



## President's Message *by Andrew Lipman*

### OFFICERS

Andrew Lipman  
President  
fhvapres@gmail.com

Ellen Lipman  
Vice President

Jennifer Lopez  
Secretary

Linda Martinez  
Treasurer

### DIRECTORS

Kelly Cockrell  
Membership

Lisa "Rusty" Goetz  
Parks & Open Space

James DeMay  
Public Relations/Real  
Estate News

Brigid Conklin  
Publications  
pubsfhva@gmail.com

Troy Hill  
Security

Howard Kimberly  
Webmaster

Ann Harris Davidson  
Member at Large

Steve Brügge  
Past President  
2020 & 2021

### OPEN POSITIONS

Education & Youth Affairs  
Government Affairs

Your Four Hills Village Association (FHVA) board has been very busy focusing on a number of important issues this past year.

1. Public safety and following up on the Four Hills Neighborhood Traffic Speeding study recommendations to address speeding and safety issues. A few months ago, you may have seen a woman with clipboard and ruler in hand inspecting the pavement of your street. That woman was FHVA Open Space Director Rusty Goetz. Rusty volunteered her time to examine the condition of **every road** and every public entry/exit gate in Four Hills Village! On Sunday November 20th, Rusty presented her findings to the FHVA board as well as to City Councilor, Renee Grout, State Representative, Meredith Dixon, and Jennifer Morrow, Deputy Director of the City Department of Municipal Development in anticipation of infrastructure funding becoming available in the coming year to address street repairs in FHV. A summary of Rusty's findings are included in this issue of *The Chronicle*.
2. Supporting the new Singing Arrow Community Center. The FHVA board has been holding our monthly meetings at the center since June. Membership to the center is free and among other things the new center has a state-of-the-art workout space and a game room equipped with two pool tables and a foosball table.
3. Working with Councilor Grout to plan and fund a Multicultural Arts Festival at the new center and Singing Arrow Park. We want to thank Councilor Grout for arranging a \$20,000 allocation from the city budget to fund this project. We also want to acknowledge city community center directors for their assistance by serving on the planning committee. Much is being planned for this festival including food trucks, a variety of ethnic performing groups, art and history displays, children's activities, a bouncy house, and other activities. This event will take place in the afternoon of Saturday, May 6, 2023. The goal of the festival at the park is to encourage usage of the new Singing Arrow Community Center and help elevate the image of the East Gateway area which is the entryway to Four Hills Village.

We hope you were able to attend our lovely, members-only social event on Sunday October 18 at the Canyon Club.

After a two-year hiatus, we expect to again have our Annual Meeting breakfast buffet at the Canyon Club! The event, which is scheduled for January 14, 2023, is

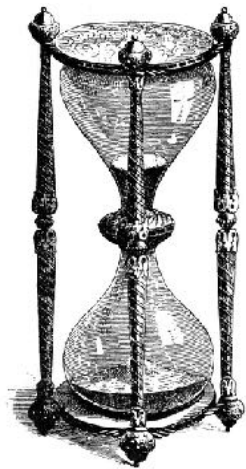
*Continued on page 2*

## President's Message *by Andrew Lipman*

free to FHVA members. As you must be a member to attend, please remember to renew your membership. This can easily be done through the association website, FHVA.org. The general meeting following the breakfast is open to all.

As of this writing, we some still have open positions on the FHVA board. If you are interested in serving your community, please consider joining the FHVA board. You may contact me directly at FHVApres@gmail.com Also please use this email to contact me regarding any issues or suggestions you have for the FHVA board.

## Vice President's Report *by Ellen Lipman*



It's that time again! Time to elect a new board of directors and to hold our Annual General Meeting.

This year, we are starting online voting! Each member for whom we have an email address will receive a link to the online ballot. Be sure to check your inbox. Save a stamp and a trip to the post office by casting your vote online. If have not received the election email by the time you received this issue of *The Chronicle*, please contact Ellen Lipman at elkaleyah@aol.com. In any event, we must receive your vote by January 7, 2023.

Inside this edition of *The Chronicle*, you will find brief biographies of each person running for a board position and a sample ballot. In a motion passed by the board in October 2021, current 2022 members and new 2023 members are eligible to vote.

This is also a great time to renew your membership for 2023 if you haven't already. Please refer to the Membership Report in this issue, if you have not yet renewed.

As Andrew mentioned, our Annual General Meeting will be held at the Canyon Club on Saturday, January 14, 2023. We will post reminders on the FHVA.org website, NextDoor, Facebook and on the FHV sign. Members will receive email invitations. We look forward to seeing you!

**Advertise  
Here**

*The Chronicle* is the newsletter publication of the Four Hills Village Association. It is published quarterly (March, June, September, and December) and mailed to members. A link to the PDF document is distributed by email to members who have opted to go paperless. The public may view earlier editions of *The Chronicle* online at FHVA.org.

### Advertising in *The Chronicle*:

- ◆ Full page ad: \$200 per issue
- ◆ Half page ad: \$100 per issue
- ◆ Half page, back page: \$150 per issue
- ◆ Quarter page ad: \$ 50 per issue

### Advertising Policies:

First come, first served.  
Ads must be prepaid before the publication submission deadline. Contact the Publications Director for those dates.

Mail checks to : Four Hills Village Association  
PO Box 50505  
Albuquerque, NM 87181-0505

Advertising rates for the Members Only Directory, issued once a year, are double those of *The Chronicle*.

# What keeps you up at night?

What if I get sick?

Am I paying too much in taxes?

How can I simplify my life?

Will I run out of money?

How can I help my children responsibly?

For many of us, retirement sometimes keeps us up at night. At Altalune Wealth Advisors, we help you define your retirement phase of life by giving you tools to feel more confident about your financial decisions.

We partner with you to plan for the unexpected events, the joys, and the adventures of this dynamic life phase, however that looks for you. Let us help you worry less and enjoy it more.

Build a retirement and a legacy that reflects your meaningful life.



**Contact: Ric Tredwin or Kelley Tredwin**  
Wealth Advisors  
Tele. **505.554.1134**  
[www.altalunewealthadvisors.com](http://www.altalunewealthadvisors.com)

Securities and Advisory services offered through LPL Financial, a Registered Investment Advisor, Member FINRA & SIPC. LPL Financial Representatives offer access to Trust Services through The Private Trust Company N.A., an affiliate of LPL Financial. Ricky P Tredwin. New Mexico. CA Insurance Lic. #OC24309

Altalune Wealth Advisors, LLC is located at 6723 Academy Road, NE Ste B, Albuquerque, New Mexico 87109.

## Secretary's Report by Jennifer Lopez

### Recognizing Good Neighbors of Four Hills Village

Four Hills Village is truly one of the best neighborhoods in Albuquerque! And we know it is the good people who live here that make it so! Most folks who do good things don't care to be recognized for their good works, but the FHVA board would love to highlight the good things happening in our neighborhood. If you know of someone who goes above and beyond in caring for their community and the people around them, please share their names with us. We would love to get to know them and to share their goodness with the entire community. Contact Jennifer Lopez at 505-269-7753 or at [leftylopez05@gmail.com](mailto:leftylopez05@gmail.com).

#### Mr. Gary Peters

##### A Good Neighbor of Four Hills Village

A neighborhood is an intricate puzzle of an ecosystem comprised of people, animals, greenscape, and man-made structures. When homeostasis exists in this system, life is good! Thank goodness we have folks like **Gary Peters** to promote harmony and balance in Four Hills Village!



Four Hills Village Association works for the betterment of the entire neighborhood, regardless of whether those residents are members of FHVA. Likewise, when FHVA puts out the call to residents to help maintain the Open Space trails that surround our lovely village, Gary, even though he is not a FHVA member, never hesitates to jump on board and help! If you have participated in any of the Four Hills Village cleanup projects, whether it be in the Open Space or helping a

neighbor in need, you have seen Gary Peters!. He truly understands the importance of being a positive piece of the puzzle that keeps an environment or neighborhood in balance.

Gary Peters, and his wife of 22 years, Colleen, are both committed to the betterment of the world around them. As an elementary school teacher, Colleen has perfected the art of managing a class of curious, exuberant children. Gary attended TVI, the precursor to CNM, and then graduated from the University of New Mexico as a business major with an accounting degree. Gary was an expert at automotive systems data management, and he worked in production operations for a major computer company for 28 years. He trained people on software and sold marketing tools and software for marketing purposes within the automotive industry.

Gary and his family moved to Albuquerque from St. Petersburg, Florida in 1967. After a few moves back and forth over the years, they settled in Albuquerque! Lucky for us that Gary, Colleen, and their 2 daughters chose Four Hills Village as their home! The daughters are now grown, and 2 dogs now keep their spots warm and watch for their return!

After 28 years of keeping automotive data management systems on track, Gary decided it was time to steer into retirement. On October 3, 2022, he retired to his new role as "House Husband!" His bucket list includes visiting Europe, Costa Rica, and Las Vegas, but more importantly, he wants to be able to relax and be non-productive without feeling guilty! His days of competing against LA and Dallas to be #1 in sales are over! Now he can just race to be first on the Open Space trails each day.


However, even though he may say he wants to be non-productive, Gary truly believes in living a life of service. His favorite job was serving as a volunteer in the Special Services Department at CNM. He hopes to return to CNM to tutor in the math department. And Gary hopes to spend more time helping others in the FHV neighborhood. He believes neighbors should come together, celebrate holidays and life's important moments together. Look out for each other.

Gary's words of wisdom are many. Be kind. Be less judgmental. Be patient. Be thankful. Make an effort to do something for others. Look out for your neighbors. Be good and understanding. Do good as a service to others, not to be recognized. But please indulge us Gary and let us recognize you and thank you for all the good works that you do for your neighbors in Four Hills Village.



# Positive Energy SOLAR



**Save up to 40%** through tax credits, thanks to recently passed legislation. 

## BETTER FOR THE PLANET & YOUR WALLET.

Choosing the right company to install your solar electric system is important. After all, your system should last you for decades! With Positive Energy Solar's **4500+ happy customers**, **\$0-down financing** options, and **industry-leading 30-year warranty**, you can feel confident knowing you made the **right choice** to go solar & save on your electric bills!

**Get started today by scheduling a free solar analysis!**

**505.484.2789 | [PositiveEnergySolar.com](http://PositiveEnergySolar.com)**

## Treasurer's Report by Linda Martinez

### Statement of Income and Expenses January 1, 2022 – November 30, 2022

#### 01/01/2022 Beginning Bank Balance

Checking	\$ 11,406.10	
Savings	<u>23,324.85</u>	
<b>Total</b>		<b>\$ 34,730.95</b>

#### Year to Date Income

Membership Dues	\$ 6,666.38	
Advertising Income	3,600.00	
Interest Earned MM	<u>2.13</u>	
<b>Total</b>		<b>\$ 10,268.51</b>

#### Year to Date Expenses

Newsletter/Directory	\$ 6,323.23	
October Social	1,589.31	
Shred Event	927.73	
Insurance	803.00	
Survey Monkey	413.76	
Yard Sale	284.38	
PO Box	232.00	
Website	187.65	
Prizes for Contest	150.00	
Map Printing	27.91	
FHN for Postage	19.50	
<b>Total</b>		<b>\$ 10,958.47</b>



#### January 1, 2022 – thru November 30, 2022

**Net Income (Loss)** **(\$ 689.96)**

#### 11/30/2022 Balance

Checking	\$ 10,714.01	
Savings	<u>3,326.98</u>	

**Ending Bank Balance** **\$ 34,040.99**

...to join the 2023 FHVA Board of Directors!

The following positions are open:

- Vice President
- Government Affairs
- Membership
- Parks & Open Space

WE NEED  
YOU!

WE NEED  
YOU!

For details on these positions, please refer to the Bylaws and Standing Rules  
which you will find by clicking on the "Documents" tab on our website  
[FHVA.org](http://FHVA.org).

## Membership Report

# YOUR MEMBERSHIP MATTERS

The 2023 Four Hills Village Association membership drive is currently underway. Thank you for your renewal or new membership! For those who have not renewed yet, we ask that dues be paid by December 31, 2022 for 2023 membership. Membership runs from January 1 through December 31.

If you have not renewed your membership, you may do so online by going to FHVA.org and clicking the membership tab. Should you not wish to renew online, you may download a form from the membership page on our website and mail the form with a check for \$25.00 per member to FHVA, PO Box 50505, Albuquerque, NM 87181-0505. All residents (homeowners and renters) age 18 and older are eligible to be members of Four Hills Village Association—individuals only no corporations.

It is possible to have multiple memberships per residence at \$25.00 per membership. FHV residents or homeowners may opt for one membership and have one other individual in their household included in the Membership Directory, if desired.

Membership entitles you to:

- Receive *The Chronicle* ( by email or through the mail)
- Receive the annual Membership Directory
- Serve on the FHVA Board of Directors
- Attend monthly Board of Directors meetings and have an opportunity to speak
- Attend the Annual General Meeting breakfast
- And much more!

**kw**  
KELLERWILLIAMS REALTY



Lynda Hartman  
505.850.8099  
Email: LyndaHartman@me.com



www.hartmanhomesnm.com

♥  
hartman  
homes NM



**ALWAYS READY TO HELP YOU—PUT ME TO WORK!**

- Free Consultations
- Professional Photos & Floorplans are Included in my Listing Services

# Real Estate Update *by James DeMay*

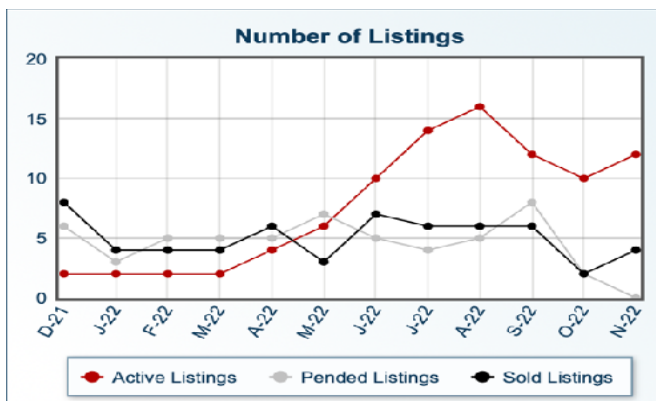


Happy winter, Four Hills Village neighbors!

There are now more houses to choose from when shopping for homes! While sellers may prefer to have fewer homes on the market thereby providing the potential for multiple bids, this does not lead to a healthy market and cannot be sustained for long. Our prices are still very strong in the neighborhood, so there's no need for sellers to be concerned.

While our average list price is down 6.27%, the median sales price and average sales price for Four Hills Village are both up over 49% compared to November 2021. As home sales and mortgages go hand in hand, interest rate increases have slowed down sales and increased days on the market without negatively affecting values. The average sales price was \$196.19 per square foot for the four homes that closed in FHV in the month of November.

Summary Statistics	Nov-22	Nov-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	2.36	0.15	1473.33	1.51	0.8	88.75
Average List Price	\$600,242	\$640,000	-6.21	\$531,872	\$465,989	14.14
Median List Price	\$589,000	\$640,000	-7.97	\$525,000	\$439,000	19.59
Average Sale Price	\$577,500	\$367,320	49.10	\$503,400	\$453,295	11.05
Median Sale Price	\$595,000	\$375,000	58.67	\$502,500	\$427,500	17.54
Average CDOM	73	7	942.86	21	35	-40.00
Median CDOM	74	3	2366.67	13	6	116.67





## Security Update *by Troy Hill*

Since assuming the position of Security Director in June of this year, I have been collecting monthly crime statistics for the Four Hills Village area. During this six month period Four Hills Village has had 18 property crimes and three assaults were reported to the Albuquerque Police Department (APD). This is an astonishingly low crime rate for an area that encompasses nearly 1,500 homes and is situated within a mile of one of the crime hotspots within the APD Foothills Command District.

The vast majority of APD responses within Four Hills Village are for family disturbances, suspicious persons or vehicles, and disturbing the peace calls. Even these types of police responses typically account for less than 12 calls per month. Further proof that Four Hills Village is not only a wonderful place to live, but a safe one as well.

### APD RESPONSES IN FOUR HILLS VILLAGE

**From September 1 to November 30, 2022**

Incident Type	# of Incidences
Assault	2
Burglary from Vehicle	5
Burglary from Residence	1
Disturbing the Peace	9
Family Dispute	11
Motor Vehicle Theft	4
Shots Fired	2
Suspicious Person or Vehicle	12
Theft/Larceny/Fraud/Embezzlement	4
Traffic Accident, No Injuries	3
Traffic Stop	5
Vandalism	0



### APD RESPONSES IN FOUR HILLS VILLAGE-1

**From June 1 to November 30, 2022**

Incident Type	# of Incidences
Assault	3
Burglary from Vehicle	5
Burglary from Residence	1
Disturbing the Peace	18
Family Dispute	20
Motor Vehicle Theft	4
Shots Fired	5
Suspicious Person or Vehicle	23
Theft/Larceny/Fraud/Embezzlement	8
Traffic Accident, No Injuries	7
Traffic Stop	8
Vandalism	1

AT OUR SCHOOL...

# Wonders Await.

Learning is focused and potential thrives.



Sunset Mesa School

*Enrolling Preschool & Grades K-5th*

505-298-7626 | [sunset-mesa.com](http://sunset-mesa.com)

# A Report On The Roads in FHV by Lisa (Rusty) Goetz

## A Survey of Pavement Quality in Four Hills Village

### Introduction and Background

At the request of Four Hills Village (FHV) residents, the city has had three traffic calming studies made of the FHV neighborhood. None of these studies has mentioned how bad the conditions of the roads are. To enact any of the suggested changes would be putting the cart before the horse and would be a major waste of money, effort, and neighborhood goodwill. It would not make any sense to try and redesign and repaint roads or install roundabouts until the very serious issues of on-going water and sewer line failures and road asphalt disintegration are addressed with some sort of more permanent solution besides the current Band-Aid approach.

As a retired professional geologist with over 44 years of both international and domestic industry experience, I volunteered my services to the Four Hills Village Association (FHVA) to survey all the public roads in FHV and report back on their condition. From early August to the end of October 2022, I walked both sides of every public road in FHV and noted the widths and depths of open pavement cracks, the widths and depths of failing tar seals in cracks, the approximate size and location of pavement repairs, the locations of potholes, and significant collapsed features and buckles where the pavement is actively failing. I also mapped the locations of major original drainage arroyos and the locations of bridges and road culverts crossing them. Additionally, I inspected the condition of the five gated emergency entrances/exits located along the northern and western edges of FHV. The full report and a PDF of the resultant map of road pavement quality are posted online at [www.FHVA.org](http://www.FHVA.org). This data has also been provided to city and state officials.

### Mapping and Findings

Currently, within the FHV boundaries there are approximately 5.4 linear miles of road that are in serious need of repaving, approximately 4.7 linear miles of road that are in marginal condition and need significant repair work, and another approximately 6.8 linear miles of roads that are serviceable but need maintenance. These mileage measurements do not include the perimeter mileage of the many cul-de-sacs which would add another estimated 5 or more linear miles to the total.

Except for Four Hills Road, which decreases in width from four lanes to two lanes as it enters FHV, all the roads within FHV are two lanes wide, though the primary access roads also have "parking lanes" along their sides. Most of the roads in FHV were constructed forty to sixty years ago in various installments and subsections and the construction techniques vary among the different installments and subsections.

The majority of roads in FHV were paved with a black asphalt of varying thicknesses and differing curbside construction. The most recent road construction employed different asphalt material that is light gray in color and is both thicker and contains larger rock fragments than the older black asphalt. The newer asphalt has behaved more rigidly than the older black asphalt that flexes, cracks, and tears easily. Along the newer gray asphalt roads, pavement separation is primarily occurring between the original paving sections. Areas paved with this newer asphalt include the Navarra Way/Kiva Drive loop, Lorman Place, and the Via Posada and Reserve subsections.

The oldest roads along the steeper slopes of the northern and eastern sections of FHV and along the boundary of the Canyon Club are in the worst shape. Even the newer roads along the southern and western edges of the neighborhood are also in poor condition. Only the primary access roads of Four Hills Road, Stagecoach Road, Wagon Train Drive, and La Cabra Drive appear to have had regular maintenance. In contrast, many of the cul-de-sacs appear to have their original pavement much of which has been cut up by

## On The Roads cont'd by Lisa (Rusty) Goetz

sewer/waterline repair patches and has had cracks sealed with tar. In general, the tar seals applied on the north and east sides of FHV have failed and now exhibit open cracks on both sides of the tar seal. In many cases, these younger cracks are as wide or wider than the original attempted seal. Though the tar seals on the southern and western side of FHV appear to be much newer, even in these areas, the sealed cracks in the asphalt have continued to separate, resulting in tar sags within the separation cracks that are now commonly over two to four inches wide.

Besides the normal wear and tear, snowplow blades and street salting have contributed to the breakdown and cracking of the old asphalt. In addition, the 40 to 80 mph winds out of Tijeras Canyon often drive rain and snow deeper into the open cracks, washing out the soil below the roads, or widening the cracks by frost wedging. Dips in and out of the old arroyos are focal points for this damage. Throughout FHV, most of the cast iron sewer access plates are currently either significantly above or below street grade.

### Four Hills Village Emergency Exit Gates Status

As part of my mapping routine, I checked all the gated emergency exits from FHV. Of the five potential exits only two, Calle Verde and Rio Arriba Avenue, are in reasonable shape for driving through. The Via Posada exit road is gravel, and both the gate and the road are choked by large weeds. The Martingale Lane/Winterwood Way connecting dirt road is badly rutted and blocked by permanent barriers that do not open. The Raton Avenue exit gate is blocked by a tall asphalt-coated berm. The only lock that had an identifying owner on it belonged to the Albuquerque Fire Department. No emergency contact numbers were posted on any of the gates. The Four Hills Village Association has requested keys for these gates.

### Discussion

I found that along the very steep sections, much of the old asphalt has basically delaminated from the underlying soil. When these roads were paved forty to sixty years ago, the builders did not prep the soil surfaces with road metal or any other sub-pavement drainage surfaces before paving. Where the roads crossed the smaller original drainages, the contractors appear to have pushed additional soil into the stream beds without the use of culverts or roadbed reinforcement. The road asphalt was put directly on the soft rotten granite and its erosional gravel, on sand, and on clay.

All the natural soil slopes on the east side of Albuquerque are inherently unstable. This is because the unconsolidated surface sands, gravels, and clays of the mountain front alluvial fans are being pulled downslope by gravity in a motion that geologists and soil engineers call "soil creep." If you look around in FHV, you will notice older cement brick fences are broken, and poles and trees lean down slope. This soil creep does not occur at a constant rate either laterally, by depth, or over time. The slow, but inexorable, movement of soil down slope puts tremendous strain on the FHV sewer system and some of the water system pipes. As the strain builds over time, the pipes crack and break when the design stress/strain parameters are exceeded, releasing water and liquid sewage into the soil around the break. These liquids then work their way outward laterally and vertically in the soils supporting our roads. Such leaks may not be detected for months or even years. The leaking fluids can dissolve out cavities in the soil which ultimately collapse, causing structural failure and subsidence to the road or sidewalk above it.

Combined with soil creep, another type of road failure occurs where the asphalt along the steeper hillsides has lost full contact with the soil beneath and become delaminated. These freed sections of asphalt have started to crack and tear as they slowly slide downhill in sheets. The cracks are worst in areas where the angle of slope changes, putting even more strain on the old asphalt. Additional cracking and tearing occurs where the asphalt sheets have started to buckle into swales and dips. If you walk along our roads, either early in the morning or at sunset, the sun's low angle creates long shadows that make these ridges and

## On The Roads cont'd by Lisa (Rusty) Goetz

swales easy to see. This process has been tearing the asphalt along numerous long cracks that both cross the width of the road and run up the center line where the different stages of paving did not produce a secure bond (Photo A). Cracking and resultant potholes are also very common where roads join in intersections. I think the differing ages and/or makeup of the asphalts used in the street paving events produced weak contact bonds between the two different batches of asphalt (Photo B). Possibly the strain caused by slippage of the delaminated asphalt sheets and soil creep opened these incomplete “joins” and produced additional failure zones. Water seepage along these cracks has worsened these failure points.



Photo A

**Photo A:**

*Cracks in asphalt running across width and length of road at the top of Warm Sands Trail near its intersection with Maverick Trail. Note additional cracks produced by the settling of the sewer access cap.*

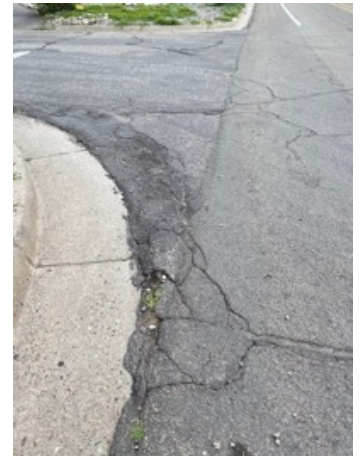


Photo B

**Photo B:**

*Cracks developed along the intersection of Warm Sands Drive and Stagecoach Road. Note the development of collapse feature (and an attempted repair with newer asphalt) and the beginning of a pothole where the asphalt has broken out along the polygonal cracks. Also note the grass growing in the street—a common sight in the neighborhood.*

These cracks or “tears” are commonly ½ inch to 3 inches wide, but in places are wider than 5 inches. The cracks extend all the way through the asphalt and the underlying soil can be seen in some places while in other areas numerous weeds and grasses fill in the cracks. When you walk along the roads you can see where the city has tried to repair the cracks with tar. Now, particularly on the northern and eastern sides of FHV, there is separation on both sides of these “tar repairs,” often, with the new tears on each side of the old repair equal or greater in width to the original tar filling (Photo C).



Photo C

**Photo C:**

*A 1 to 2-inch-wide crack with tar repair on upper Maverick Trail, near the Stagecoach Road intersection. Newly opened cracks (filled with sand) exceed the width of the tar repair in many sections.*

**Photo D**

*Collapsed structure with curvilinear polygonal cracks located at the top of Martingale Lane where it intersects Warm Sands Drive. Also note the presence of large cracks crossing the road on both Martingale Lane and on Warm Sands Drive. These large cracks had previously been “sealed” with tar that is now separating from the asphalt.*



Photo D

Besides natural soil creep shifting our roads, over the years, rainfall and flooding have also eroded the soil under the asphalt in FHV. Rain and flood waters seep into the open cracks in the road asphalt and erode the soil just below the asphalt, separating it from the underlying soil and allowing the unsupported asphalt to tear

## On The Roads cont'd by Lisa (Rusty) Goetz

and collapse. Where the road has collapsed you will see sags in the road with orthogonal, hexagonal, or curvilinear fracture cracks in the asphalt. In these collapsed areas it is common for chunks of asphalt to come loose, creating potholes. Many of these collapsed zones have subsided, or sunk, below road grade (Photo D).

The roads within FHV have been torn up and patched extensively over time. Some sections of road are virtually quilts of small patches of pavement repairs overlapping each other. Each repair further weakens the road. Within the FHV limits, where a burst water or sewer line has been excavated (a large hole typically 6 to 8 feet deep and 6 to 12 feet wide), the repair work and repaving often does not continue out far enough to fully include the areas where the underlying soil has been eroded out from under the asphalt and further cracking develops.

### **Results of November 20, 2022 meeting with city and state officials.**

In the light of the probable availability of new federal infrastructure funds and the upcoming NM 2023 legislative session, the FHVA board decided to make an appeal to the city, county, and state governments for funds to repair selected roads and infrastructure within FHV. On Sunday, November 20, three FHVA board members; Andrew Lipman, Board President, Steve Brugge, Past Board President, and Rusty Goetz, Director Parks and Open Spaces, met with Meredith Dixon, our state representative, Renee Grout, our city council member, Rachel Miller, Councilor Grout's policy analyst, and Jennifer Morrow, Deputy Director of Albuquerque's Department of Municipal Development (DMD), who was invited by Councilor Grout.

All the invitees were provided with both digital and hard copies of the survey report on the pavement conditions in FHV. The board members walked everyone through the data included within the report to support the FHVA's request to have major repaving on approximately 5.5 miles of roads, along with pothole repairs and maintenance repairs made on the other approximately 16.5 miles of roads within FHV. They also presented the board's request to have the five gated emergency exits (particularly those that open out to Juan Tabo Blvd.) serviced so that traffic could pass through them and to have proper safety signage installed on the gates so that the correct authorities could be contacted to open the gates during an emergency. This request was a repeat of a prior request for repairs and a set of gate keys to be held within FHV. The board also raised several related construction issues for consideration. These included the lack of public parking at Ed Barsis - Four Hills Park and at the Manzano Open Space, pedestrian safety, speed signage types and locations, and the sequencing of under road repairs vs. repaving.

Ms. Morrow explained that FHV is currently positioned with in the middle ranking of neighborhoods needing significant road repairs. The DMD has been holding back on some repairs because FHV is on a "five-year watch list" for major repaving. This will involve milling down each street's upper 2 inches of asphalt prior to applying a new asphalt surface. She went onto explain that, except for catastrophic road failures, equipment and manpower mobilization and demobilization costs associated with this effort forbid the city to repair isolated road sections. Instead, DMD selects a section of neighborhood streets to all be repaved at the same time. Once these are nearly completed, another area is chosen and the process is repeated. She also explained, that if the DMD is apportioned additional funding, it would be applied first to the very worst areas within the city overall. However, additional funding would in turn shorten the list of communities needing repairs, which in turn would shorten the wait time for repaving in FHV.

When asked about the timing of completing subsurface utility repairs prior repaving, Ms. Morrow told the group that, unfortunately, the DMD does not have direct contact/control with the utilities. The water authority, ACWUA, controls the water main and sewer repairs while PNM and NM Gas are responsible for repairs on that infrastructure. For instance, NM Gas is responsible for the current excavations on Catron Ave.

There was then a discussion on how to possibly capture additional funding that might be used to jumpstart

## On The Roads cont'd by Lisa (Rusty) Goetz

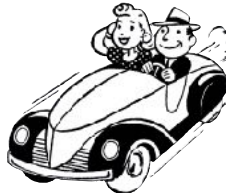
repairs or repaving of the worst stretches of road within FHV. Councilor Grout and Representative Dixon agreed that they would work together to find as much funding as they could.

Following this discussion, Councilor Grout and Representative Dixon asked the board members how we would now rank our requests. The board members agreed that the emergency gate repairs, signage, and keys would still be our priority (buying a good set of bolt cutters and/or a cordless angle grinder might be included if we could not get keys). Second, we asked to have public parking at the Running Water Rd entrance of the Ed Barsis - Four Hills Park reexamined and to see if more parking could be added or if the "no parking" signage could be limited to just in front of the private drive gate. Ms. Morrow agreed to send out one of her staff to look over the situation and see what could be done. Last, given the probable years-long delays in repaving, we asked that DMD repair the more significant potholes (as indicated on the report map), replace missing speed limit signs, and add new bike and pedestrian safety signs where they would help the most.

### Conclusion

The FHVA Board recognizes that traffic calming is an issue of great importance to FHV residents, especially to those who live along our major streets. The goal of this report is not to delay implementation of appropriate measures, but instead is to ensure that measures taken involve long-term solutions, rather than ones that will have to be torn up and replaced within the next few years. Coincidentally, as this report was being written, yet another water main broke in FHV.

The FHVA Board will continue to work with DMD, ABCWUA, and with our city, state, and, if needed, federal officials to improve road conditions in Four Hills Village. A much more comprehensive version of this report along with PDFs of both the FHV road pavement quality map created for this report and the city's version of the FHV street quality map provided by the DMD are available on the FHVA website, FHVA.org.



## Monthly Board of Directors Meetings

The FHVA Board meets on the third Tuesday of each month at 6:30 p.m.

at the Singing Arrow Community Center

These meetings are open to all members.

We are currently holding hybrid meetings.

You may either attend in person or online via Zoom.

Please contact Andrew Lipman at [FHVApres@gmail.com](mailto:FHVApres@gmail.com) if you wish attend.

WE BID A FOND FAREWELL TO OUR RETIRING  
BOARD MEMBERS AND THANK THEM FOR THEIR  
DEDICATION AND HARD WORK.

# YOUR FRIENDLY NEIGHBORHOOD MOBILE PET GROOMER



## We come to you

Full-service mobile grooming for dogs and cats in the safety and comfort of our specialized mobile grooming spa at your home or office. Our self-contained vans are cage-free and climate controlled, which is less stressful and more comfortable for everyone.

## Groom Regularly

Seeing a pet groomer regularly maintains the health and well-being of your animal. According to the ASPCA, "grooming is as important as bringing your pet to the vet for regular checkups." Most clients schedule recurring appointments every 4-6 weeks.

## Loyalty Program

We love (and reward) repeat clients. Earn points for each dollar spent; points can then be redeemed as discounts for future services. A 10% discount is also available for multiple pet groomings during the same appointment at the same location. We'll be your favorite pet groomer!



**Wet Paws**  
MOBILE PET GROOMING

Book Today at [wetpaws.pet](https://wetpaws.pet)  
or call 833-WET-PAWS

SCAN ME  
TO BOOK  
TODAY!



## Neighborhood News

### Report from Four Hills Neighbors- A Women's Organization

In October, Four Hills Neighbors celebrated our Fall Fling where we had nearly 100 people get together to meet new friends and enjoy some really great food. It was great to be able to do something like this as we haven't been able for a few years.

While we are mostly a social group, we are supporting Silver Horizons this year as our charity. A representative spoke to us about some of the services they provide and additional ways we can provide support. Our food drive was greatly appreciated. If you would like to participate, Gerri Boden is collecting non perishable food items at her home, 1538 Catron Ave. Her collection box is right by the front door and she's always ready to receive donations.

We have come into the modern age and now have a website. Check out [fourhillsneighbors.com](https://fourhillsneighbors.com) to see all the activity groups, get more information about our mission and charities, and to join. The first year is always free to new members. You can also email [FHNmembership@gmail.com](mailto:FHNmembership@gmail.com) for additional information.

Julie Dodd  
President, Four Hills Neighbors  
[Doddjulie17@gmail.com](mailto:Doddjulie17@gmail.com)



## ...And Now a Few Words from our Elected Officials...

### A Report from Meredith Dixon, Representative for New Mexico House District 20

Friends and neighbors

First, thank you for electing me to another two year term to serve as our state Representative for House District 20. I look forward to continuing to work with you, my colleagues, and other local elected officials to provide solutions that make our community better.

This January will be a 60-day legislative session and that means that in addition to the budget, other policy items will be on the agenda. So please be on the lookout for my annual pre-session survey. I value your feedback and insight as it helps inform my decision-making and legislative priorities.

In terms of legislative priorities, my primary areas of focus continue to be reducing crime, improving child wellbeing, and diversifying our economy. Here are a few of the bills that I have been working on and plan to introduce this session.

- Providing timeframe certainty for regulatory permitting and construction
- Protecting child victims from re-traumatization
- Increasing penalties for organized retail theft
- Supporting local small businesses and start ups through an office of entrepreneurship
- Bringing more advanced energy and clean tech companies to New Mexico

Feel free to reach out to me during the session to share your thoughts and opinions on legislation that is being debated. Some of the issues that are likely to come up include: tax reform and/or a GRT reduction, making the military pension tax-exemption permanent, increasing the state mandated number of days for public education, gun-safe storage to keep firearms out of the hands of children, and paid family leave.

As always, thank you for allowing me the privilege to serve you in our legislature. You may reach out to me at any time via text or call at (505) 401-8339 or email at [meredith.dixon@nmlegis.gov](mailto:meredith.dixon@nmlegis.gov) or [meredith@meredithfornewmexico.com](mailto:meredith@meredithfornewmexico.com).

MeredithVery respectfully,

Meredith Dixon  
505-401-8339  
[Meredith.dixon@nmlegis.gov](mailto:meredith.dixon@nmlegis.gov)



## ...And Now a Few Words from our Elected Officials...

### A Report from Renee Grout, Albuquerque City Councilor District 9

It's hard to believe it has been a year since I was elected to represent District 9 on the Albuquerque City Council. It is my privilege to serve you all. I ran for this position because I was concerned about the increase in crime and homelessness in our city, and I wanted to bring a common-sense approach to finding solutions to these problems.

I am very concerned with the high rate of catalytic converter theft in Albuquerque. These property crimes especially trouble me because, while a thief may get up to \$500 for selling a catalytic converter to a scrap metal dealer, a repair can cost six times that. I've seen insurance companies total cars because the cost of replacing a catalytic converter can be more than the car is worth.

On December 5, I introduced the "Secondhand Catalytic Converter Purchase Ordinance," which will make it much more difficult for thieves to sell catalytic converters at scrap yards in Albuquerque. This ordinance will require scrap metal dealers to make a copy of a seller's photo ID, take a picture of the seller, and check proof of ownership to ensure that seller has the car owner's permission to sell the part. Scrap metal dealers must keep these records and make them available to police. If a scrap metal dealer does unknowingly buy a stolen catalytic converter, this data will help police trace the seller more easily.

This bill was written with input from the New Mexico Regulation and Licensing Department to work hand-in-hand with the state's Chop Shop law, which was co-sponsored by state Representative Meredith Dixon. I'm also working with County Commissioners to introduce a similar bill that would cover scrap metal dealers in the unincorporated parts of Bernalillo County. I hope that by chilling the market for stolen catalytic converters, we can prevent this form of property crime.

Another problem area has been our bus stops, which have become places where people congregate for reasons other than waiting for the bus. People are relieving themselves, openly using drugs, fighting, and engaging in other illegal behaviors.

APD has shared with me that the City's anti-loitering ordinance does not specifically prohibit people from hanging around at bus stops, which has made it difficult for officers to prevent people from congregating there. This is a particular problem along Central in District 9, at the stops in front of Four Hills Studios and the turnaround at Wenonah and Tramway. To help our officers address this, I introduced O-22-57, the "Wrongful Use of Bus Stops Ordinance," on November 21. This change to our laws will prohibit this behavior and make our bus stops safe again for all transit users.

I have been working with City Council staff to get ready for the upcoming 60-day legislative session, and I'm meeting regularly with our elected officials on our legislative and capital outlay requests. Some of the projects we're partnering with our state legislators include:

- Funding for a dedicated homeless shelter for youth ages 18 to 25
- A new playground for Singing Arrow Park
- More pickleball courts at the Manzano Mesa Multigenerational Center
- Roadway improvements throughout District 9
- Improved security at the Manzano Mesa Multigenerational Center
- Increased penalties for theft of public safety equipment, such as the copper wiring in traffic signals

As always, please contact my office at (505) 768-3123 if you have questions about any of these projects or if we may help you in any way.

Kindly,



Renée Grout

# Biographies of 2023 Board Nominees

## OFFICERS

### PRESIDENT

#### **Andrew Lipman (Incumbent)**

Andrew Lipman, a 28-year resident of FHV, has a master's degree from New York University in Community Organization and Nonprofit Management. He has served as Government Affairs Director for FHVA, the Vice President of the East Gateway Coalition of Organizations and serves on the City of Albuquerque's Urban Enhancement Trust Fund board. Past positions include chair of the Police Oversight Task Force, Treasurer and President of the NM Holocaust and Intolerance Museum, Executive Director of the Jewish Federation of NM, chair of the Dr. Martin Luther King Jr. Task Force for Public Safety, and state chair of the NM Human Rights Coalition Board.

### SECRETARY

#### **Jennifer Lopez (Incumbent)**

Jennifer Lopez moved from Moriarty with her husband, Jess, to FHV in April 2018 after completing a 25-year career in special education. Upon retirement, they decided to move to town and quickly realized there was no better neighborhood than FHV! Jennifer believes that her newly adopted community provides the perfect mix of small-town vibe at the edge of big city amenities! She now spends her days supporting her husband in his volunteer work at his VFW, babysitting grandsons and trying to keep up with the books from the Four Hills Neighbors book club. She looks forward to meeting and working with new-found friends in her new community.

### TREASURER

#### **Linda Martinez (Incumbent)**

My husband Bob and I have lived in Four Hills for over 20 years. We love the neighborhood and meeting our neighbors. It has been so great to see the neighborhood grow and prosper. I have enjoyed being on the FHVA board the last two years serving as Treasurer. I am a Realtor with Coldwell Banker Legacy Realty and have been selling homes for 14 years. I am a member of Fraternal Order of Police Auxiliary, locally and nationally, and am very involved in the National Memorial Service in Washington DC. Most of my 32-year career with the federal government was spent with the IRS. We love to visit with our kids and grandkids as often as possible.

## DIRECTORS

### EDUCATION & YOUTH AFFAIRS DIRECTOR

#### **Jerry R. Gallegos**

My wife and I recently moved to FHV and thoroughly enjoy the neighborly welcome that we have received. I am retired from public educational service. My professional experience includes: 40 years in education, working with the UNM School of Medicine Pediatrics/Department of Neonatology-Special Baby Clinic, and at the University of Iowa Hospital and clinics in the outpatient child psychiatry department. I served as a school administrator in various capacities at APS and at UNM and have served on a variety of nonprofit boards including the NM Autism Society, president of the Serendipity Day School, and assistant regional executive of the Sports Car Club of America.

### PUBLIC RELATIONS AND REAL ESTATE DIRECTOR

#### **James DeMay (Incumbent)**

I strive to promote, inform, and advocate for growth and prosperity of FHV. My goal is to foster the community our neighborhood has and accentuate the hidden gem that it is. As a third generation FHV resident, I feel we need to do all we can to showcase the amazing things our community has to offer. Our neighborhood's unique qualities have become even more obvious after starting my career in real estate. I was raised close to the real estate business and now have over 3 years of experience as a broker myself. It is an honor to serve our community by being on the board.

# Biographies of 2023 Board Nominees

## PUBLICATIONS DIRECTOR

### Brigid Conklin (Incumbent)

The mountain views and proximity to nature were some of the features that attracted my husband and me to FHV eighteen years ago. When the Publications Director vacancy opened over the summer of 2020, I was pleased to take on the role as I have always appreciated the efforts the FHVA and its predecessor have made to keep FHV such a great place to live.

## SECURITY DIRECTOR

### Troy Hill (Incumbent)

My wife and I recently moved to Albuquerque from Scottsdale, Arizona, where we lived for the last 20 years. I worked in public safety for over 28 years, most recently with the Phoenix Police Department, where I retired as a Senior Detective. Upon retirement, I accepted a position with Sandia National Laboratories. I currently serve on the Foothills Community Policing Council. In this capacity, I have monthly interaction with APD on issues related to crime within the Foothills Area Command and throughout the city. My wife and I love FHV and have thoroughly enjoyed our time living here. I would love to give something back and help ensure the neighborhood remains an amazing place to live.














## WEBMASTER

### Howard Kimberly (Incumbent)

Howard Kimberly has been a Four Hills resident for over 30 years. He is a retired software engineer with 35 years of professional experience.

Here is ABCWUA's watering recommendation for winter. Let's hope we get some cooperation from mother nature. Think SNOW!

### WINTER WATERING RECOMMENDATIONS

Plant Type	How Often?	How Deep?
 TREES	 1 TIME A MONTH	24 INCHES
 SHRUBS	 1 TIME A MONTH	18 INCHES
 FLOWERING PLANTS	 1 TIME A MONTH	12 INCHES
 DESERT ACCENTS	NONE	NONE
 GROUNDCOVER	 1 TIME A MONTH	12 INCHES
 GRASS: TURF	 2 TIMES A MONTH	6 INCHES
 GRASS: ORNAMENTAL	 1 TIME A MONTH	12 INCHES
 VINES	 1 TIME A MONTH	18 INCHES

(FOR GREATER ALBUQUERQUE METROPOLITAN AREA)

## Election—2023 Officers and Directors

All 2022 and 2023 members of the Four Hills Village Association are encouraged to vote!  
 Officers and directors are elected for a term of one year running from  
 January 1 to December 31, 2023 and are limited  
 to three successive one-year terms in the same office.



**NEW THIS YEAR ...ONLINE VOTING!** Each member for whom we have an email address will receive a link to the online ballot. Be sure to check your inbox. Save a stamp and a trip to the post office by casting your vote online. If you have not received the election email by the time you read this newsletter, please contact Ellen Lipman at [elkaleyah@aol.com](mailto:elkaleyah@aol.com). We must receive your vote by January 7, 2023.

If you prefer to vote on paper, please contact Ellen Lipman at 505-238-0202 and she will arrange to have a paper ballot delivered to you. Please note that the ballot must arrive at the FHVA PO Box by end of day January 7, 2023 to be counted.

### 2023 ELECTION BALLOT FOUR HILLS VILLAGE ASSOCIATION SAMPLE BALLOT

**OFFICERS:**

President	Andrew Lipman	<input type="checkbox"/>
Secretary	Jennifer Lopez	<input type="checkbox"/>
Treasurer	Linda Martinez	<input type="checkbox"/>

**DIRECTORS**

Education and Youth Affairs	Jerry R. Gallegos	<input type="checkbox"/>
PR and Real Estate	James DeMay	<input type="checkbox"/>
Publications	Brigid Conklin	<input type="checkbox"/>
Security	Troy Hill	<input type="checkbox"/>
Webmaster	Howard Kimberly	<input type="checkbox"/>

There is still time to nominate yourself to one of the following open positions!

- Vice President
- Government Affairs
- Membership Director
- Park and Open Space Director

To do so, please contact Ellen Lipman at [elkaleyah@aol.com](mailto:elkaleyah@aol.com).



**Don't forget to renew your membership!**

You may renew and pay online at [FHVA.org](http://FHVA.org) by clicking the Membership tab. You may also download the 2023 membership form on that page.

# A look back at 2022....



Dedication of Ed Barsis Park at Four Hills Village



Spring cleanup



Many FHVA member hosted National Night Out parties. The FHV neighborhood kids enjoyed this one!



Another successful shred event!



Fall city-wide cleanup.



Rusty Goetz presents her pavement study to the FHVA board.



The October member get-together at the Canyon Club



Happy Holidays from the Board of Directors of the  
Four Hills Village Association!

## Upcoming Events



### The FHVA Fifth Annual Holiday Light Contest

Hang those lights!  
Brighten the night!

You could be one of three winners who receive a gift card.

## Annual General Meeting

January 14, 2023 at the Canyon Club

In January, members will receive an email invitation to the 9 AM breakfast.  
Seating is limited, so reserve your place as soon as you can!

The general meeting is open to everyone and will begin at 10 AM.

We will also post the details on our website [FHVA.org](http://FHVA.org), NextDoor, Facebook and on the entrance sign. If you don't receive an invitation, please contact Andrew Lipman at 505-480-9883. We look forward to seeing you!

**Stay up to date** with FHVA events by visiting our website, [FHVA.org](http://FHVA.org),

Four Hills Village Association  
P.O. Box 50505  
Albuquerque, NM 87181-0505

KNOWLEDGE | SERVICE | EXPERTISE  
OVER 35 YEARS OF EXPERIENCE.



Happy Holidays!

Wishing you a happy & healthy holiday season & a wonderful new year, from our family to yours!

Thank you from the bottom of our hearts for your continued support throughout the years!



505.450.7635

Office: 505.293.3700

Jan@AskJanRealEstate.com

AskJanRealEstate.com

Call Jan DeMay or James DeMay

The Four Hills Specialists

505.306.1710

Office: 505.293.3700

JamesDeMay@gmail.com

JamesDeMay.com



COLDWELL BANKER  
LEGACY

**Jan DeMay**  
& ASSOCIATES

NEW MEXICO  
*Select*  
THE STATES FINE HOME SPECIALISTS



COLDWELL BANKER  
LEGACY