

The Chronicle

a quarterly publication of the
Four Hills Village Association

WWW.FHVA.ORG



Fall 2023

Established 1970

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Vote For New Bylaws!

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President's Message by Andrew Lipman

Fall is a time of changes...shortening days, cooler weather, leaves turning...and changes for neighborhood associations in Albuquerque. In 2022 the Albuquerque City Council updated the Neighborhood Association Recognition Ordinance (NARO). In particular, the NARO now requires that paying dues to neighborhood associations not be a condition of association membership or voting privileges—though dues may still be paid voluntarily.

The Four Hills Village Association (FHVA) is the only officially recognized neighborhood association in Four Hills Village and is currently registered with both the city of Albuquerque through its Office of Neighborhood Coordination and with Bernalillo County through its Planning and Development Services. In order to continue to be officially recognized by the city, FHVA Vice President, Herb Wright, and board member, Rusty Goetz, updated our bylaws to conform to the new NARO. We have included the new bylaws in this issue of the Chronicle starting on page 18. It is very important that our current members review the new bylaws and vote on them. Voting will be held electronically through SurveyMonkey. Every member for whom we have an email address will receive a link to the ballot. If you do not receive an email by September 30, please contact me at the phone number in the 2023 Member Directory or by email.

As Membership Director, Julia Vertrees, discusses in her report there will be two levels of membership a free membership (Member of Record) and a membership with donation (Contributing Member). Membership renewal/sign up instructions will be included in the winter Chronicle which will be distributed in December.

Your voluntary contributions are necessary if we are to remain a strong and viable neighborhood association able to provide programs and services which benefit not just our members but also the entire Four Hills Village community. FHVA has expenses for the services we offer such as the annual general meeting and breakfast, publication of The Chronicle and Membership Directory, and the shred event. Your voluntary contribution also covers necessary behind the scenes expenses such as directors and officers insurance. In the coming year we will need additional contributions and will engage in fundraising activities to remain fiscally sound.

FHVA Board elections are coming up! The deadline for submission of nominations is October 31. Please refer to Herb Wright's report for details. If you are interested in getting involved with your FHV community but not quite ready to join the board, please 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 Herb Wright

New Bylaws

In August, your FHVA Board approved new bylaws in order to conform with the city of Albuquerque's revised Neighborhood Association Recognition Ordinance. The updated NARO enables all households located within our boundaries to become members of FHVA and thereby vote in elections without payment of membership dues—though dues may still be paid voluntarily. The new bylaws establish two membership classifications which are explained in Attachment 1 of the new bylaws.

Other changes from the current bylaws are the following:

- Article VI, Section 4 clarifies the terms of office for the board. The term will now start from the date of January Annual General Meeting (AGM) and will terminate on the date of the following AGM. The current bylaws state the term as the calendar year, although in practice it was from AGM to AGM.
- The addition of Article X Monetary Matters and of Article XI Communication Venues
- Article XII allows for the notice of amendments to the bylaws and voting procedures to be issued in a letter or email to membership or to be published in *The Chronicle*. The current bylaws stipulate that such notice be published in *The Chronicle*.

Please take a moment and review the new bylaws and submit your vote by October 15, 2023. All neighborhood associations in Albuquerque are required to have their updated bylaws approved by the city and on file with the Office of Neighborhood Coordination by November 27, 2023.

Board Nominations

It's that time again! Time to begin the annual election process for the officers and directors of FHVA Board. Being a member and a resident of FHV in calendar year 2023 makes you eligible to run for an FHVA board position. Of course you must also intend to be a member in 2024! As a resident of FHV, you are a valued resident of our neighborhood, and of the city of Albuquerque as a whole.

The list of officers and director positions is noted on the left side of the cover page of this issue of *The Chronicle*. You can find descriptions of all the positions and of the election process in our Standing Rules which are posted on our website at <https://fhva.org/our documents.html>.

We will be accepting nominations for FHVA board positions between October 1 and October 31. Please submit your brief biographical statement (100 words or fewer) highlighting your interest and qualifications for your chosen position to me at herbwright@peoplepc.com by October 31, 2023. If you have any questions or require any further information, please email me.

A slate of nominees will be posted in the FHVA Winter Chronicle for voting. Again, any current member of the Four Hill Village Neighborhood Association is eligible to hold office.

**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.


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



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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.

NANCY OLDS KLUCK

A Good Neighbor of Four Hills Village



Nancy Olds Kluck is a very humble woman. When asked about her life she immediately speaks of the accomplishments of her deceased husband to whom she was married for 61 years and of her family. Along with being a devoted wife, Nancy is a proud mother of two great kids—Tammy and Gerry. They have made her the proud grandmother of five and a great grandmother, “GG”, of two, with another on the way. Even though she is extremely intelligent, talented, and multi-faceted she deflects and places praise upon others. Nancy's husband, Bill Girard Kluck, may have become a renowned clay and bronze sculptor after he served 26 years in the Air Force, but Nancy is the one who sculpted a life of music and faith for her family. A life based upon the strong foundational bricks of faith, family, and patriotism. It is plain to see that she lives a confident, contented life knowing in her heart that she has very ably served her God, her family, and her community.

Nancy Olds came into this world in Dallas, Texas. Faith and love of country runs strong in Nancy's veins. She is proud of her father who graduated from the Naval Academy Class of 1919. Her mother, being a loyal wife of a Navy officer, accompanied Nancy's father to his post at the Panama Canal, but as she wanted her baby born on US soil, she traveled to Texas just in time for Nancy's birth! Nancy's mother instilled her own love of faith and music into her young daughter. When she was in the seventh grade Nancy joined her mother in the choir at the Baptist church in San Diego. Young Nancy later ended up leading that choir until she married.

Nancy's love of music led her to earn a bachelor's degree in music education from San Diego State University in June 1958. That is also where she met the love of her life, Bill Girard Kluck. They both loved music and the theatre, and as sophomores at San Diego State University they performed together in the musical, “Best Foot Forward” starring as Dutch and Ethel. They became starry-eyed over each other and married in November that year. With his bachelor's degree in business marketing in hand, Bill joined the Air Force that same November and Bill and Nancy began their life together!

While attending San Diego State University, Nancy was selected for SAI, an honorary musical sorority, as well as Mortar Board, an honorary service organization for women, and “Who's Who in American Colleges and Universities. Serving as an Air Force officer's wife resulted in her never being able to officially use her degree in music education, but she very aptly served as a choir director to Air Force chapel choirs for the entire length of Bill's career. Her choirs included everyone from children and teens, to young airmen and officers and she led them to five Air Force Chapel Choir Competition Championships!

Her favorite duty station was Bangkok, Thailand. Her adventures in Thailand included having a pet gibbon named Ling Ling and a pet otter named Nong Chai (Little Brother). Nancy even had the courage to go rescue Ling Ling from the bandits who stole her! In addition to leading an English-speaking choir at a missionary sponsored church, Nancy taught choral music at a Thai girls high school, along with flute and piano in her spare time. Nancy served as a mentor to these young girls who all became very attached to her. As Nancy and Bill left their community in Thailand the girls surrounded their car and sang “God Be With You Until We Meet Again!”

When Nancy and Bill moved to Four Hills Village in 1978, she continued her life of service and became the caretaker to her elderly father. In order to ably manage his finances, she took a financial planning course.

Secretary's Report by Jennifer Lopez (con't)

Nancy did not hesitate to learn something new to be a help to her father. In 1981 after 11 military moves, Bill retired from the Air Force at Kirkland Air Force Base as a colonel and became a successful full-time sculptor. Nancy used her newly acquired financial skills to become his assistant and business manager for the next 25 years.

After her kids were grown and her father had passed, Nancy found the opportunity to find her own voice again. She had spent decades being of service to others, but she missed singing in a choir. After leading the Air Force chapel choir at KAFB for 15 years and other denominational choirs for 30 years, Nancy began leading the Over the Hill Choir at Hoffmantown for another 10 years. Bill would ask, "Are you going to go sing again!?!?" Nancy would answer with a resounding, "Yes!!" In the choir she was Nancy Olds—not someone's daughter, wife, or mother. Her own voice could be heard! She's no longer leading the choir, but still sings with the Hoffmantown Choir for her soul and with the Albuquerque Civic Choir for her brain!

Thankfully for us, in 2010 Nancy became more active in Four Hills Neighbors (FHN). She says you may come and go from FHN as your life dictates, but the FHN ladies always welcome you back. Nancy served as Area 1 Hostess for years. She knocked on strangers' doors to welcome them to the neighborhood and held yearly gatherings to foster neighborly bonds. Nancy leaned on the skills she acquired as an Air Force wife to make friends quickly. In the military you knew you wouldn't be in any one place for long and you had to make connections quickly. If you didn't, you would miss out on many friendships.

Of course, with her level of dedication to anything she tackles, Nancy took on different offices in FHN. Her advice is to always jump in feet first and bloom where God plants you! She reminds us that Ecclesiastes tells us to "cast the bread into the water," or rather, do things with no expectation of recognition. Goodness will come back to you. Nancy truly believes that God holds her hand everyday and puts her in places where he wants to use her.

Nancy loves Four Hills Village and stays here because of all her adopted daughters in the neighborhood. According to Nancy, age is just a number and energy extends your life! She has traveled the world, many times with FHV friends. Her next trip is scheduled for May, 2024. Nancy says just because you are old doesn't mean it's time to sit on the porch! There are operas to see, travels to embark on! Take Nancy's advice—get off your phone, step off your porch, go next door and meet your neighbors! Good neighbors make good neighborhoods!

Neighborhood News

Report from Four Hills Neighbors- A Women's Organization

Four Hills Neighbors is excited to start our new year with lots of fun activities and several new members who are quickly becoming new friends. We'd love to have you come join us in supporting the women of Four Hills. Check out our website at www.fourhillsneighbors.com and if you like what you see, sign up. As always, the first year is free!

Julie Dodd
FHN President

MARK YOUR CALENDAR!

September 30
September 30
October 7
October 15
October 31

Did you receive your SurveyMonkey email?
9 AM to 12 PM City-wide fall cleanup
9 AM to 11 AM FHVA shredding event
Deadline for bylaws vote
Deadline for nominations for FHVA Board positions

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Treasurer's Report *by Linda Martinez*

Statement of Income and Expenses January 1, 2023 – August 31, 2023

01/01/2023 Beginning Bank Balance

Checking	\$ 10,649.64	
Savings	<u>23,327.18</u>	
Total		\$ 33,976.82

Year to Date Income

Membership Dues	\$ 1,191.01	
Advertising Income	2,400.00	
Disney Contribution	700.00	
Interest Earned MM	<u>1.55</u>	
Total		\$ 4,292.56



Year to Date Expenses

Annual Meeting	\$ 2,245.88	
Prizes for Contest	167.85	
Chronicle	1,974.81	
Website	187.43	
Insurance	803.00	
Mail Chimp	56.00	
Supplies	16.47	
Total		\$ 5,451.44

January 1, 2023 – thru August 31, 2023

Net Income (Loss) **(\$ 1,158.88)**

8/31/2023 Balance

Checking	\$ 9,489.21	
Savings	<u>23,328.73</u>	

Ending Bank Balance **\$ 32,817.94**

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 if you wish attend.

Membership Report *by Julia Vertrees*

YOUR MEMBERSHIP MATTERS

This year is special, even more special and important than usual. Why? As you will have seen in other messages and reports in this edition of The Chronicle, our association bylaws have been revised and approved by your FHVA Board. It is now your turn to vote on these new bylaws. There are important changes as required by NARO (Neighborhood Association Recognition Ordinance), details of which are discussed elsewhere in this Chronicle, so the

focus of this message is on the changes impacting membership.

The first thing to know is that if the new bylaws are approved by a majority of the membership, going forward there will be two categories of membership. These membership categories will be reflected in the 2024 membership renewal form when the renewal 'season' starts:

1. Members of Record / MoR (Free)
2. Contributing Members / CM (minimum \$25 voluntary monetary donation).

There will be much more in the winter issue of The Chronicle about the value of your FHVA but for now let's focus on the general and specific requirements for membership, and benefits that come along with each category. You can also read them in the full bylaws starting on pages 18 in this issue, but sometimes it is just easier to have them pulled out for clarity.

- ⇒ General Requirements: These requirements are contained in Article II Boundaries and Article III Membership. The key requirements are "Membership is open to all individuals (*Registration is required*) who live (renters included), own property, or own a business within the boundaries of the association". It is important to note that while anyone meeting these general requirements can have a MoR or CM membership, membership is not automatic. You must actively join FHVA (that is register) when the membership drive opens, and state your desired membership category.
- ⇒ Membership Categories: The details of these are contained in Attachment 1: Membership Classes and Benefits. The introduction to this attachment further clarifies that living within the boundaries means "residing full time". While in general repeating what can easily be read in the full bylaws is a waste, for clarity, I have repeated the benefits of each membership category:
 - ✓ Membership of Record (MoR) benefits:
 - Right to vote for candidate officers and directors of the FHVA Board
 - Right to vote in the association Annual General Meeting and Special General Meetings
 - Eligibility to participate in discussions of the FHVA Annual General Meeting and Special General Meetings
 - Eligibility to be nominated (self or otherwise) to a FHVA Board member position
 - Observational attendance at monthly FHVA Board meetings, with the opportunity to speak briefly, towards the start of a board meeting (at the discretion of the board president and given advance notice to the board president)
 - Email alerts concerning FHV
 - Electronic access to the Fall and Winter quarterly association newsletters, The Chronicle
 - Attend neighborhood family events sponsored by the FHVA Board of Directors
 - Access to the Fall Shredding Event
 - Access to the FHVA website (FHVA.org)
 - The opportunity to share concerns and interests about our neighborhood with the FHVA general membership

Membership Report *by Julia Vertrees (cont'd)*

- ✓ Contributing Membership (CM) benefits: With a minimum \$25 donation, all benefits available to an MoR **PLUS**
 - Receipt of all issues of The Chronicle (print or electronic) following registration of membership
 - Inclusion in the Contributing Membership FHVA Directory, if desired
 - Receipt of the print edition of the Contributing Membership FHVA Directory
 - An individual invitation to the breakfast preceding the Annual General Meeting and to other FHVA special events
 - The feeling you get when you know you are doing the right thing!

Voting on the new bylaws will be open to all current 2023 members - including both members in families that joined in the 2023 membership year by paying for two memberships. Voting begins as soon as you receive the Survey Monkey email asking you to vote.

What if you do not receive the voting survey? There are two primary reasons this might happen:

- You did not provide an email with your membership or do not even have an email,
- You are a paid two-member family with only one email provided with your membership.

Regardless of the reason, you can still vote by reaching out and register your vote by contacting either:

1. Andrew Lipman (FHVA President): fhvapres@gmail.com, or
2. Julia Vertrees (FHVA Membership Director): membership.4hva@gmail.com, (505) 299-0744.

****YOUR VOTE WILL ARRIVE VIA EMAIL AS A SURVEYMONKEY VOTE****
and

Remember that your vote is important, but voting is time-limited so don't delay.



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Parks & Open Space Report by Paul Yarrington

Hello FHV neighbors.

We would like to bring the following items to your attention.

Update: Water at the Park

After being informed that the water fountain at Barsis Park was not working, the problem was reported to the city's Parks & Recreation Department. We now have a working fountain again, thanks to the excellent response from Kenny Ortiz and Manny Hernandez of the city offices. We also want to thank the helpful neighbor who brought the matter to our attention.

Upcoming event: Fall Clean-up (09/30/23)

FHVA will be participating in the city-wide "Company's Coming" fall cleanup campaign. Our cleanup event will be on Saturday, September 30, from 9 AM until 12 PM. As before, we will organize into two groups, one meeting at Barsis Park and one at the corner of Four Hills Road and Winterwood Way. Please join us at either location to help keep our public places looking nice. The city provides trash bags and gloves prior to the event, so those will be available at both locations.

Upcoming event: Neighborhood Paper Shredding (10/07/23)


FHVA is hosting a paper shredding event on Saturday, October 7. The mobile shredding company will have its equipment available at 802 Martingale Ln from 9 AM -11AM that day. You can watch your papers be shredded. Regular staples need not be removed, but no binders, paper clips or plastics can be processed in the shredder.


Please let us know, if there are matters that need attention for our neighborhood parks or open spaces. We will try to keep you informed in a timely manner on any city issues pertaining to the public spaces in the FHVA neighborhood.

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Real Estate Update *by James DeMay*

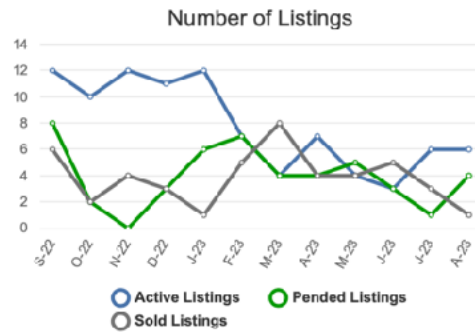


With inflation and interest rates being the top factors influencing real estate, it's impossible for our market to not be impacted by the recent increase in interest rates. Despite this impact, our market is still holding very strong here in Four Hills Village.

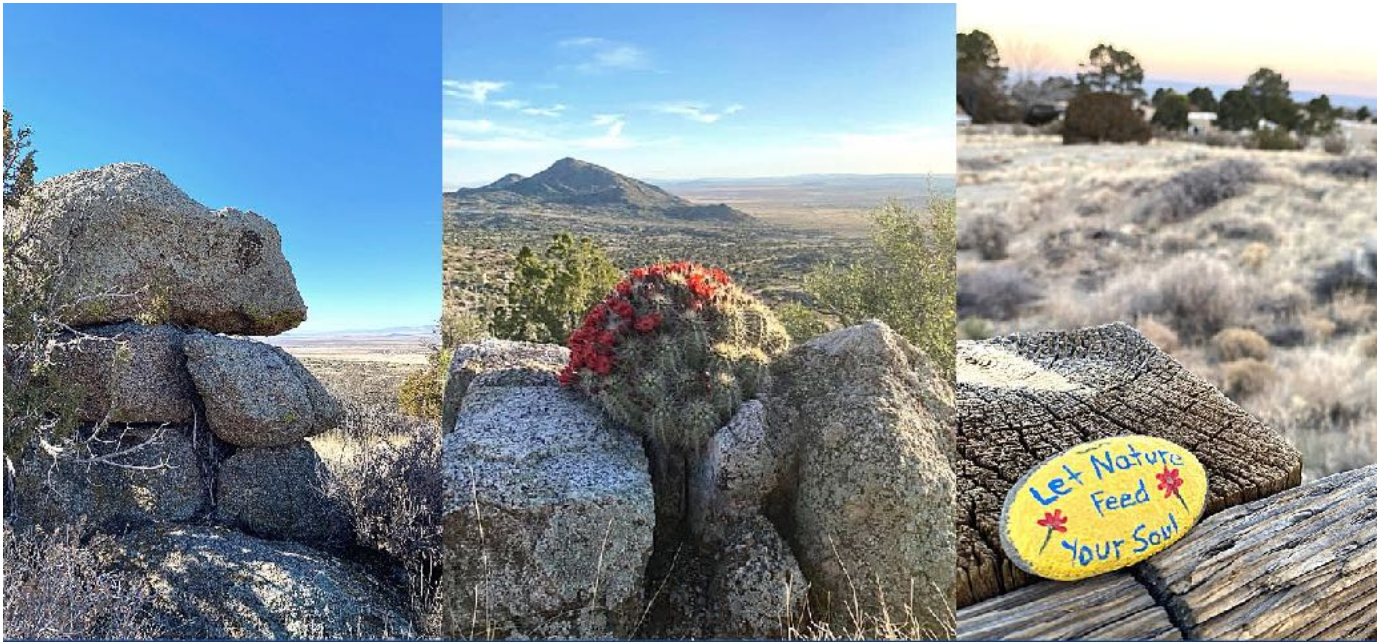
While we have seen a slight drop in average and median list price, we have only seen positive increases in our average sales price which has increased by 11% and median sales price has increased by 9.91% since August of 2022, to an median and average of \$599,000.

Though some homes may be listing a little lower than last August, we are still seeing an overall increase in prices in our neighborhood. Our median days on the market have decreased this August by 50%, and our average has decreased 34.78% to an overall average days on the market of 15 days. However overall in 2023 vs 2022, our average days on the market has increased by 300% to 52 days compared to 13 days. Looking at the overall stats, we still have only positive numbers in our sales prices which means our prices are holding strong. Though homes may not be moving on the market as quickly, there still are buyers buying and sellers selling. There's always a need for housing and a place to call home!

	Aug-23	Aug-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	1.38	2.95	-53.22	1.33	1.26	5.56
Average List Price	\$544,117	\$562,706	-3.30	\$565,001	\$530,466	6.51
Median List Price	\$542,450	\$549,500	-1.28	\$575,000	\$525,000	9.52
Average Sale Price	\$599,000	\$539,643	11.00	\$556,406	\$507,937	9.54
Median Sale Price	\$599,000	\$545,000	9.91	\$516,000	\$505,000	2.18
Average CDOM	15	23	-34.78	52	13	300.00
Median CDOM	15	30	-50.00	26	4	550.00



::All stats are as of 9/5/2023::



We love these hills. Every day when we walk, we are in awe at how the hills change as the sun and weather change. So much change and new beauty.

When you need financial advice, know we are in the neighborhood. We are honored to be of service. Especially in times of transition, it is nice to have compassionate and knowledgeable advice from people you can depend on.



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Security Update *by Troy Hill*

Natural disasters are an all too common occurrence. These disasters place many people in dire circumstances that require the help of their fellow man. Unfortunately charity fraud schemes go hand in hand with these disasters.

Fraudulent charities seek donations for organizations that do little or no work and instead line the pockets of the fake charity's creator. While these scams happen all the time, they increase in frequency after high-profile disasters. Criminals take advantage of these tragedies to exploit people who only want to help.

Charity fraud schemes come in many forms: emails, social media posts, crowdfunding platforms, cold calls, etc. You should always use caution and do your research when looking to donate to charitable causes. The following are a few tips that you can utilize to protect yourself from scammers:

- Give to established charities or groups you know and trust.
- Be aware of organizations with copycat names of reputable organizations.
- Be wary of new organizations that pop up after large high-profile disasters.
- Do your research. Use the Federal Trade Commission's resources to verify the legitimacy of a charity you are unfamiliar with: <https://consumer.ftc.gov/articles/giving-charity>



APD RESPONSES IN FOUR HILLS VILLAGE

From June 1 to August 31, 2023

Incident Type	# of Incidences
Assault	0
Burglary from Vehicle	0
Burglary from Residence	1
Disturbing the Peace	15
Family Dispute	3
Motor Vehicle Theft	2
Motor Vehicle Theft, Recovery	0
Shots Fired	1
Suspicious Person or Vehicle	4
Theft/Larceny/Fraud/Embezzlement	7
Traffic Accident, No Injuries	2
Traffic Stop	2
Vandalism	0
Animal Call	2

Did you know you can now recycle styrofoam in Albuquerque?



There is a drop-off container at
The Foam Recycler
6204 2nd Street NW, Unit D
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Check their website for details!
www.thefoamrecycler.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,

As of September 1, 2023, it is officially “budget season.” New Mexico is one of only five states in which the Governor and the Legislature both prepare budgets for consideration. Over the next several months, the Legislative Finance Committee will analyze budget requests from state agencies and craft its own budget recommendation. Then, when the legislative session begins in January, the House Appropriations and Finance Committee will begin crafting the final budget for FY25. If you are interested in reading more about how the budget process works in New Mexico, you can visit nmlegis.gov/Entity/LFC/Understanding_Government_Finances.

What all of this means in practical terms, is that legislators are discussing and weighing the broad components and guidelines for next year’s budget now. Current projections show an expected \$3.5 billion in “new money,” largely from increased oil and gas production in New Mexico. Generally, new money is used for one-time programs or investments, like infrastructure projects or the Early Childhood Education Trust Fund.

As Vice-Chair of the House Appropriations and Finance Committee, I look forward to supporting a budget that makes critical investments in key areas such as education, healthcare, and public safety and saves enough for the state to weather a downturn in oil and gas prices or a recession.

In addition, now is the time for our state to make innovative investments into our priorities and finally address some of our long-standing problems such as access to behavioral healthcare, substance abuse treatment, and generational poverty. I believe that the state must aggressively diversify its economic base which will bring good high paying jobs to New Mexico and provide reliable budget funding long-term.

Speaking of jobs and the economy, I recently had the opportunity to visit our neighboring “Beehive Homes” where I met the owner and visited with residents. Later this month, I’ll tour Blue Halo’s facilities and hear more about their expanding footprint in our district. If you have a business that you think would be valuable for me to visit, please let me know.

Hopefully you have all received information about my upcoming Fall Public Meeting Series. I will have experts joining me at each event to discuss September 26 for Public Safety, October 16 for Veterans and Military Families, and November 13 for Housing and Homelessness. More information is available on my legislative website, RepDixonHD20.com.

Finally, our office continues to assist constituents with issues such as finding affordable housing, locating missing tax rebates, or clearing up issues with unemployment insurance. If you need assistance, please do not hesitate to reach out.

Meredith Dixon
Meredith.Dixon@nmlegis.gov or (505) 401-8339

A Report from Eric Olivas, Bernalillo County Commissioner District 5

Hello Four Hills Neighbors!

We’ve had an impactful summer on the Bernalillo County Commission. We recently received final approval to set up the Middle Rio Grande Housing Collaborative, which will bring the city and county to the table together to find innovative solutions to the housing crisis. Our Behavioral Health Work Group issued recommendations and I’m working to implement changes to our system to bring more data analytics and accountability to behavioral health. Most importantly we are forging a path ahead, together with the city, to build an integrated data platform that ensures a no-wrong door approach for those seeking care with seamless coordination across all the providers and locations that provide services to the most vulnerable in our community. I will be

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

introducing a bill soon, along with Councilors Grout and Fiebelkorn at the city, that will ensure that the city and county plan and coordinate the use of over \$100 million in opioid settlement funds coming in from those companies who perpetrated the opioid crisis on our community. On crime, we approved new contracts with big raises (without a tax increase) for our hardworking public safety professionals from our Sheriff's Deputies and Firefighters to our Court Security Officers: we are investing in public safety. Lastly, the county just held a public meeting on its plans to restore the upper portion of the Tijeras Biozone. I'm excited to support this important restoration work. We will be working closely with the city and the Carnuel Land Grant to keep moving forward with good projects along the Tijeras Creek.

In that spirit I'd like to encourage your attendance at the October 14 East Mountains Celebration at Los Vecinos Community Center @ 8AM - Noon I'm excited to be hosting my first East Mountains Celebration to coincide with a Full Lunar Eclipse! We will have special glasses for viewing the eclipse along with local food, local artisans, fun for kids, and a mimosa garden for the adults. I hope you will join me in celebrating our East Mountains Community and catching this rare astronomical occurrence.

Thank you for the opportunity to serve my hometown!

Eric Olivas

Email: district5@bernco.gov or phone: 505-468-7212



A Report from Renee Grout, Albuquerque City Councilor District 9

It was wonderful to see everyone at National Night out in August! Thank you for all your good suggestions for ways we can improve our corner of the City.

IDO Annual Update

I'd like to ask for your feedback again: believe it or not, the Planning Department is beginning its annual process of updating the Integrated Development Ordinance. City Council passed the 2022 annual update on June 5 of this year, and the process starts all over again every August. Here are some quick highlights of last year's changes:

- Casitas are now allowed in single-family residential zones, but they must be set back at least five feet from the side or rear property line, and must match the color of the main structure. They may not be taller than the main structure on the property.
- There was a proposal on the table to allow duplexes in single-family residential zones, which I opposed. It was voted down.

Here are some amendments that I'll be proposing based on constituent feedback:

- Remove cannabis retail as an allowed use in the mixed use transition zone district (MX-T).
- Remove exceptions to the 600-foot distance separation between cannabis retail locations.
- Prohibit front-yard parking on landscape material. Front-yard parking would only be allowed on improved surfaces such as concrete, asphalt, or crusher fines.
- Prohibit RV parking in front yards.

I would appreciate your feedback on these proposals, and please contact my office if there's anything you'd like to add!

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

ABQ Alert

I want to tell you about a free service that the City offers called ABQ Alert. It is an emergency alert and community notification system used to let citizens know about public safety incidents such as severe weather, wildfires, or hazardous materials incidents. You can customize your alerts to be notified by text, email, or voice message about health alerts, special events, trash delays, and more. The system was very helpful in early August during the Atkor United Poly Systems fire south of Four Hills Village, for example.

Visit <https://www.cabq.gov/office-of-emergency-management/abq-alert> for more information or to sign up.

RTC Community Connect

The City's Real-Time Crime Center has access to more than 9,000 cameras all over Albuquerque to help monitor criminal activity and assist our police officers in finding criminal suspects. Private individuals and businesses with security camera systems may partner in this effort through the RTC's Community Connect program. More information and details about camera compatibility are available through the Community Connect website at <https://www.cabq.gov/police/albuquerque-community-connect-camera-registry-and-integration>.

East Gateway Community Planning Assessment

Thanks to everyone who participated in the first public engagement phase of the East Gateway Community Planning Assessment! The CPA team is compiling the data they gathered, and will be taking a deep dive into community priorities this fall.

This assessment of the things you love about our neighborhood, things you would like to see improved, and the things that are most important to you will help develop an action plan for our area that will guide the decisions I make on your behalf.

More information about the process is available on the CPA website at <https://cpa.abq-zone.com/east-gateway>.

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

Kindly,
Renée Grout
Albuquerque City Councilor, District 9

A Report from Daniel Conklin, Supervisor, Ciudad Soil & Water Conservation District

In the last issue of The Chronicle, I provided an overview of what the Ciudad Soil & Water Conservation District is and some of what we do. Many of our projects are located in Tijeras Canyon in the east mountains. I will discuss below some of those locations you might want to visit in the area.

City and County Open Space land purchases have created a fairly contiguous corridor of properties along Tijeras Creek starting at the Singing Arrow Community Center and archaeological site, heading east to the Route 66 Open Space, Tijeras BioZone, past the Carnué Land Grant, to Carlito Springs, on to the Village of Tijeras and ending at Ojito de San Antonio off North 14.

Carlito Springs

This 179 acre Bernalillo County Open Space is named for the spring that flows from exposed bedrock. This spring once provided water to a large stone house and several cabins and continues to feed several ponds and a lush riparian environment that nourishes deciduous trees, ornamental gardens and an orchard. It was settled in 1882 by a Union veteran of the Civil War who came upon the site while prospecting for gold. He planted an apple orchard and grapevines. Purportedly, two trees in the existing orchard date back to his time. In 1901, it became a cool-mountain retreat with six-horse bus runs from Albuquerque for several years.

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

Subsequent owners ran it as a resort and a location for social gatherings, dinner and lunch parties where cabins were available with meals. Trout from its ponds supplied local hotels.

Bernalillo County purchased the property in late 2000. After being closed for nearly three years while the main house was being remodeled and other improvements were made to the site, Carlito reopened to the public in May of this year. Ciudad obtained funding to thin forested areas around the perimeter to lower fire risk and hired arborists to remove potentially dangerous/unstable trees near the house and cabins to make it safer for the visiting public.

This open space is a gem set in the surrounding piñon/juniper forest. This delightful getaway from Albuquerque contains one of the few springs in the Sandia Mountains with year round flow. There are two trails leading out of the lower parking lot up to the main house and cabins. The first trail to your left is a direct route up of 0.8 miles. The trail to the right is a more circular path of about 1.2 miles. Of course, you can combine the two if you'd like. There is an upper parking lot that allows you to connect to the shorter trail. While most of the trails are moderately strenuous, the trail that leads past the cabins up to the spring itself, and the nearby 50 foot cherry tree, is fairly steep.

To get there off Route 66: turn left at the turquoise A Montoya School sign, go under the freeway, turn right and the entrance gate will be on your left. This open space is open from 7 AM to 7 PM, Wednesday through Sunday.

Ojito de San Antonio

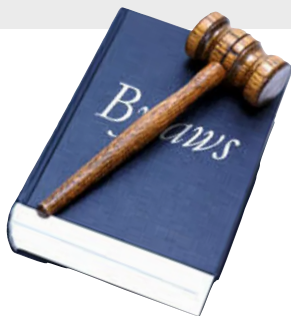
The 88 acre Ojito Open Space property is also very much worth a visit. There is a looping one mile trail which takes you up from grassy meadow and fruit tree orchard flat land through piñon-juniper woodlands to a trail overlooking Highway 14 and then back down. Ojito was Bernco's first open space purchase in 1999. While it may make you think the translation is "little eye", it's actually Spanish for "fresh water spring". The main spring unfortunately has run dry for the last several years. Every June, the San Antonio de Padua community members follow Matachine dancers from the San Antonio Catholic Mission Church to the spring head to honor the water, or currently pray, for its return. This property is located at 30 San Antonio Drive in Cedar Crest off of Highway 14.

But wait there's more!

Our local government has really come through for us with the Open Space programs, and here on our side of town things are really coming together. The City Open Space purchase of 33 acres last October in the Tijeras Arroyo Biological Zone included the original settlement site of the Carnué Land Grant, and a 25-acre property along Tijeras Creek that that will serve as an education center, trailhead, and focal point for environmental stewardship and restoration efforts. More about that later.

Daniel Conklin
Supervisor, Ciudad Soil & Water Conservation District

Four Hills Village Association Sample Ballot



I approve the new bylaws Yes No

Every member for whom we have an email address will receive a ballot through SurveyMonkey by September 30. If you have not received a ballot by the date or if you do not have an email address, please contact either Julia Vertrees or Andrew Lipman.

Four Hills Village Association Bylaws

Four Hills Village Association Bylaws

Per the Neighborhood Association Recognition Ordinance (NARO) Template

FHVA Board approved on August 22, 2023

Adopted (Membership approved by ballot count) _____

Article I – Name and Mission Statement

Section 1. Name: This organization shall be known as the Four Hills Village Association, hereinafter known as the “Association” or as the “FHVA.”

Section 2. Mission Statement: FHVA's mission is to represent residents and property owners with city, county, and state governments; to provide liaison with public K-12 educational organizations; and to coordinate with area organizations that have similar interests. Other objectives and purposes are the promotion and protection of all those things which would be helpful and necessary toward the betterment of the environmental and community welfare of the residents of Four Hills Village in the City of Albuquerque.

Article II – Boundaries

The geographic boundaries of the Association shall include the south-east part of the City of Albuquerque that is identified as Four Hills Village. The specific boundaries of Four Hills Village are, on the northeast, the properties on both sides of Warm Sands Drive, Lorman Place, and Hideaway Lane to the northerly lines of lots number 1205 and 1200; the Manzano Open Space on the east; the City of Albuquerque/Kirtland Air Force Base boundary on the south; all properties on both sides of Rio Arriba Avenue to the west lot lines of house numbers 700 and 701, Sea Biscuit Drive, Raton Avenue to the west lot line of house number 700, and Sagebrush Trail on the southwest; and all properties on both sides of Navarra Way, Via Posada to the west lot lines of house numbers 600 and 601, Owl Court, Accipitrine Court, Sparrow Hawk Court, Suzanne Lane, Stagecoach Road, and Warm Sands Court on the northwest. (See Attachment 2)

Article III – Membership

Section 1. Membership is open to all individuals (*Registration is required*) who live (renters included), own property, or own a business within the boundaries of the association, as stated in Section 14-8-2-3(B)(2) of the NARO (Neighborhood Association Recognition Ordinance). There shall be two (2) types of membership in the Association. These shall be known as “Members of Record” and “Contributing Members” (*see the following Section 2 and Attachment 1 for explanation of benefits*). These two forms of membership combined, shall form the “General Membership.”

Section 2. Both a Membership of Record (MoR) and a Contributing Member (CM) are for any adult aged 18 or older who resides full-time (including rents), or owns property within the boundaries specified for this Association. A MoR is a free membership. A CM makes a voluntary donation to support the efforts and expenses of the FHVA.

Section 3. The Association shall allow ongoing membership enrollment throughout the year.

Section 4. Each individual Member of the Association shall provide affirmation of membership by registering annually with the FHVA Director of Membership by either electronic or written format.

Article IV – Dues / Member Donations

Section 1. Dues are voluntary for all members, and cannot be a prerequisite for either membership or voting, pursuant to Section 14-8-2-3(B)(4) [Associations] (NARO).

Four Hills Village Association Bylaws (con't)

Section 2. Suggested minimum annual voluntary Association dues/member donations shall be set by the Board of Directors based on budgetary needs and then posted within the Standing Rules, The Chronicle, and on the FHVA.org webpage (www.fhva.org).

Section 3. Voluntary dues/member donations can be paid at the Annual General Meeting (AGM) or at any time during the year.

Article V -Voting

Section 1. Every affirmed member may cast one vote on any question, and participate in any election before the Association.

Section 2. All questions to be voted upon by the General Membership will be decided by a vote of a majority of the members present at any meeting of the Membership voting in favor or against. In-person mailed paper ballot, or electronic ballots must be allowed, in which case questions will be decided by a majority of total votes cast, as stated in Section 14-8-2-3 (B)(8) [Associations] of the NARO.

Article VI –Board of Directors

Section 1. Form of Government: FHVA Governance shall be by representation rather than by direct participation of Association Members. Officers and Directors elected by FHVA Members or appointed as permitted in these Bylaws shall govern the Association.

Section 2. Nomination and Election of Officers and Directors: Officers and Directors shall be nominated and elected annually in accordance with procedures contained in the Standing Rules of the Association, which are to be read in combination with these Bylaws.

Section 3. Board of Directors Shall Consist of Officers, Directors, and Members-at-Large:

A. The elected Officers of the Association shall be a President, a Vice President, a Treasurer, and a Secretary. These Officers along with the Immediate Past President, up to nine elected Directors as detailed in the Association's Standing Rules, and any appointed Members-at-Large as detailed in the following Section B shall be collectively known as the FHVA Board of Directors or the Board. These Board Members shall perform the duties prescribed by these Bylaws, by the Standing Rules, and by the parliamentary authority adopted by the Association (Robert's Rules of Order).

B. The President may, with majority approval of the Board, appoint up to three additional Members to serve on the FHVA Board as Members-at-Large.

C. All Officers, Directors, and Members-at-Large shall be Members of the Association.

Section 4. Terms of Office:

A. Officers and Directors shall hold terms of one year beginning at the Association Annual General Meeting on the third Saturday of January and terminating at the following year's Association Annual General Meeting on the third Saturday of January.

B. Officers and Directors shall be limited to three successive one-year terms in the same office.

C. Appointed Members of the Board may not serve beyond the term of the President who appointed them.

D. The Board may waive an individual term limit if no eligible replacement candidate can be found for the Board position in question.

Section 5. All members must be eligible to hold any officer position within the association, pursuant to Section 14-8-2-3(B)(2) [Associations] /Section 14-8-2-4(B)(2) (NARO).

Four Hills Village Association Bylaws (con't)

Section 6. Vacancies in Office: A vacancy in the office of the President shall be filled by the Vice President. The vacancy thus created in the office of the Vice President and any other mid-term vacancy will be filled by a Board vote on no more than 3 nominees presented by the President of the Board.

Section 7. Any elected officer, Director, or appointed Member-at-Large may be removed from office by a two-thirds majority of the Board of Directors, provided that notice of the intent to remove shall be furnished to subject Board Member in writing at least five (5) days prior to the meeting at which such action is to be discussed, as stated in Section 14-8-2-4(B)(3) [Associations] of the NARO.

Section 8. Any elected officer replacing previous officers removed from office by a majority of the membership will be appointed by a majority vote of the Board of Directors, provided that the conditions detailed in the preceding Section 7 are applied as stated in Section 14-8-2-3(B)(3) [Associations] (NARO).

Article VII – Duties of the Officers

The duties of the Officers shall include but not be limited to the following:

Section 1. Duties of the President: The President shall be the chief executive officer of the Association and preside at all meetings of the Association and its Board. The President shall, with the approval of the FHVA Board, appoint all standing and special committees and shall be an ex officio member of all committees. The President shall make an annual report to the General Membership of the Association at the Annual General Meeting and file such report with the Secretary. The President shall make all necessary reports to the City of Albuquerque and Bernalillo County in compliance with NARO.

Section 2. Duties of the Vice President: The Vice President shall, when necessary, perform the duties of the President, and shall succeed to the Presidency in the event of the death, disability, resignation, or removal from office of the President until such-time as a successor to the President shall be elected. The Vice President shall oversee the annual election process, which includes the nomination and qualification of candidates and the voting process. If conducting the election creates a conflict of interest, as when the Vice President is running for office, responsibility for managing the election process shall be delegated to a FHVA Member who is not running for election.

Section 3. Duties of the Secretary: The Secretary shall keep minutes of all FHVA meetings, including monthly Board Meetings, any Supplemental Board Meetings, the Annual General Meeting, and any Special Meetings. The Secretary shall perform all other duties incidental to the office of the Secretary including maintaining historical archives or as required by the President of the Board.

Section 4. Duties of the Treasurer: The Treasurer shall be the custodian of all funds, securities, property, and books of accounts of the Association and be responsible for the collections of dues/Member contributions and the deposit for funds in a bank or banks approved by the FHVA Board. The Treasurer shall ensure that all bills approved by the FHVA Board are paid and shall keep a written account of all expenditures and retain all receipts. The Treasurer shall present a financial statement at every FHVA Board meeting and at the Annual General Meeting. The Treasurer shall cause an annual financial audit of the Association's previous year's financial records by providing them to an independent entity. The independent entity shall provide a report of the audit to the FHVA Board in a timely manner, to be available for publication in the Spring edition of The Chronicle.

Section 5. The duties of other Board Members are designated in the Standing Rules.

Article VIII – Committees

Section 1. Committees of the FHVA Board may be established at any Board meeting. The President may also establish committees independently of a Board meeting. Participants on such committees should primarily be Members of the Association but may include non-members of FHVA. At least one

Four Hills Village Association Bylaws (con't)

member of any committee shall be a member of the FHVA Board. Committee chairpersons shall be appointed by the FHVA President. The President shall be an ex officio member of all Committees.

Section 2. No report or other public action of a committee of the Association shall be considered as an act of the Association unless it has been approved by the President, the Board of Directors, or by the General Membership at a Membership meeting.

Article IX – Meetings

Section 1. Robert's Rules of Order shall govern the Association except where in conflict with these Bylaws.

Section 2. The Association shall hold, at minimum, one annual meeting, and will be known as the Annual General Meeting. The date for this annual meeting will be the third (3rd) Saturday in January. The Association will notify the Office of Neighborhood Coordination (ONC) of this meeting, and make a reasonable attempt to give written notice to all households and businesses within its boundaries at least two weeks in advance through placement of one or more signs at prominent locations within the Association boundaries and one or more of the following: U.S. Mail, delivered flyers, website or social media posting; e-mail, text message, direct message through social media, or other form of electronic messages delivered to the known address of each member, pursuant to Section 14-8-2-3(B)(5) [Associations] of the Neighborhood Association Recognition Ordinance (NARO).

Section 3. The Annual General Meeting (AGM) shall be for the purpose of affirming the election of Officers and Directors of the FHVA Board, and receiving any Annual Reports of Officers and Committees and any other business as determined by the Board. The AGM of the membership shall be held the third Saturday of January. The time and place of the AGM shall be announced within the Association boundaries. FHVA Members attending the AGM may vote on issues requiring action by the membership. Each member shall be afforded the ability to vote at the Annual General Meeting in-person only, pursuant to Sections 14-8-2-3(B)(8)(b) and 14-8-2-3(B)(9) [Associations] of the Neighborhood Association Recognition Ordinance (NARO).

Section 4. FHVA Board Meeting: The FHVA Board shall meet monthly to conduct the business of the Association at a time and place as determined by the Board. A quorum of the Board shall require seven (7) Members. All Board Members shall be notified of the meeting times and places in advance, and meetings shall be publicly listed on the FHVA website.

- A. The January Board meeting shall be held before the Annual General Meeting for the purpose of preparing the transference of Governance to the newly elected Officers and Directors.
- B. Except where otherwise specified, all votes shall be decided by a majority of the FHVA Board Members present.
- C. Attending Members who are not a member of the Board may be allowed to comment on issues under discussion at the discretion of the Chair but may not vote on motions before the Board.

Section 5. Special Meetings:

- A. **Supplemental FHVA Board Meetings:** Supplemental Board Meetings may be called by the President, or by a majority of the FHVA Board, should additional Board business need to be discussed or completed between the regular monthly meetings. All Board Members shall be notified of the meeting time and place in advance and the meeting is to be published on the FHVA website.
- B. **Annual General Meeting:** An Annual General Meeting (AGM) of the Membership shall be held in the third Saturday of January. The time and place of the AGM shall be announced within the Association boundaries. FHVA Members attending the AGM may vote on issues requiring action by the Membership.

Four Hills Village Association Bylaws (con't)

- A. **Special General Meetings:** Special Meetings for all Members may be called by the President, by a majority of the FHVA Board, or upon written request of fifty Members of the Association. The purpose of the meeting shall be stated in the call. Notification of Special Meetings shall be provided to the Membership. When deemed appropriate by the FHVA Board and after proper notification, Members may vote on the specific issues requiring action by the Membership, relative to the Special Meeting, and may do so by mail, electronically, or in person, as may be appropriate at the time.
- B. **Quorum for Non-Board Meetings:** A quorum for Non-Board Meetings shall consist of those members who attend the Annual General Meeting; those Members who attend a properly called and advertised Special General Meeting; or those Members who are voting by written mail-in ballot, or electronically, as may be authorized by the FHVA Board.

Section 6. For any elections or voting other than the Annual General Meeting, the Board of Directors must allow each member to vote using at least one of the following methods: in-person, mailed paper ballot, or electronic means, as stated in Section 14-8-2-3(B)(9) [Associations] of the NARO.

Section 7. No member of the Association may vote by proxy.

Article X – Monetary Matters

Section 1. No Member, Director or Officer will receive, directly or indirectly, any compensation or pecuniary benefit from the Association, except that the Association may reimburse them for expenses.

Section 2. Dissolution: Upon dissolution of this Association, disposition of funds and other assets shall be accomplished in accordance with applicable Federal, State, City of Albuquerque, and Bernalillo County Office of Neighborhood Coordination requirements.

Section 3. Access to banking accounts and to financial records of all voluntary Member donations, or other financial assets shall be shared by the President, Vice President, and Treasurer, or any combination of Officers from the Board of Directors as designated by the Board of Directors.

Article XI – Communication Venues

Section 1. Board of Directors shall use at least one Association-specific e-mail address for the sole purpose of Association business.

Section 2. Access to these Association e-mail addresses shall be held by the President, Vice President, Secretary, Membership Director, and Webmaster jointly, and passed on to new Board Members as they are elected, or by any method designated by the Board of Directors.

Section 3. Access to any type of website or social media subscriptions paid for by the FHVA shall be held by the President, Vice President, Secretary, Membership Director, and Webmaster jointly, and passed on to new Board Members as they are elected, or by any method designated by the Board of Directors.

Article XII– Amendments

These Bylaws may be amended by a majority vote of the General Membership, provided that notice of the amendment and voting procedure shall have been published in The Chronicle, the official publication of the Association or have been issued in a letter or email to the General Membership from the President of the Board.

Four Hills Village Association Bylaws (con't)

CERTIFICATION and APPROVAL

I certify that these Bylaws were adopted and ratified by the Members of the _____ Association on the _____ day of _____ 20__, and were adopted and ratified by the Board of Directors at a meeting held on the _____ day of _____ 20__.

ANDREW LIPMAN, President

Date

HERB WRIGHT, Vice President

Date

Attachment 1: Membership Classes and Benefits

Pursuant to the FHVA Bylaws, all memberships are individual. There shall be two classes of membership: "Member of Record" (MoR) and "Contributing Member" (CM). A Member of Record membership is open to all adult residents aged 18 or older who reside full-time (including renting), or own property within the boundaries specified for this Association. (*See Attachment 2. Map of FHV Boundaries*). A Contributing Member meets the previous requirements and makes a voluntary monetary donation to support the efforts and expenses of the FHVA. Registration with the FHVA Membership Director ("NARO affirmation") is required for both classes of membership.

Benefits of Membership Classes

Member of Record (Free)

- Right to vote for candidate Officers and Directors of the FHVA Board
- Right to vote in the Association Annual General Meeting and Special General Meetings
- Eligibility to participate in discussions of the FHVA Annual General Meeting and Special General Meetings
- Eligibility to be nominated (self or otherwise) to a FHVA Board Member position
- Observational attendance at monthly FHVA Board meetings, with the opportunity to speak briefly, towards the start of a Board meeting (at the discretion of the Board President and given advance notice to the Board President)
- Email alerts concerning FHV
- Electronic access to the Fall and Winter the quarterly Association newsletters, The Chronicle
- Attend neighborhood family events sponsored by the FHVA Board of Directors
- Access to the Fall Shredding Event
- Access to the FHVA website (FHVA.org)
- The opportunity to share concerns and interests about our neighborhood with the FHVA General Membership

Contributing Membership (Monetary Donation)

All benefits as listed above PLUS

- Receipt of all issues of The Chronicle (print or electronic) following registration of membership
- Inclusion in the members-only FHVA Directory, if desired
- Receipt of the print edition of the members-only FHVA Directory
- An individual invitation to the breakfast preceding the Annual General Meeting and to other FHVA special events
- The feeling you get when you know you are doing the right thing!

Attachment 2: Map of FHV Boundaries

This is the map included in the FHVA Member's Directory.

Four Hills Village Association
P.O. Box 50505
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Jan@AskJanRealEstate.com

AskJanRealEstate.com

Call Jan DeMay or James DeMay

Your Four Hills Real Estate Team

505.306.1710

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JamesDeMay@gmail.com

JamesDeMay.com



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& ASSOCIATES

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