




# North Albuquerque Acres Community Association

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## President's Message:

Hello North Albuquerque Acres Neighbors,

### **PNM PROPOSAL FOR NEW SUBSTATION IN NAA: ([click here for more info](#))**

PNM has once again proposed a new substation that could impact NAA and its residents. This is the same issue NAACA successfully challenged three years ago all the way to the 2nd Judicial District Court which ruled a substation in NAA violated our zoning and Sector Plan. ([For that full ruling, click here](#))

PNM has sent out mailers about upcoming Open Houses on this matter, but we want to make sure our membership is aware of these dates/times/locations. It is critical that as many residents attend as possible to learn about proposed locations, ask questions, offer feedback, and voice any concerns to PNM. Our strength is in numbers, so if PNM proceeds again, we will need all of your support and assistance once again to challenge this. I urge you to attend at least one of the [PNM Open Houses](#) to get informed and involved:




**Saturday, November 16 from 10:00AM - 12:00PM**

Holiday Park Community Center, 11710 Comanche NE 87111

**Tuesday, November 19 from 6:00PM - 8:00PM**

CNM Workforce Training Center, 5600 Eagle Rock Ave. NE 8711



Protect NAA's  
Rural Character!

Best Regards,  
David Neale  
President, NAACA

## NAACA ANNUAL MEETING

Wednesday, November 20, 2024

6:00 PM

Sandia Presbyterian Church

10704 Paseo Del Norte

Albuquerque, NM 87122

Please come early and enjoy refreshments and conversation with neighbors and board members!

Hear the latest news affecting our community, ask questions, discuss concerns and hear special guest speakers including our Commissioner Walt Benson and BernCo Sheriff Dept.

Members will also elect the Board of Directors.

# NAA HOUSING MARKET FACTS

Based on an analysis of the **third quarter of 2024**, North Albuquerque Acres continues to show its strength as one of the most desirable communities in Bernalillo County. The area's high demand and strong sale prices make now an excellent time to consider selling your home.

Here's why:

•**Low Inventory, High Demand:** With just **1.68 months of inventory**, there are fewer homes available than buyers looking to purchase. Homes are selling fast, with the **median time on the market** being just **10 days!**

•**Strong Sale Prices:** Homes in North Albuquerque Acres are selling for an average of **98.6% of their list price**, with a **median sold price of \$655,000**. Even with minimal price reductions (averaging just **\$18,950**), homes are maintaining their value and moving quickly.

•**High-End Homes in Demand:** For homes priced over **\$1,000,000**, the luxury market is also thriving. **8 high-end homes** have sold recently, with an average time on market of **32 days** and a **list-to-sale price ratio of 98.5%**. The **median sale price** for these luxury homes is an impressive **\$1,285,000**. If you're selling a high-end home, now is a prime opportunity to maximize your return.

Take advantage of this hot market—don't miss the chance to sell for top dollar while the market is in your favor! Or stay put and enjoy living in our rural community!!!



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A modern kitchen with light wood cabinetry, a white countertop, and a large island with a wooden base. The ceiling features exposed wooden beams and recessed lighting. A potted plant sits on the island, and a patterned rug is on the floor.



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## What is a Community (Neighborhood) Association vs. Homeowner's Association (HOA)?

North Albuquerque Acres is a Neighborhood/Community Association (NAACA), not an HOA.

A **Neighborhood or Community Association (NA or CA)** is a voluntary organization of residents, property owners and businesses within established boundaries, who work together to improve and maintain the quality of life in its neighborhood. NA's can form out of concern over a particular issue or as a means of enhancing a sense of community. An NA gives residents a body to discuss common concerns and consider solutions. This could involve everything from recreation paths and parks to sidewalks, safety and crime, zoning, neighborhood cleanups and street repair, as well as light, sound or other ordinances that affect the neighborhood. Neighbors volunteer their time and energy to serve on their association's board, and residents join and participate at various levels — or not at all. An NA/CA has no legal authority to enact or enforce maintenance or design requirements beyond those established by City and/or County Ordinances but can assist in advocating for remedies if residents are unsuccessful. With respect to NAA specifically, our Paseo del Norte Sector Plan, which originated in 2001, includes protections of the unique rural character of our neighborhood against commercial or other zoning conflicts that arise. (Click [here](#) for full Sector Plan)

A **Homeowners Association (HOA)** on the other hand, most often requires homeowners to pay dues and has specific covenants and restrictions that govern the neighborhood development *beyond* those established by City and/or County ordinances and has enforcement authority over those ordinances in the HOA agreement.



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## Open Space & The Great Outdoors

Hello OSVC Volunteers and Supporters,

I hope everyone is doing well! Please see the attached flyers below of some of our upcoming programs and events happening this weekend and next. Mark your calendars and come join us for these wonderful happenings as the weather begins to cool! Guided hikes, Bosque Birds Exploration, VC plaza talks, Sunset Concerts, and more to come! Special note that our first VC plaza talk on September 28th will be led by Michael Cox, founder of the Duke City Trackheads Club and previous Open Space Volunteer, who will be talking about wildlife tracking and signs in the bosque. He will also be leading similar talks on October 5, and November 23rd as well that you don't want to miss! Others will be led by myself, in which we will hear stories of the legacy of Open Space and how the Visitor Center came to be! Come learn about the wonderful world of birding with our new Bosque Birds Exploration series, occurring the first and second week of every month. Lastly, we have a Fall into Fall event that will occur October 9-12 and will include family friendly activities, booths, programs, and movie nights that will celebrate the upcoming fall season, perfect for the kids. Reach out with any questions and if you would to register for specific programs. Help us to spread the word by telling your family and friends to visit us and attend these cool events! Have a beautiful rest of the day and week and we will see you out there! Thank you for all that you do for the Visitor Center and Open Space Division!



# Sunset Hike Series\*

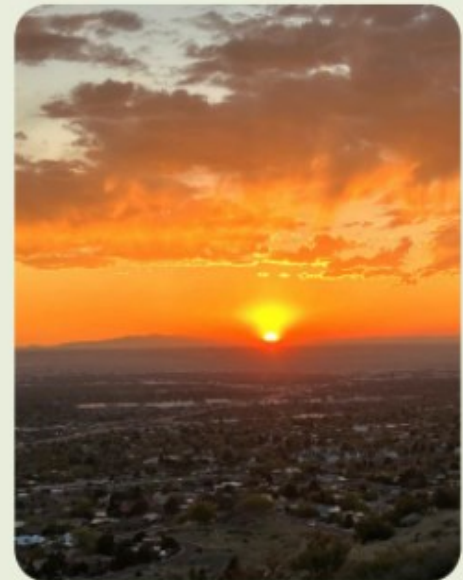
## Open Space Visitor Center

6500 Coors NW, 87120



Come join us for a stroll through the Bosque at sunset! Please come prepared for a 1 - 1.5 hour hike with closed-toed shoes and dress appropriately for the weather!

**\*Registration is required. Please call 505-768-4951 to register.**



### Details

**When** Saturdays

**Where** Open Space Visitor Center

### Dates & Times

7:00 p.m. - May 25, June 15, July 27

6:00 p.m. - August 10, September 28, October 12

4:00 p.m. - November 23, December 7



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**For more information:**  
505-768-4951  
[cabq.gov/openspace](http://cabq.gov/openspace)



# VC PLAZA TALKS



**9/7, 9/28, 10/5, 10/12,  
11/2, 11/9, 11/23, 12/7**

10:00 a.m. to 10:30 a.m. and 1:00 p.m. to 1:30 p.m.



6500 Coors Blvd NW, 87120



505-768-4951



[cabq.gov/openspace](http://cabq.gov/openspace)



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# Bosque Wild Series\*

## Open Space Visitor Center

6500 Coors NW, 87120



Join us for a 2 to 3 hour-long guided hike through one of the gems of the Open Space Division. Bring water, sunscreen, and comfortable closed-toed shoes. Please, no furry friends allowed.

**\*Registration is required. Please call 505-768-4951 to register.**



### Details



**First Saturday of Every Month**

**8:00 a.m. - 11:00 a.m.**

**Meet at the Visitor Center Reception!**

Dates: June 8, July 6, August 3,  
September 7, October 5, November 2,  
December 7



# A Free Evening Hike\*

Open Space Visitor Center  
6500 Coors NW, 87120



Come join us for an evening stroll through the Bosque! Please come prepared for a 1 - 1.5 hour hike with closed-toed shoes and dress appropriately for the weather

**\*Registration is required. Please call 505-768-4951 to register.**



## DETAILS

When	Saturdays
Where	Open Space Visitor Center
Times	4:30 p.m.
Dates	May 11, June 29, July 13, August 24, September 14, October 5, November 9



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ALBUQUE  
RQUE** parks & recreation

**For more information:**  
505-768-4951  
[cabq.gov/openspace](http://cabq.gov/openspace)





OPEN SPACE VISITOR CENTER

ONE  
ALBUQUERQUE



# BOSQUE *Birds* EXPLORATION

**Teen/Adult Sessions (ages 13 and up):**

8:30 a.m. to 11:30 a.m:

8/28, 8/29, 9/12, 10/3, 11/7, 12/5

**Youth Sessions (ages 5 - 12):**

3:30 p.m. to 4:30 p.m:

9/6, 9/20, 10/11, 11/15, 12/13

6500 COORS NW, 87120

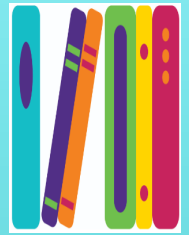
505-768-4951

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**Little Free Library®**  
Take a Book. Share a Book.



Driving through NAA, have you happened to notice the little free library boxes cropping up on our neighborhood streets? Take a book, leave a book. The Little Free Library project originated in St. Paul, Minnesota with the mission of building community, inspiring readers, and expanding book access for all, regardless of socioeconomic status, through a global network of volunteer-led Little Free Library book-exchange boxes. According to the National Literacy Institute 54% of adults in the U.S. have a literacy below the 6th grade level, and 20% are below 5th grade level, while more than 30 million adults in the U.S. cannot read or write above a third-grade level. With poverty and literacy inextricably interlinked, literacy rates for New Mexico are even more dire, with our state ranking last in the country in both child and adult literacy. Studies have repeatedly shown that access to books have a meaningful impact on improving literacy. The more books in or near the home, the more likely a child will learn and love to read. Let's celebrate our neighbors who are participating in this endeavor to improve book access, literacy, and the love of reading. If you see these neighbors, take a moment to introduce yourselves and ask how you can support this endeavor.



San Bernardino E. of Browning



Pino E. of Browning



Coronado E. of Eubank

## REQUEST FOR SIGNAGE HELP

The North Albuquerque Acres Community Association is looking for a location near points of entry to the neighborhood, or a higher trafficked area to post a sign designating the neighborhood. Are there any neighbors who would be willing to have such a sign on their property or who own a vacant lot on which they would be willing to post such a sign? This is to increase awareness of our neighborhood and direct people to our website for information on what is happening in our area. NAACA is offering free membership and maintenance of the signage.

Anyone interested in this and/or knowing more about how this would work, please contact Peggy Valencia, Secretary of NAACA @ [membership@naaca.info](mailto:membership@naaca.info)

Welcome to North Albuquerque Acres Community  
Visit us at [www.naaca.info](http://www.naaca.info)

# HAPPY HOLIDAYS

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## Solar Market Development Tax Credit (SMDTC)

[Home](#) > [Tax Incentives](#) > [Solar Market Development Tax Credit \(SMDTC\)](#)

New Mexico recently announced an added provision to the solar tax credit program which allows owners of a system installed in previous years to apply for a tax credit if they did not already receive a credit. This program covers systems installed in the years 2020, 2021, 2022, and 2023. If you have not previously received a tax credit, then you can apply. The tax credit is 10% of the system cost up to a maximum of a \$6000 credit (\$60,000 system cost). Click [here](#) for more information.





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# RECIPE CORNER

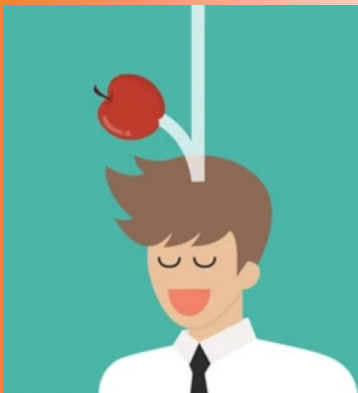


*What's Cooking in Your Neighbor's Kitchen...*

## Apple Butter Pumpkin Pie (easy)

- 1 Deep Dish Pie Shell
- 1 ½ Cup Apple butter
- 1 Cup Heavy Cream (room temperature)
- ¼ Cup Ginger preserves (or finely chopped sugared ginger)
- 1 Can (15 oz) pure pumpkin puree
- 2 large eggs (room temperature)
- 2 teaspoons Pumpkin pie spice (if apple butter is NOT spiced already)
- 2 teaspoons vanilla extract

1. Blind bake pie shell for 10 minutes @ 375°F
2. Mix list of ingredients thoroughly
3. Pour into slightly cooled pie shell
4. Bake for 15 minutes @ 400°F, then 30-40 minutes at 350°F
5. Cool fully before cutting.
6. Serve with whipped cream or vanilla ice cream





# RECIPE CORNER



## Southwestern Breakfast Casserole



- 8 large eggs -room temperature
- 2 Cups milk -room temperature
- 1 Cup Buttermilk -room temperature
- ¼ teaspoon salt
- ¼ teaspoon pepper
- 6 Cups garlic croutons or stuffing mix
- 1 (15 oz) can of black beans (drained)
- 1 onion diced
- 1 lb spicy breakfast sausage- crumbled, browned and drained
- 1 Cup green chile (diced)
- 2 ½ cups Cheese (your choice, shredded)
- 1 Cup frozen corn (defrosted)
- Garnish -chives or parsley or cilantro, and/or favorite salsa



1. In a large bowl, whisk together: eggs, milks, salt, pepper.
2. Fold in croutons, beans, sausage, chile, corn and 2 Cups of cheese.
3. Spread mixture in a 13x9 inch –(pre-greased) baking dish and top with remaining cheese.
4. Cover and refrigerate overnight.
5. In morning, take casserole out of refrigerator for 30 minutes before baking and Preheat oven to 375°F.
6. Uncover casserole and bake for 60-75 minutes. Should be puffed and golden brown.
7. Cool 15-20 minutes before serving.
8. Top with chopped chives, parsley or cilantro and/or a salsa.

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Sizes are approximate.

For information on placing an ad in future newsletters, please email:

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[\*\*treasurer@NAACA.info\*\*](mailto:treasurer@NAACA.info)

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[\*\*Ladorso@msn.com\*\*](mailto:Ladorso@msn.com)

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[\*\*alogan7778@gmail.com\*\*](mailto:alogan7778@gmail.com)

\*

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**Peg Valencia**

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\*

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**Melissa Freeman**

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North Albuquerque Acres Community  
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