

# NAACA

working to preserve our  
unique, semi-rural lifestyle

## North Albuquerque Acres Community Association Newsletter

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Time to clean up! Spring Clean is here.

Bring your household and hazardous waste, recyclables, charitable donations and yard waste to:

the corner of Paseo & Eubank  
on **Saturday, May 22, 2021**  
from **8 am to 12 pm.**

Have some coffee and get to know some neighbors!

## Letter from the President

### Your membership counts!

Dear Neighbors,

We've missed you! As we start to crawl out of our shells and rejoin life as it used to be, many of us are a little shell-shocked: what do we do now? How do we return to normal? What is normal?

The North Albuquerque Acres Community Association is still here and working to keep our neighborhood a great place to live. You may have seen some of our Board Members working around the area cleaning up trash, taking note of what needs to be done. We look forward to having in-person meetings and community events very soon and talking with everyone. Zoom has been a lifesaver, but it certainly lacks that human touch and warmth.

While things have appeared to be quiet during these past months, there is a lot happening. Many of you have contacted us with your concerns and needs. We thank you for caring about our neighborhood and its future. Your participation with NAACA and County officials voicing your concern for our neighborhood is vital to protecting our unique, semi-rural lifestyle.

Let's take this opportunity to reach out and get to truly know our neighbors. As we expand our horizons, we can make new friends and make our neighborhood better than ever. And we can make the new normal a better way of life. Being a member of NAACA is a great way to start,

Carol Ambabo

# Spring Clean Is Here!

**Our Annual Spring Clean Event, held in conjunction with Bernalillo County is a great way to get rid of old but working appliances, TV's, tires, yard waste, recyclables, hazardous waste!**

**One Stop DropOff!**

**Saturday, May 22nd 8 am to 12 pm at Paseo & Eubank**

**See you there!**

Pictures from last year's socially distanced Spring Clean



# Power to the **Neighborhood**, Not PNM

## Why are we still fighting?

NAACA's continued fight against a massive, 4 acre substation in North Albuquerque Acres is first and foremost, a fight to protect our zoning.

PNM contends that a Sector Plan Amendment to allow this substation to be built here is not a zoning change but it most definitely is. It is a very dangerous erosion of our property rights and the foundation of our neighborhood.

As the last area in the Albuquerque metro area with large tracts of undeveloped land, NAA is a prime area for developers who would build more commercial properties and high density housing. It is only our Sector Plan which protects us with pre-determined areas for commercial, mixed use and high density housing.

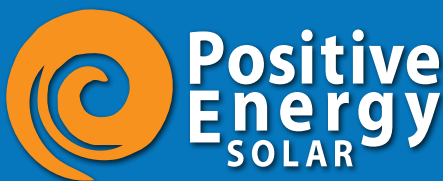
The Sector Plan was written by residents and business people, with government and public utility input. Adopted in 2001 , it has stood the test of time and is a model for other neighborhoods. PNM took part and signed off it with plans to build a substation in the area of Paseo and San Pedro/Wyoming. *cont'd page 9*

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## PNM - cont'd

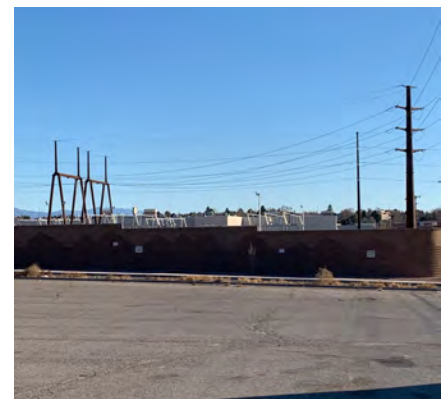
For nearly 20 years PNM failed to execute on this plan, deciding there was not enough demand in the area to warrant proceeding. The NAA area under the Sector Plan with one home per acre zoning presented a finite market with a maximum of 3,561 homes. Meanwhile, the area around us grew and commercial land became more expensive and scarce. PNM decided purchasing residential land in the County would be more cost-effective than going through the hurdles of purchasing properly zoned commercial property in the City.

PNM now tells us that this substation is vital not only for our neighborhood but for the entire County, City and southwestern United States. The reality is shareholders and employees of PNM stand to profit handsomely while ratepayers foot the bill and our neighborhood suffers. This substation and accompanying 85 foot poles will endanger the health of our residents, especially small children and destroy property owners quiet enjoyment of their homes.

This isn't a "Not in My Back Yard" argument - it is "Not in ANYONE'S Back Yard" argument. No established neighborhood anywhere in New Mexico would be safe from having a commercial substation placed in their neighborhood if PNM is successful in appealing the decision of the County Planning Commission denying their request.

The Bernalillo County Board of County Commissioners will hear PNM's appeal on Tuesday, June 15, 2021 at 3 pm. It is currently scheduled as a Zoom meeting although with the lifting of Public Health Orders, it may be an in-person hearing. Please plan to attend and let your voice be heard.

More information will be posted on our website: [naaca.net](http://naaca.net)



## Construction Updates

Here's a quick update on various projects in and around our neighborhood:

### Alameda and Barstow Planned Development/Lawsuit

After the City's decision in May 2020 to approve a 3-story, 93 unit apartment complex in the middle of a single-family residential area, a legal suit was filed in District Court to appeal the City Council decision. Filed in June 2020, the suit raises important questions of law that have broader implications regarding what is permissible under Albuquerque's IDO (Integrated Development Ordinance) and NM state law. Along with the issues raised in the appeal of the site approval decision, the suit raise questions about what is required for Development Review Board proceedings, what is permissible under the NM Open Meetings Act, and the handling of the Neighborhood Edge provisions for the residential properties adjacent to the site. In late February 2021, all documents for the four counts in the case were submitted to the judge and are now under review. A website has been created to help keep neighbors informed about this effort: [alamedabarstow.info](http://alamedabarstow.info).

### Tennyson and San Antonio Apartment Complex

Construction of Titan Development's 283 unit apartment complex is proceeding. NAACA was able to work with the developers to stop heavy construction vehicles from accessing the site through our neighborhood. Vehicle access to this site is allowed only from Academy on the south.

### New Home Development on San Antonio

Approximately 7 acres on the south side of San Antonio between Lowell and Tennyson are being developed as 9 single family residential homes. This property is located in the City and is immediately adjacent to the 283 unit apartment complex being constructed. These homes will have access to San Antonio. This parcel has a steep grade down to the arroyo and AMAFCA dam on the south. The area behind the lots in controlled by AMAFCA who is expected to make improvements to the spillway at some future point.

There will no longer be access to the dam through this property which has long been a headache for surrounding residents as it has been the site of parties, fires and dumping.

Attention NAA neighbors, please watch for and report Illegal Dumping in our neighborhood.

## Rise in Illegal Dumping

The county has seen a significant rise in illegal dumping throughout Bernalillo County since the beginning of the stay-at-home directives. This trend is particularly troubling because dumping is being reported in populated areas as well as rural open spaces.

**“Residents are reminded that dumping of trash on any public or private property, open space properties, in arroyos, ditches, alleyways, and even on the side of the road is illegal and can be punished with fines of up to \$1,000 and/or 90 days in jail,”** says Bernalillo County Planning and Development Service Director, Lucas Tafoya. **“Besides just being an eyesore, there are health and environmental impacts to the community from dumping trash illegally.”**

### Health & Environmental Risks

- Direct contact exposure to sharp objects, medical wastes, toxic substances, and fire (especially a risk for children playing in the areas)
- Habitat/breeding ground for potential disease causing vectors
- Indirect exposure to toxic chemicals/hazardous waste
- Drinking water quality issues related to non-point pollution (especially areas near private wells)
- Surface water contamination in arroyos, ditches, and the Rio Grande
- Air pollution from pollutants carried by smoke from open burning (tires)
- Harmful impact on native wildlife and aquatic habitat



The alternatives to dumping illegally include the following solid waste convenience centers:

- South Side (Montessa Park), 512 Los Picaros Rd NW, 505-873-6607
- West Side (Don Reservoir), 117 114th Street SW, 505-836-8757
- North Side (Eagle Rock), 6301 Eagle Rock Rd NE, 505-857-2918
- East Side (East Mountain Transfer Station), 505-281-9110 *(continued on next page)*

Lorri

Lorri Zumwalt

Senior Consultant, REALTOR®

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### (cont.) Illegal Dumping

For abandoned cars, contact Bernalillo County Zoning at 505-314-0350. In the city, contact City Code Enforcement at 505-924-3850. Large item pick-up, appliances, furniture, etc., is free to county residents by calling Waste Management at 505-892-1200. Call one week before your scheduled pick-up day. City residents can call 311. To report illegal dumping along irrigation ditches, contact the Middle Rio Grande Conservancy Districts at 505-247-0234.

Household hazardous waste including paint, pesticides, cleaning solvents, batteries, etc. can be dropped off for free at Advanced Chemical Transport, 6133 Edith Blvd NE, 505-345-1650 or 505-998-4154.

For dead animals, call the Bernalillo County Animal Care and Resource Center at 505-314-0281. In the city, call City Animal Welfare by dialing 311.

#### Here are four steps to stop illegal dumping:

1. Call the Bernalillo County Planning & Development Services Department, at 505-314-0310, the City of Albuquerque at 311 or the State of New Mexico at 866-428-6535.
2. Have information available regarding the address where the trash is or dumping is occurring.
3. Be able to assess what type of trash or substance is on the property.
4. Be prepared to give your name and phone number in case property cannot be located.

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## DUMPING WALL OF SHAME

As we try to stop illegal dumping in our neighborhood, we are justifiably angry when we see commercial enterprises repeatedly use our neighborhood to dump their trash. Many times these are employees taking shortcuts instead of following proper procedures, but the only way we can hold these businesses accountable is to report them. We urge you to take pictures and contact the proper authorities.

After watching dumping in progress, neighbors followed through and a large dump site was traced to Annati Automotive who agreed to pay the County to clean up their mess.



Another "problem dumper" appears to be a fiber optic contractor whose employees like to dump their sludge waste on lots near Louisiana and Beverly Hills. Be on the lookout and let's hold them accountable.


*Becky* PERRY REALTOR®

As a Real Estate Broker and fellow neighbor in North Albuquerque Acres, I'd love to offer my services and resources to you, whether you are looking to buy or sell a home. Call today.


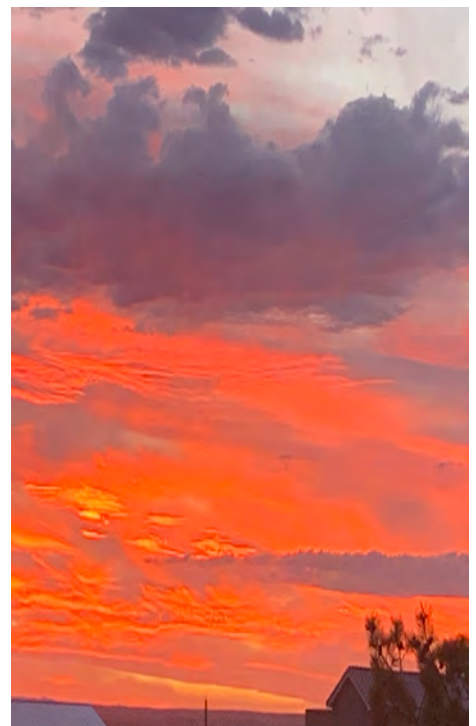
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# Driving Through and Speeding in Arroyos and Open Spaces in NAA


Contributed by David Neale

Many of our neighbors use the arroyos and open spaces in NAA to walk, run, ride their bikes, and walk their dogs. Therefore, any driving and speeding through these areas creates a safety hazard. It is a noise and dust polluter and, most of all, it is ILLEGAL. Driving vehicles through our arroyos and open spaces also creates unwanted dust and noise for neighbors living around them.

There are signs posted around NAA’s arroyos and open spaces listing prohibited activities per Bernalillo County Ordinances and New Mexico Statute Authority. It is not uncommon to see SUVs, ATVs, dirt bikes, cars, and trucks traveling through these arroyos and open spaces at high speeds, especially in the “Alameda Wash Area” between Ventura and Eubank. These is not only licensed drivers but underage drivers as well. Parents, please inform your underage drivers that it is illegal to “off road” in these areas.

As neighbors, please be alert and report illegal activity. Try to get a license plate number and a description of the vehicle and contact BCSO at 505-798-7000.

Please keep our neighborhood safe and be respectful to our neighbors who live close to arroyos and open spaces.

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# New Water Conservation Incentive Programs

After many months of planning, the Bernalillo County Water Conservation Program is rolling out new water conservation incentive programs for Bernalillo County residents. Many thanks to the community members who provided ideas for new water conservation incentives in the public meetings we conducted in 2019. We hope that the new programs accurately reflect your input and meet your needs.

**Smart Water Monitors** - \$25 for a Flume Smart Home Water Monitor or Phyn Smart Water Assistant



**High-Efficiency Toilet Retrofits** - Up to two free high-efficiency toilets installed by a licensed plumber



**High-Efficiency Washing Machines** - \$200 coupon for a Consortium for Energy Efficiency Tier 1, Tier 2, or Advanced Tier-certified washing machine



**Smart Irrigation Controllers** - \$90 for a Rachio 3 8-zone controller, or \$110 for Rachio 3 16-zone controller



**Rain Barrels** - Two, free 55-gallon rain barrels. In the future, discounted rain barrels and cisterns will be available in a range of storage sizes.



**Laundry-To-Landscape Gray Water Kits** - Free kit that includes the indoor and outdoor components of a laundry-to-landscape gray water system.



## Eligibility Criteria

- Eligible participants are Bernalillo County property owners who do not receive water service from the Albuquerque Bernalillo County Water Utility Authority.
- Customers can participate in each program one time per property.
- There is an annual incentive cap per property to ensure that available funds are distributed to the greatest number of people.
- Customers must participate in a water efficiency consultation to qualify for water conservation incentives. The consultation evaluates opportunities for indoor and outdoor water efficiency, and provides estimated water savings for all available water conservation incentives.
- For more information, please visit <https://www.bernco.gov/public-works/water-conservation-incentives.aspx>

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Thank you for supporting our community newsletter!

If you would like to advertise in future issues of North Albuquerque Acres Community Newsletter, please contact Amber Logan at [alogan7778@gmail.com](mailto:alogan7778@gmail.com).



Are you concerned about crime in our area? Interested in joining a Neighborhood Watch? Stay tuned for more information.

Now that things are opening up again, please consider becoming more involved with NAACA. Volunteers are needed in many areas and you can make a difference in the future of our neighborhood. Contact any board member for more information.

We will be scheduling a get together for neighbors soon as well as planning our Annual Meeting which was postponed from last November. Dates and times to be determined.

## String theory physicists can improve their homes with Home Equity CreditLines.\*

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# What's Cooking in Your Neighbor's Kitchen?

Contributed by Peg Valencia

## Pesto Fish Baked in Foil Pouch

- Four 4-6 oz. servings of fish (cod, halibut, salmon) fresh or thawed and patted dry
- 1 c. ripe cherry tomatoes, diced and salt/peppered
- 1 medium zucchini, sliced thin
- 6 T. Basil pesto sauce (eg., Buitoni refrigerated pesto)
- Salt
- Pepper
- Olive oil
- Heavy-duty foil

Preheat oven to 425°F. Tear off 4 pieces of foil into 12" squares. Brush olive oil onto the middle of each square. Divide sliced zucchini into 4 and layer on top of olive oil (making a bed for the fish). Salt and pepper. Place fish on top of zucchini bed. Spread 1.5 Tablespoons of pesto over each fish. Place ¼ C diced tomatoes on top of pesto. Bring up sides of foil and fold ends over itself, tuck ends under (making a tight seal around fish). Place foil pouches onto baking sheet and bake in oven for 20 minutes. Place each pouch onto its serving dish and open pouch carefully by peeling back or using kitchen shears. Serve with steamed rice or quinoa, if desired.



*Dinner*  
is better when we eat  
*Together*



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- Business card (3.5"x2") - \$55
- Quarter page (3.5"x4.75") - \$95
- Half page (7.5"x4.75") - \$170
- Full page (7.5"x10.5") - \$300

Sizes are approximate.

For information on placing an ad in future newsletters, please email Amber Logan at:  
[alogan7778@gmail.com](mailto:alogan7778@gmail.com)

## Our Mission

We are a volunteer organization. The Mission of NAACA is to serve the residents and property owners of North Albuquerque Acres by working to preserve and enhance the unique, semi-rural character and lifestyle of the NAA community. This includes:

1. Developing and maintaining an effective working relationship between members and the government entities that influence or impact NAA
2. Pursuing and advocating NAA quality of life issues
3. Establishing informational links so that NAACA is in a proactive (vs reactive) mode
4. Preserving the integrity of the NAA community apart from the City of Albuquerque, and preserving one family dwelling unit per acre zoning
5. Establishing standard policies on NAA issues in concert with member input
6. Providing an atmosphere to increase the sense of community among our members

As the city of Albuquerque continues to grow, NAA has become a little less rural but is still a sanctuary from high-density urban sprawl. Help us maintain a large and strong voice in protecting our wild life, native vegetation, darker skies and quieter streets. Have a voice in what happens around our neighborhood.

## NAACA Board of Directors

### President

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# NORTH ALBUQUERQUE ACRES COMMUNITY ASSOCIATION (NAACA) 2021 Membership Application and Renewal

Annual dues remain at \$25 per household for the calendar year and support our community activities.  
Dues payments received in the fourth quarter are applied to the next calendar year unless otherwise requested.  
Dues are not prorated.

Renewal Member       New Member      Date \_\_\_\_\_

NAME (please print) \_\_\_\_\_ HOME \_\_\_\_\_

ADDRESS \* \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

\* or location of property in North Albuquerque Acres (NAA)

MAILING ADDRESS (if different from above)

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

All information to the association will be kept confidential and is for use of NAACA.

Please return this form with your membership dues check in the amount of \$25.00 payable to "NAACA"

To facilitate communications, and reduce costs, would you be willing to receive any or all of the following NAACA specific materials by email?

**The NAACA Board recommends that you say "Yes".**

Yes      No

      Mailings concerning meetings and other NAACA information.

      Newsletter

If you are mailing this form, **Please mail form and check to: NAACA 11003 Anaheim Ave. NE, Albuquerque, NM. 87122**

Signature \_\_\_\_\_