

SEVEN BAR Buzz

Your source for community news

WINTER 2018

ENJOY YOUR NEIGHBORHOOD

Nena Perkin (Committee Member)

As you drive around the Westside you may notice something to be proud of. We live in one of the nicest neighborhoods on this side of town. It is such a great feeling to enjoy where you live, and to take pride in your home and your neighborhood. Here are some ideas for getting to know your neighbors and strengthening sense of community. There are plenty of ways to make new acquaintances in your neighborhood. Simply greeting each other when you both happen to be outside may be the start of a great friendship. Here are some ideas to bring neighbors closer together:

- Neighborhood groups – start a Book Club, Movie Club, Cooking Club, Walking/Hiking group. Activities are always more enjoyable with a group of like-minded people.
- Social activities - Get together periodically for a game night, neighborhood cookout, pot lucks, or any other socially appealing occasion.
- Play dates – if you have young children, arrange play dates with other children in your neighborhood. Children attending different schools may appreciate interacting within the neighborhood as a means for sharing diverse experiences. Children provide ample opportunities for building relationships!
- Neighborhood Yard Sales – schedule these once or twice a year. Recycle your treasures throughout the neighborhood and beyond.
- Sports & outdoor activities – invite a neighbor to join you in a round of golf, a tennis match, a fishing expedition, a bike ride, or any other challenge.

If you have any other ideas that have worked well in your neighborhood, please feel free to share with our Newsletter Committee and we will be happy to pass them along.

UPCOMING SPRING EVENTS

"Neighborhood 101" Training For additional details, please visit: http://www.cabq.gov/office-of-neighborhood-coordination/events	February 26 & March 8
30th Annual National Fiery Foods & Barbecue Show	March 2-4
Rio Grande Arts & Crafts Festival-Spring Show	March 9-11
Southwest Chocolate & Coffee Fest	March 17-18
Fiestas de Albuquerque	April 7
Albuquerque Isotopes first home game	April 10
Albuquerque Renaissance Faire	April 28
Gathering of Nations Pow Wow	April 26-28
Northwest Area Command Community Policing Council Meeting	2nd Monday of each month
UNM Sports Events	Ongoing
Popejoy and Theatre	Ongoing

CITY COUNCIL MEETINGS

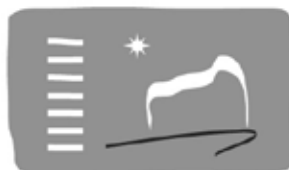
Meetings are conducted in the Vincent E. Griego Council Chambers, basement level of the Albuquerque/Bernalillo County Government Center:

1 Civic Plaza NW
Albuquerque, New Mexico 87102

All meetings begin at 5:00 p.m., unless another time is indicated on the agenda.

February 5	February 21 (Wed.)
March 5	March 19
April 2	April 16

SEVEN BAR



NORTH

HOMEOWNERS' ASSOC.

SEVEN BAR NORTH

HOA YEAR IN REVIEW



Dear Neighbors,

As the association starts the New Year, it seems appropriate to reflect on what we have accomplished in 2017.

The Board completed a major capital project this year: restuccoing, repainting and repairing the common walls. The RFP went out early in the year, and the project was completed from general operating expenses in the fall of 2017.

In case you are not aware, the HOA is responsible for maintenance and upkeep of the walls and the common areas, but the homeowners are responsible for the structural conditions of the wall. We found a few areas requiring significant repair, but the Board decided to complete the repairs within the scope of the project.

We have developed a policy for handling issues like this in the future, which will only affect those homeowners whose property abuts the common areas. There are more details about the policy in this newsletter on page 4.

We also renegotiated our management contract with Corder and Company. In the coming year, our members will see more services available online, from submitting ACC requests to paying their accounts. These services will increase our management costs, and so the Board approved dues of \$185, an increase of \$15.

The Board also moved into a new phase of our litigation of the Double R Realty embezzlement case.

On Oct. 23, 2017, the Board appeared at the sentencing hearing of Gary Johnson, who confessed to the embezzlement from several homeowners associations and other properties. Mr. Johnson was sentenced to 10 years imprisonment, but due to his medical conditions and advanced age, his sentence was commuted to 5 years of probation and \$200 a month restitution for the duration.

Our HOA was specifically exempted from the settlement to preserve our rights to seek restitution from Ed Summons, the qualifying broker at Double R, and his insurers. Following the sentencing, we served Mr. Summons, and offered to settle our claim for \$400,000.

We are currently negotiating with the insurers and their attorneys, and we will update the membership as the case proceeds.

We look forward to serving you in the New Year, and wish you and your families all the best!

Sincerely,

Board of Directors
Seven Bar North Homeowners Association

Board of Directors

OFFICERS

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Vice President
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DD Lane
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Rules and Landscaping
Currierh2o@aol.com

Stephen Arguelles
Architectural Control Committee
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COMMITTEE

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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.



BOARD

CORNER

COMMON WALL POLICY DEVELOPED

In July 2018, the Association completed a major capital enhancement: the refurbishment and repainting of the common walls throughout the Association.

This project was limited in scope, affecting only those common walls for which the Association is responsible for maintenance and upkeep, mainly the entrances to the various neighborhoods, and the stuccoed walls facing the public streets. This capital project cost the Association approximately \$35,000.

In addition to what we anticipated, we discovered several sections of wall that required structural repairs. These sections may have been damaged by acts of the homeowner (excess moisture from various sources hitting the wall, for instance). As the walls are owned in common, the Board initially planned to assess the homeowners for any damages beyond normal wear and tear. Upon advice of counsel, the Board decided repairs would be paid for from general funds, and not assessed to individual homeowners.

The Board has created a policy outlining how the Association will act in these situations in the future. If a situation arises where the Association must repair the wall due to damages in excess of usual and customary (or normal wear and tear), the costs shall be assessed to individual homeowners using the following procedure:

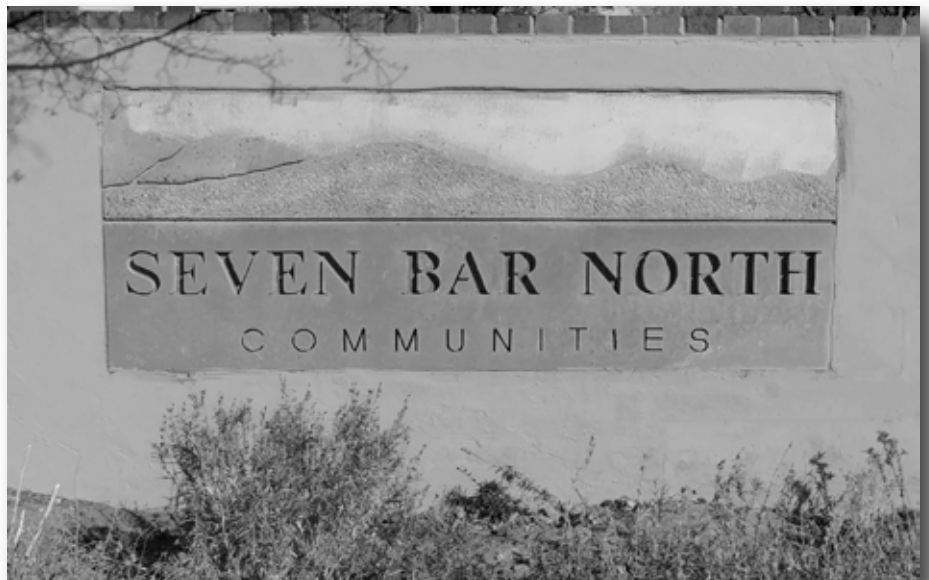
1. When damage in excess of normal wear and tear is discovered, the Board will review the situation and work with the homeowner to develop a plan for the needed repairs. The Board will consult with experts in evaluating the situation, and we encourage the homeowner to do the same.
2. At a subsequent hearing, the Board and the homeowner will present their findings and make their case. If an agreement is reached, a plan to repair the damage will be developed. If no agreement is reached, the Board may refer the matter for legal action.

The Board has attached the new policy for review. As always, we welcome your feedback on this matter.

Hopefully, this policy goes into the archive and none of us will ever need it.

Sincerely,

Board of Directors,
Seven Bar North Homeowners Association





RULES COMMITTEE

The Rules Committee ensures that the "... Declaration of Restrictions, Covenants and Conditions for the Creation and Maintenance of a Planned Residential Development" are being followed by all the members. Enforcement of the Restrictions and Covenants that all members agreed to follow when they purchased their home in Seven Bar North has enabled us to live in what local realtor's call a "quality community" which translates into higher re-sale values for our homes. Members of the Rules Committee check monthly to ensure that the members are maintaining their properties in accordance with the Covenants. Specific items that are monitored include:

[1] Homeowner landscape maintenance: Homeowners are asked to address weeds on their property in a timely manner. This includes weeds growing in the gutter between the concrete curb and asphalt roadway. Corner homes also need to check for weeds both in the front of the home and along the sidewalk on the side street. If you have grass in your yard, please ensure that is maintained. If the grass dies, you have the option of re-sodding/reseeding or removing the dead grass and replacing it with other landscaping material such as stone. Shrubbery and trees need to be pruned to encourage healthy growth, and to keep them from encroaching on sidewalks and streets. Dead trees and shrubs also need to be removed to keep up the appearance of your property and the Association as a whole.

HOMEOWNER LANDSCAPE MAINTENANCE

Section 7.04: Maintenance of Landscaping.

"Each Owner shall maintain the landscaping of his lot in a neat and attractive manner. All grass, mass plantings and other plantings shall be mowed, trimmed and cut as necessary at regular intervals."

[2] Vehicle storage and repair: Vehicle repair that can be done in a short time, several hours to a day, such as an oil change are permitted. Any repairs that take several days should be done within your garage. A vehicle will be considered parked for storage if it is not used per the 30-day provision in the subsection, is not operable, and/or is not currently registered.

VEHICLE STORAGE AND REPAIR

Section 3.02: Prohibited Uses of the Subdivision, subsection J.

"No vehicles of any type shall be permanently or semi-permanently parked in any portion of the Subdivision visible from other Lots for the purposes of repairs or reconstruction, or storage. A vehicle shall be deemed parked for storage if it is not driven out of the Subdivision for thirty (30) consecutive days."

[3] Mobile homes, motor homes, recreational vehicles, campers, trailers, and boats: These types of vehicles are not allowed to be stored within the subdivision. Owners may bring these vehicles onto the Subdivision for short periods of time prior to and immediately following use to prepare them for use and to maintain them after use.

MOBILE HOMES, MOTOR HOMES, RECREATIONAL VEHICLES, CAMPERS, TRAILERS AND BOATS

Section 3.02: Prohibited Uses of the Subdivision, subsection D.

"Except as provided otherwise by this section, no mobile homes, motor homes, recreational vehicle, motorcycles, campers, trailers, boat or similar facility, structure or recreational equipment shall be kept, placed, or maintained with the Subdivision at any time, unless enclosed with a garage or within the side or rear yard so as to, at the discretion of the Architectural Control Committee be screened from any street, or the ground floor of neighboring homes."

LANDSCAPE AND MAINTENANCE COMMITTEE

John Currier (Chair)

The Landscape and Maintenance Committee consists of a few homeowners who have expressed an interest in ensuring that our common areas are well maintained and aesthetically pleasing. The Committee meets infrequently as needed to address issues and work on Community projects. Anyone interested in participating on the Landscape Committee should e-mail their name, address, and phone number to John Currier, Committee Chair, at Currierh2o@aol.com.

Our "Common Areas" are maintained by Heads Up Landscape Contractors. They have been providing our landscaping maintenance for over ten years and we anticipate renewing their contract early in the coming year. Because of the size of our property, the property has been divided into 5 service areas. Each area is treated every 5-weeks. The service is provided on Mondays and is scheduled as follows:

WEEK	AREA SERVICED
1	West side of Seven Bar and Westside west of the intersection with Seven Bar
2	East side of Seven Bar and Westside east approximately half way to Sierrita
3	West side of Sierrita and Westside west approximately half way to Seven Bar
4	East side of Sierrita and Westside east of Sierrita to highway 528
5	Pedestrian walkway from Sierrita to Black Arroyo

Treatments include trimming the bushes and shrubs, and weeding during the growing season. In addition, every Monday litter is picked up along the main streets [Westside Blvd., Sierrita and Seven Bar] and the irrigation system during the growing season is checked for proper operation. If you have any concerns about the landscape maintenance, E-mail your concerns to me. If you have any positive comments, Heads Up would be pleased to hear them also.

Dubra Karnes-Padilla maintains the flowerbeds on either side of Seven Bar at the Black Arroyo bridge. She has planted the beds with perennials to minimize annual costs but reconditions them each spring as needed. If you are interested in assisting Dubra with the flowerbeds, contact Jack Corder at Jack@corderandcompany.com.

The two Dogipots [one on Seven Bar and one on Sierrita at the pedestrian walkway] are emptied each week by Heads Up and the dogibags are replenished by committee members Joan Gillis and John Currier.

The HOA will be replacing several trees that are dying and/or have fire blight this spring with a variety of new tree species in an attempt to diversify our street trees. More details on the new species will be provided in the spring newsletter.

You can report any landscape or maintenance problems, such as irrigation leaks, to Jack Corder [our HOA Manager] at Corder and Company: Office 505-896-7700, for emergencies 505-615-0405.

Jack can also be reached via email at

Jack@corderandcompany.com.

The Architectural Control Committee (ACC)

Stephen Arguelles (Chair)



The ACC was established to review submissions for the installation of, construction of, remodeling of, addition to, or alteration of any Improvement of whatsoever nature; and before anyone shall paint, texture, repaint or re-texture the exterior surfaces of any Improvement, there shall be submitted to the Committee plans and specifications. This also includes raising block walls, installing side gates, pouring concrete driveway or pathway, gazebos, hot tubs, sheds, or canopy shade/wind sail. No Improvement of any kind, installations, painting or texturing, shall ever be, or permitted to be, erected, constructed, installed, placed, or maintained on any Lot within the Subdivision, unless and until the final plans, specifications and elevations therefor shall have received written approval of the Committee.

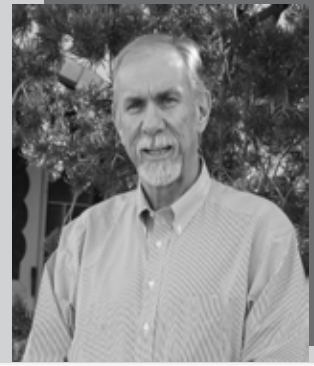
One of the most common requests we get is to re-stucco or repaint the exterior of the home. Here's from the Design Guidelines in Section 8.03 of our Conditions, Covenants, and Restrictions: The exterior finish of homes must be principally stucco, the principal color of which shall be earth tones or muted 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. Turnaround is usually less than two weeks for approval or denial on application.

Thank you to our Committee members DD Lane, Jim Sanchez, Pete Conlin, and Stephen Perkin.

HOA MANAGERS CORNER

HAPPY NEW YEAR!



As we look forward to 2018 and what it brings we are happy to announce that we are introducing a new software package for the HOA. Our new software will allow you to make payments on-line and to use a credit card if you want. This will streamline the entire process and make it easy for those that want to pay online. In order to use the new software, we will need to make sure we have your email address so that you can get the link set up to use your window. Each homeowner will have a dedicated window to use for payments, and requests to the HOA. We are excited to be able to make this available to all of the owners in Seven Bar North. If you have questions, please do not hesitate to call our office.

Speaking of our office, we have outgrown our office on Meadowlark and are now located at 2207 Golf Course Rd. SE, Suite B. in Rio Rancho. It is just a stone's throw away from the subdivision. We are just north of Westside and Golf Course, in the first office building on the westside of the road. Stop by and say HI!

We look forward to working with you and being of help in addressing your needs for this year.

Sincerely,

Jack Corder

Message from Cynthia Borrego, District 5 City Councilor

Dear 7 Bar Neighborhood Residents,

Seven months ago I decided to run for City Council because I wanted to change the direction our City was heading in. The crime that plagues this city needs to stop, we must revive our economy, and we must invest in our children's future.

The campaign is over and it is now time for the real work to begin. As I went door to door in the community, I heard you loud and clear. The citizens in our district are hungry for real change, they want to be taken seriously and make sure the issues are actually being addressed. You have my commitment that I will work with Mayor Keller to reform APD, and help get crime under control. I will work tirelessly, I will listen to your concerns and I promise to work with you to find real solutions for our community. I plan to have monthly office hours in the district, and to hold two town halls every year to listen to your concerns.

If you ever have any questions, concerns, or feedback, please do not hesitate to contact me at cynthiaborrego@cabq.gov or call my office at 252-5138.

HOA Additional Resources:

Westside Coalition of Neighborhood Associations: <http://www.abqwestside.com/wscona>

Office of Neighborhood Coordination: <https://www.cabq.gov/office-of-neighborhood-coordination>, 505-768-3334

Office of Neighborhood Coordination Newsletter: <https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-newsletter>

Bernalillo County Neighborhood Associations: <http://www.bernco.gov/planning/neighborhood-associations.aspx>



ALBUQUERQUE POLICE DEPARTMENT CRIME PREVENTION UNIT



Auto Theft and Burglary Awareness

Auto theft is a problem for all Americans, but the citizens of New Mexico face a particular issue that affects our auto theft rate. Due to the fact that we are adjacent to an International Border, we are always ranked high on the list for theft rates. Typically, vehicles are stolen for one of four reasons. They are used to joy ride, sell for parts, commit a crime or driven across the border for resale. Auto burglary continues to be an issue as well. Many times auto burglary prevention can be as simple as removing targets from view and reducing opportunities by rolling up windows and locking doors. Observe the following tips to reduce the chance of auto theft and burglary.

- Always roll up windows, lock the doors and take the keys even if you will be away for a short time. Remove ALL items from your vehicle whenever possible, but at the very least remove from view – even items that might have the perception of value. Don't give a car thief a reason to break-in
- If vehicles are parked outside, always keep windows up and doors locked at any time, especially over-night. Some criminals walk up and down streets checking for open opportunities
- Some auto burglars break-in to steal your identity – consider removing your registration and insurance paperwork from the glove box. Put them in your pocket with your driver's license. The law only requires the paperwork be in the vehicle when it's being operated.
- Never leave an unoccupied vehicle running, including in front of your residence. Warming up your vehicle in the morning during cold weather months is an easy target for auto thieves. Also, don't leave it running with the doors locked; criminals will just break the window.
- Park your vehicle in a garage whenever possible or in an area with adequate lighting and good natural surveillance. You want your vehicle to be easily seen by you and your neighbors
- Consider organizing a Neighborhood Watch on your block. Neighbors watching neighbors – looking out for each others property will always be your best defense. If you're interested in starting a Neighborhood Watch, contact the APD Crime Prevention Unit at 924-3600.
- Theft Prevention Device: After years of false alarms, people have stopped paying attention to vehicle alarms. Any serious anti-theft device must do more than just make noise. If you want an audio alarm, use it in conjunction with other forms of prevention.
 - o A kill switch is a simple toggle device that shuts off the engine's ignition system.
 - o Steering wheel locks are visible from outside the car and prevent the steering wheel from being turned more than a few degrees.
 - o Collars are devices that prevent the steering column from being stripped.
 - o Brake locks prevent the brake from being engaged and therefore the transmission cannot be removed from the park position.
 - o Wheel locks prevent the vehicle from being moved in any direction.
 - o VIN Etching your windows can be a deterrent if taken to a shop-chop – they can't simply remove an entire door for re-sale, but must replace the window first. APD conducts VIN Etching Events free of charge. Check with 311 for the date and location

CARJACKING: Avoid being a victim of this type of crime by observing the following tips.

- Drive with windows up and doors locked and be aware of your surroundings, especially when stopped at traffic signal, parking lot, ATM, gas station, etc. Take note of people approaching your vehicle for any reason
- When stopped at a traffic signal, leave space between you and the vehicle in front of you and be prepared to take evasive action
- If someone is loitering near your vehicle in a parking lot, keep walking and seek help

The goal in preventing auto theft is to establish multiple layers of protection for your vehicle. Thieves are looking for the path of least resistance. Although no method is foolproof, consider where you park, theft prevention devices and etching. However, spending money on anti-theft devices does not help if drivers don't follow the basic precaution of locking their cars, taking the key and activating those multiple layers of protection.

Call 242-COPS (2677) for suspicious behavior/activity or 911 for crimes in progress. Call the APD Crime Prevention Unit or your local Police Substation for additional Crime Prevention information.

RETURN ADDRESS AREA

required on all Presorted Mailings

RETURN SERVICE REQUESTED

PSRST STD
US POSTAGE
PAID
LOUISVILLE, CO
PERMIT #

INK FREE ADDRESS AREA
4" w x 2.7" h

.625" INK FREE BARCODE AREA

COMMUNITY BUZZ

SEVEN BAR



NORTH

Seven Bar North Homeowner's Association Policy: Common Wall Maintenance and Assessment Policy

Document Name	HOA_POL_CommonWallPolicy
Policy Title	Common Wall Maintenance and Assessment Policy
Policy Owner	Peter Conlin
Policy Approver(s)	Seven Bar North
Related Policies or Procedures	Restrictions of Seven Bar North
Effective Date	1 January 2018
Next Review Date	1 January 2019

Purpose

In July 2018, the Association refurbished and repainted the common walls throughout the Association. The Association also repaired several sections of the wall, which may have been damaged by acts of the homeowner. The Board determined repairs would be completed out of the general funds, and not assessed to individual homeowners. However, in the future, situations where the Association must repair the wall due to damages in excess of normal wear and tear, the costs will be assessed to individual homeowner. The purpose of this policy is to create consistency as to how the Association will act in those situations.

Scope

This policy applies to all homeowners whose property abuts a common wall.

Authorizing Sections in the Restrictions of Seven Bar North

Section 3.03: Common Area/Easement Area.

The Common Area and the beneficial interest in the Easement Areas shall be reserved by the Association for the benefit of all Owners pursuant to this Declaration to enhance the value and desirability of the Subdivision for watering, planting, cutting, removing and otherwise caring for the landscaping and for installing, maintaining and repairing signs, identifying the Subdivision and utility lines necessary for the maintenance of the Landscaping. The exterior of all Lot walls abutting Seven Bar Loop Road and Sierrita Road are Easement areas. The Association shall have the right and the obligation to maintain the appearance of the exterior of these walls. The Lot Owners shall be obligated to maintain the structural integrity of these walls.

Section 5.02: Powers and Authority of the Association.

i. The Association shall have the power, but not the duty, to enter upon and maintain, or provide for the maintenance of, any Lot or Improvements which is not maintained by the Owner thereof in accordance with the requirements of these Restrictions, at the expense of any such Owner.

Section 6.04: Delinquency Assessment.

The Association shall levy a delinquency assessment against any owner or owners as a result of whose acts, or failure or refusal to act, or otherwise comply with the Subdivision Restrictions, monies were expended from the operating fund by the Association. Such assessment shall be in the amount so expended, and shall be due and payable to the Association when levied, or in such installments as the Association shall designate. Prior to the levy of a delinquency assessment the Board shall hold a hearing to determine the validity and amount of the assessment upon at least thirty (30) days notice to the Owner to be assessed at which hearing such Owner shall be given an opportunity to be heard.

**These sections determine that the Seven Bar North Homeowner's Association is:
General Use**

1. Identification and Initial Notification
 - a. Once the Association, its Board or its agent(s) have identified such a situation, the Board will assess the situation.
 - b. The Board shall notify the homeowner that they are assessing the situation, and should be accompanied by a copy of this policy.
2. Assessment
 - a. The Board shall engage such experts (licensed contractor, engineers, building/home inspectors, etc.) as may be required to assess the situation in an attempt to determine the proximate cause of the damage, who is liable for those damages, any measures required to mediate those damages and the estimated costs.
 - b. At a minimum, this documentation shall consist of, and hereafter be referred to as "findings":
 - i. Assessment of the situation, including a proximate cause of the damage,
 - ii. determination of liability and responsibility for the damages,
 - iii. particulars and bona fides of the individuals or companies providing the assessment, and the
 - iv. proposed remedy, including costs estimates, etc.
 - c. The Board will provide the homeowner with copies of all documents generated to support the findings.
3. Notification
 - a. Once the assessment has been completed, the Board shall notify the homeowner of the findings.
 - b. The homeowner must respond to this notification within 30 days of receipt. Failure to respond will be taken as acceptance of the findings.
 - c. The homeowner must notify the Board of either a) their acceptance of the findings and their willingness to rectify the situation or b) their intention to appeal the findings.
 - d. The Board will grant the homeowner a hearing not later than 90 days after an appeal is received.
 - i. The hearing will take place at an agreed upon time and place.
 - ii. The homeowner may waive this hearing if they agree with the findings.
4. Hearing
 - a. Should they choose to appeal, the homeowner may engage such experts as may be required to assess the situation.
 - b. The Board may extend the date and time of the hearing to allow the homeowner to complete further assessments or for other reasons of good faith.
 - c. At the hearing, the both parties will present their documentation and argue their case.
 - d. After a period of debate and discussion, the Board will rule on the matter.
 - i. Should the participants agree with the Board ruling, the particulars of a mediation plan may be agreed to at the hearing, or negotiated at a later time.
 - ii. Should the participants fail to agree, and no settlement can be found, the Board may refer this case for further legal action, up to and including a lawsuit.
5. Remedies
 - a. The Board may choose from the following remedies:
 - i. The proposed remedy included in the findings,
 - ii. an alternate remedy discussed and agreed to at the hearing,
 - iii. referral to legal counsel for further action.
 - b. Absent a referral for further legal action, the timeline for the remedies will be agreed to at the hearing, or may be negotiated at a later time.

Responsibility for Policy Maintenance

The Seven Bar North Homeowner's Association Board of Directors is responsible for ensuring this policy is kept current.

