



GENERAL NEIGHBORHOOD MEETING

Thursday, May 23, 7:00 pm to 8:30 pm

(Refreshments starting at 6:30 pm)

Dennis Chavez Elementary School Cafeteria

**Speaker: The Honorable Alisa Hadfield
District Court Judge of the Family Division
Topic: Domestic Violence**

**3 Door Prizes – \$25 Gift Card for Target & Pizzeria Luca &
Membership to HHNA for 1 Year**

President's Corner:



I am delighted to welcome District Court Judge Alisa Hadfield as our featured speaker at our General Meeting. Judge Hadfield spoke on this topic to our District 4 Coalition meeting a few months ago and it certainly made a deep impression on our members, so it was a natural progression to invite her to speak to our meeting.

The improvements to Ventura have already been half completed up to San Francisco. The second half will begin with the next fiscal cycle which starts in July. This is possible thanks to Councilor Winter's using his set-aside money that is available to each city councilor from the city's budget. If money allows we will also do the same with any areas that are between the sidewalk and the property line. This should look a lot better and reduce the weeds and the cost of repeated spraying to kill them off.

Crime continues to be at low levels – thanks to our Safety Patrol. However, we recently lost another member so we are down to only 3 patrols a month. We really need more volunteers – a couple of hours per month is all we ask. It protects all of us and if patrols continue to decline our crime rates will go up.

News you can use to build a safer, friendlier neighborhood.

I get a lot of calls regarding covenants. We are a Neighborhood Association NOT a Homeowner Association and there are significant differences between them.

**Heritage Hills Neighborhood
Association
Board of Directors
2012 – 2013**

**Peter D. Nicholls, President,
353-1996**

**Robert J Preissler, Vice
President, 934-7554**

**Mary Spicher, Treasurer,
856-1732**

**Donna L. Nicholls, Secretary,
205-9177**

**Hugh Killin, Membership,
821-5060**

**Carl Davidson, Zoning, 823-
9237**

**Louise Holmquist, 828-9641
Russ Spicher, Safety Patrol,
856-1732**

See an article by the city's Office of Neighborhood Coordination later in this Newsletter.

While the streets in our neighborhood are governed by right of way ordinances, there is an expectation of courtesy toward the neighbors that live around each of us. If you are having a number of guests, take a moment to alert your neighbors that there may be vehicles parked in front of their houses. We have a neighbor on Palomar that constantly parks in front of others properties. This is not what constitutes a good neighbor. Similarly on Monitor with multiple inoperable vehicles in the front yard.

I have included a number of city Zoning Codes that do apply to all homeowners within the city limits. If you see violations – report them to 311 or check for an on-line form at www.cabq.gov.

Expect to see more blue recycling bins in Heritage Hills starting in July. For information on when you house will get a bin go to the above website and see the icon at the bottom of the home page or call 311.

Remember. Check your garage door is closed before you retire for the night.

We hope to see you at the May General Meeting. Best Wishes to all. Peter D. Nicholls, President.

Do You Know the Difference Between a Neighborhood Association and a Homeowners' Association?

A **Neighborhood Association** is a voluntary organization of residents who work together to improve and maintain the quality of life in its neighborhood. Neighborhood Associations can form out of concern over a particular issue or as a means of enhancing a sense of community.

Features of a Neighborhood Association:

- _ Membership is open to all property owners, residents and businesses in the neighborhood, but participation is optional; boundaries are established by the association.
- _ Dues are voluntary.
- _ There is no legal authority to enact or enforce maintenance or design requirements beyond those established by City and/or County Ordinances.
- _ To ensure a visibly democratic process, the organization establishes formal or informal by-laws to provide for at least one general membership meeting per year and to require an annual election of officers.

Homeowners' Associations, unlike neighborhood associations, are formal legal entities created to maintain common areas and enforce private deed restrictions.

Most condominium and town house developments and some newer single-family subdivisions have homeowners associations which are usually created when the development is built.

Features of a Homeowners' Association:

- _ Membership is mandatory for all property owners within the boundaries of the development.
- _ Members are usually charged mandatory dues.
- _ Homeowners associations have the legal authority to enact and enforce maintenance and design standards in addition to those established by County ordinance.
- _ Homeowners associations are corporations with formal bylaws, which have a governing board that is elected annually.

ONC handout 3/12/2013.

Zoning & Traffic Codes that Apply to All City Homeowners:

§ 14-4-3 PLACEMENT OF NUMBERS ON BUILDINGS.

To insure the uniformity and regularity in the numbering of buildings and houses, all numbers shall be placed in the front of buildings or houses and in so conspicuous a manner that the number may be easily discernible and read from the street.

('74 Code, § 7-8-3) (Ord. 2668)

(This is essential in aiding emergency personnel identify the location they are responding to. Minutes saved may save a life. Numbers painted onto the sidewalk or curb cut are also a great addition. Parentheses added).

§ 14-4-4 SIZE AND TYPE OF NUMBERS.

At least one set of address numbers shall be placed on the front of each principal building or on a separate structure in front of the building, each figure of which shall be:

- (A) Of any durable material which will reasonably withstand the natural elements; or
- (B) Of any material when placed in an area where they will not be affected by the natural elements; and
- (C) The numbers on a house or townhouse shall be not less than three inches in height and of a corresponding width.

§ 14-4-6 DUTY TO MAINTAIN.

- (A) All owners, occupants, lessees, tenants or subtenants of a building or house shall maintain numbers of his houses and/or buildings as herein provided in good condition.

§ 9-8-4 GROWTH OR ACCUMULATION OF WEEDS AND LITTER.

It shall be unlawful for any owner of any occupied or unoccupied lot or tract of land within the city to permit or maintain on any such lot or tract of land, including the area located between the property line and the middle of the alley adjacent to the property, and the area located between the property line and the curb, the area of any curbs or sidewalks located on the property, and the area located ten feet outside the property line where there is no curb, any growth of weeds whose height, width or spread is greater than four inches, or any accumulation of weeds and/or litter.

('74 Code, § 6-15-4) (Ord. 89-1967; Am. Ord. 40-1968; Am. Ord. 32-1976; Am. Ord. 4-1992; Am. Ord. 57-2005; Am. Ord. 35-2011)

§ 9-8-24 SNOW AND ICE.

It shall be the duty and responsibility of all owners of property, whether vacant or inhabited abutting any sidewalks or drivepads, if they are part of the sidewalk to keep same free and clear of all snow and ice, provided however, that such snow and ice shall not be placed in the gutter or street.

§ 8-5-2-1 DEFINITIONS.

INOPERABLE VEHICLE. Any vehicle which, for a period of at least three consecutive days, the engine, wheels, tires or other parts have been removed or on which the engine, wheels, tires, or other parts have been altered, damaged or otherwise so treated that the vehicle is incapable of being driven under its own motor power. A vehicle that is not registered or does not display a current valid license plate and validating sticker shall be deemed inoperable. Inoperable vehicle shall include any parts of a vehicle located separately from a vehicle. A vehicle shall be deemed inoperable when it has one or more flat tires or has one or more missing windshield or window, or has one or more windshield or window broken to the extent that visibility is limited so as to make driving such vehicle unsafe. An **INOPERABLE VEHICLE** does not include any motor vehicle that is kept within a building when not in use, nor a vehicle on the premises of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise. An inoperable vehicle does not include a vehicle for which a temporary sticker has been issued pursuant to § [8-5-2-3\(B\)](#).

§ 8-5-1-38 UNHITCHED AND HITCHED TRAILER ON PUBLIC WAY.

- (A) It shall be unlawful for any person to leave any type of trailer unhitched upon any public way.
- (B) It shall be unlawful for any person to leave any type of trailer hitched to a vehicle upon any public way for a period which exceeds 24 hours.

('74 Code, § 9-5-19.38) (Ord. 65-1974; Am. Ord. 9-1996)

§ 14-16-2-6 R-1 RESIDENTIAL ZONE. 6 (A) (2).

- (i) Recreational vehicle, boat, or boat-and-boat-trailer parking (allowed) as follows:
 - 1. Inside parking;
 - 2. Outside parking in the side yard or the rear yard, provided no part of the unit extends over the public sidewalk; or
 - 3. Outside parking in the front yard, provided:
 - a. The unit is parked perpendicular to the front curb;
 - b. The body of the recreational vehicle or boat is at least 11 feet from the face of the curb; and
 - c. No part of the unit extends over the public sidewalk.
 - 4. Parking is permitted only if the unit, while parked in this zone, is:
 - a. Not used for dwelling purposes, except one recreational vehicle may be used for dwelling purposes for a maximum of 14 days in any calendar year on any given lot. Cooking is not permitted in the recreational vehicle at any time. Butane or propane fuel shall not be used.
 - b. Not permanently connected to sewer lines, water lines, or electricity. The recreational vehicle may be connected to electricity temporarily for charging batteries and other purposes if the receptacle and the connection from the recreational vehicle has been inspected and approved by the city; this connection must meet the Electrical Code of the city and a city electrical permit must be obtained for all such installations. The individual taking out the permit must call for an inspection of the electrical wiring when ready for inspection. Standard inspection fees will be charged, except no inspection shall be made for less than a \$3.50 fee.

By respecting these codes you help to keep your neighborhood tidy, safe and a pleasant place to live. It also preserves property values – remember the first impression of a potential buyer of a property is **curb appeal**.

If your neighbors are not complying with these codes, call 311 – you may remain anonymous. You are doing your civic duty in making Heritage Hills a great neighborhood.

North Domingo Baca Multigenerational Center By Donna Nicholls, HHNA Secretary

SECURITY SELF STORAGE

6801 Palomas Ave NE

Albuquerque • NM •

87109

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5' x 5' to 10' x 30'

**Save 50% For
First Time Users
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Months!**

The North Domingo Baca Multigenerational Center (NDBMC) was a welcome addition to Northeast Albuquerque when it opened its doors on June 11th of 2011. Located on 7521 Carmel NE, it welcomes both youth and seniors. The result of the hard work and dedication of Brad Winter, District 4 City Counselor. NDBMGC offers a fitness center, computer café, community rooms, classrooms and meals. Memberships are available for \$13 per year for seniors.

Phase II of NDBMC is completed and was opened to the public in April. Phase II includes a computer classroom, an arts & crafts classroom, a computer gaming room, a card gaming room, an aerobics classroom plus three additional classrooms and additional lounge areas. Included are billiard and ping pong tables and air hockey.

A monthly newsletter “NDB News” offers insight on ongoing classes, new classes, upcoming events, lunch menus and upcoming

trips. NDBMC is offering trips to the Santé Fe Opera for the operas “The Grand Duchess of Gerolstein” and “The Marriage of Figaro”. The newsletter can be found on NDNMC’s website at www.northdomingo.weebly.com.

National Night Out – 2013

This year we are disbanding the individual home hosts for this event which takes place on Tuesday, August 6, 2013 due such poor attendance from the neighbors around the host homes. It really is not fair to have hosts take the time and effort to do this if there is no support.

However, we are working on a District 4 event to be held at the North Domingo Baca Multigenerational Center and this is only in the very earliest stages. Please save this date and we hope to have more information to disseminate in a couple of months.

One Bad Apple..... By Robert Preissler, HHNA VP:



I came home the other night and noticed a police car driving by me as I turned into the driveway. As I suspected, it was headed across the intersection and a couple of doors down the street. Now police cars on our street are generally an infrequent event, but while we do a low crime statistics, we are not immune from problems. This first patrol car was soon greeted with a fellow officer. They were looking for someone in a well-known problem home that has had a history of troubling events. As I walked closer, the officers waved to me and I waved back to show my gratefulness to their continued attention to this home. Heritage Hills has

a good reputation for being a great place to live and that is why I moved here with my family. Our neighborhood's 30 year plus history is mainly because of people like you and your neighbors. If you are new or have not been here long, you may be blessed with good neighbors who have been here since the start and have kept up the quality of their home and the reputation of the neighborhood. I am fortunate that I served on the Heritage Hills Neighborhood Association (HHNA) Board with many of these long time neighbors.

Unfortunately, once in a while a bad apple does come along and the nuisance cannot be ignored. It might be a renter or in other cases, an owner moves in who creates or brings their problems with them into our neighborhood. These situations can be embarrassing, disturbing, and sometimes dangerous.

When dealing with these problems, it should begin with talking with your neighbors, talking to the authorities, and contacting with your local HHNA member if we can be of assistance. You will find that you are not alone.

As I mentioned in the beginning, my neighbors and I are living with a problem home owner and it is now also a problem home. You may know of it, it is the one with a big red tag indicating that it is not safe to be inhabited. When the nearby neighbors realized the problem, they began down the path of holding the home owner accountable for their actions and their suspicious visitors throughout the day & night. The attention this home has received by the police and code enforcement has been effective so far. The home and owner have

made our local news, but it is the actions of the neighbors who have also been making progress with the authorities that has been making the difference. My neighbors have joined in a common

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effort to defend our neighborhood and rid it of criminals. They know that they must keep up the pressure up and work with the police and city to permanently fix this problem.

These situations involving our neighbors who “cross the line” of being good neighbors brings down the quality of our neighborhood and the safety of residents. Eventually problems can spread wider with the potential to make our whole neighborhood less attractive to the good people who want to live here. So when someone in our neighborhood becomes more than a nuisance, like the one down the street, it is a problem for us all. See how your neighbors feel, use the resources available to you and your neighbors will join you and be grateful.

As the saying goes, “One bad apple spoils the barrel”, or in our case, it could be one bad neighbor, who ruins our neighborhood.

ANSWER THE DOOR

By Russ Spicher, Safety Patrol Director

On the afternoon of April 22, around 2:30 PM, two Hispanic-looking boys approximately 18 to 24 years of age, tried to break into a home on Rough Rider Rd NE. They rang the front door bell and knocked on the front storm door. The solitary woman in the house at the time was not expecting anyone. As a result, she did not answer the door or say anything. Thinking that the house was unoccupied, the boys started to remove a window screen adjacent to the front door at which time, the woman raised the inside blinds to see what was going on. The boys left in a small white car. The police responded but all they could do was take a report, the boys were long gone. We learned from other neighbors that the boys were seen driving aimlessly through the area a few days before and walking the neighborhood earlier that day.

BIG PROBLEM

With over 1,000 houses in Heritage Hill neighborhood, we could only send this information to about 150 residents who are current members. That is all the e-mail addresses we have in our data base. The information about this event may have reached other residents by word of mouth; however, if this type of information reached every home in our neighborhood in a timely manner it could go a long way in helping prevent similar situations.

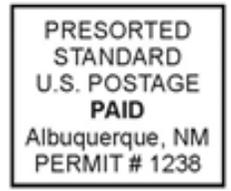
This e-mail alert to our current paid members generated some very positive feedback with two homeowners providing more information. This information your Association president passed on to our APD NE Commander. Hopefully this additional information will help apprehend these individuals before their crimes become more serious.

HELP US HELP YOU

Please provide the Heritage Hills Neighborhood Association your phone number and e-mail address so we can contact you or send timely information if the need should arise. We do NOT and will NOT share your personal information with anyone. In this day and age, getting timely, accurate information to individuals is key in preventing and reducing criminal activity. Please provide your information to us at P.O Box 93608, Albuquerque, NM 87199-3608.

When answering the door a very safe practice is to observe who is at the door through the peep hole (if possible) and to ALWAYS answer an unexpected doorbell or a knock by asking through the **closed door** "who is there?" or tell the person to "go away". Let them know someone is home.

Heritage Hills Neighborhood Association
PO Box 93608
Albuquerque, NM 87199-3608



Our Local Real Estate Market is Turning Around - By Pete Veres – CRS, CDPE, ABR

We are continuing to see signs of improvement in our local real estate. All throughout the media we are hearing that the housing recovery is on the way.

On a national level we are seeing a housing recovery with both home sales and home prices starting to rise in several markets. The March Re/Max National Housing report, a survey of MLS data in 52 US metro areas showed a positive trend with sales 2.9% higher than the same month last year and the median sales price rising 8.4%.

Sales of single family detached homes in the Greater Albuquerque Market increased 12.75% from the same period last year. Pending sales of single-family detached homes rose 8.52% from the previous year. Average sales prices for single family detached home have increased over the past two months. March's average sales price of \$202,605 reflects an increase of 6.82% over the prior year. Of course these are overall numbers and specific areas will vary as we are still seeing some areas adjusting to meet the current market demands

As for our local area, Heritage Hills, sales activity is up this year. Year to date there have been 6 closed sales and 7 pending sales compared to 2012 of 5 closed sales and 1 pending for the same time period. As for the average home sales price they are fairly consistent with last year with a small price increase for the current homes sold this year. These are all positive signs.

If you have been considering making a move in the market now may be the time, especially with low interest rates and some excellent buying opportunities. To keep an eye on our local market go to www.HeritageHillsValues.com and if you or any family or friend have any questions or need help with real estate please feel free to give local real estate advisor Pete Veres a call at 505-362-2005