of the project will be completed before reconstruction work begins.

ARCHITECTURAL CONTROL COMMITTEE

Stephen Arguelles, Chair



Good news! We have no current ACC violations in the community. Other stats:

- ACC Violations sent to Legal - 1 Home in 2019
- Homes in Seven Bar North HOA that have gone into Foreclosure - 6 Homes in 2019

ACC Application available on our website for downloading: <https://www.7barnorthhoa.com/governing-documents>

COMPLIANCE TEAM

Joan Gillis, Chair

When the time comes to sell your home, you will be happy to hear that Realtors have long considered Seven Bar North HOA to be a highly desirable neighborhood. Right behind the location itself as a reason for the highly desirable label, is the neat appearance of the homes and grounds within the HOA. The Compliance Team works with the management company and homeowners to ensure that neat appearance is maintained. As is mentioned elsewhere in this newsletter, spring is a great time to get a head start on yard cleanup, landscape maintenance and weed control. Yes, those pesky things are already rearing their heads.

While the Compliance Team and Corder and Company monitor the area for compliance with the HOA covenants, you are welcome to report something you believe to be a violation by contacting Corder and Company (505-896-7700, associations@corderandcompany.com). Even better volunteer for the Compliance Team by contacting Joan Gillis (joangnh@gmail.com).

Let's all work together to maintain the "highly desirable" designation. It's in our best interest.

COMMUNICATION TEAM

Nena Perkin, Chair

Please welcome our new Communication team volunteer, Candyce Jacobs. Candyce lives in the Estrella del Norte neighborhood. Have you visited our Facebook page yet? Please like and follow [Seven Bar North Community](#), and thank Candyce for keeping us up to date on Facebook!

MANAGEMENT CORNER

Jack Corder, Corder and Company



Spring is HERE!

As we enter spring time our Compliance Manager, along with the Compliance team, will begin checking landscaping and yards. We encourage you to take this time of year to get all of those nagging little items taken care of before the full growing season hits.

Home Status

We have seen quite a few homes selling because of the active market. Foreclosures in the subdivision are down to under 5 that we know of. The ratio of homes to foreclosures is less than 1%. The number of rentals in the subdivision changes, as some homes that were rentals previously have been sold. We have an estimate of about 120 homes that are currently being rented. (Cont. page 5)

Management Corner *(cont.)*

Delinquencies

We are working with the Board of Directors to monitor the association owners' past due accounts. Currently there is about \$42,000 that has been outstanding for 90 days or more. That is down from over \$57,000 at this time last year. A number of owners will be put on notice about their balances, and we will be filing liens against those homes if the balance is not paid in full within 30 days of the notice. This is the impact to the homeowner:

- | | | |
|-------------------------------|--------|---|
| 1. Balance past due of | \$900 | (THIS IS AN EXAMPLE ONLY) |
| 2. Intent to file lien letter | \$50 | If no payment in 30 days a lien will be filed |
| 3. Lien filing fee | \$150 | |
| 4. Total balance now due | \$1100 | Plus interest due on balance at 12% per year. |

If the owner still ignores the lien, the Board may choose to seek legal action which could add \$2000 - \$3000 to the balance due. We have not sought a foreclosure against a home but that is available under the laws of the State of New Mexico. If you are having financial difficulty, please contact our office and we can work with you to figure out a solution.

Westside Boulevard

Just a note about the re-construction of Westside; in talking with the city engineer we have been told that the design is about 90% complete and that construction may begin in the 2nd Quarter of next year. John Currier has been in discussions with the city about the landscaping along Westside and will be the Association's contact person for working with the city during this part of the project.

SAFETY SERVICES

Candyce Jacobs

At some point in our lives, most of us will have to call for the police, fire department, or an ambulance. Our first inclination is to simply pick up the phone and call 911 because it is quick and easy. Here is a primer on when and how to call 911 and what to expect when you call. Keep in mind that these are general guidelines and if there is ever any doubt in your mind about the proper response to any given situation, you should always err on the side of safety. 911 dispatchers are trained to obtain specific information regarding your emergency. These are referred to as key questions. What is the address? Cross streets? Phone number? Who am I speaking to? Tell me exactly what happened? Giving this information to the operator is very important, please keep in mind that by answering the questions this is not delaying help, there is another dispatcher who will be sending the appropriate response. Fire and EMS dispatchers are specially trained to give instructions for emergencies and these instructions should be strictly followed without argument. They may save not only your life, but also that of someone else.

The Albuquerque Police Department offers a Citizen Academy. The Academy is designed to teach citizens about the philosophy, policies, and guiding principles of law enforcement and ethical conduct governing police services in our community. Students will receive classroom instruction by personnel from many police department divisions including presentations and demonstrations from Homicide, Crime Lab, Narcotics, K-9, and SWAT. Once training is completed, students are given the opportunity to complete an eight-hour ride-along with a police officer. This ride-along is usually an eye-opening experience for many students as they get to see the real day-to-day activities of the police. Contact the Albuquerque Police Department Academy 343-5000 for more information.

CITY COUNCILOR CYNTHIA BORREGO



City Councilor Cynthia D. Borrego's District 5 office has bustled with activity since the beginning of the New Year and the start of the 2020 NM State Legislative Session. Several project funding requests, both major and small, were submitted to State Legislators. Projects submitted for 2020 State funding include the Cibola Loop Multigenerational Community Complex to consist of a Multi-Generational Center, library, pool, and single-family affordable housing. The 2019 Legislative Session approved \$600,000 for this project. \$1.5 million in funding was approved for this project by voters on the 2019 November Bond Ballot. The addition of 2020 State Funding will bring the Community Complex closer to moving forward.

Another project of importance to District 5 and the City of Albuquerque's West Side that was submitted for 2020 NM State funding, is the expansion of Paseo del Norte expansion from two to four lanes from Rainbow Blvd. to Calle Norteña. The total cost to build-out Paseo del Norte is approximately \$24 million. \$2.7 million was secured last year from combined City and 2019 Legislature funds. The dollars in hand will be used to create engineering designs for Paseo del Norte's expansion.

Smaller, miscellaneous, projects submitted for 2020 State funding include District 5 medians, bus stops, and park playground improvements. Final State funding allocations are expected to be approved by signature of the Governor within 20 days of the close of the State Legislative session. Our office expects the Governor's support for many of the proposed District 5 projects. The Governor can, however, line item veto any portion of final budget requests.

Councilor Borrego recently used her District 5 set-aside funds, to assist in the purchase of new computers and software for APD's Crimes against Children's Unit (CACU). She gathered significant support for this effort from other Albuquerque City Councilors. Advanced technology systems are needed by CACU officers to handle rapid communication with multiple federal, state, and local platforms. The advanced systems also provide the ability for officers to effectively compile data at the scene of an incident.

Councilor Borrego also purchased a street light for a District 5 community after the neighborhood submitted a petition. The community on Steward Street waited over 20 years for the neighborhood light and is very grateful for Councilor Borrego's involvement in the project.

After noticing numerous children playing, bicycling, and skating on Galaxia Park Drive and Del Sol Park, Councilor Borrego authorized the purchase and placement of 'Children at Play' signs on these streets. Saturday, March 14 at 9:30 a.m. Councilor Borrego will host a press conference to commemorate the new 'Children at Play' signs. All are welcome. The event will be on Galaxia Park Drive, near its intersection with Del Sol Park Drive.

Please plan to attend the

District 5 Spring Open House
Thursday, March 12, 2020 at 6:00pm
Ventana Ranch Community Center
10001 Rainbow NW (not actually on Rainbow, but off of Ventana Village Rd.)

More information on these and other District 5 activities is available from Councilor Borrego at <https://www.cabq.gov/council/find-your-councilor/district-5>, 505-768-3100, cynthiaborrego@cabq.gov. District 5 Policy Analyst, Susan Vigil, is available to answer your questions, comments or concerns at 505-768-3189 or susanvigil@cabq.gov.