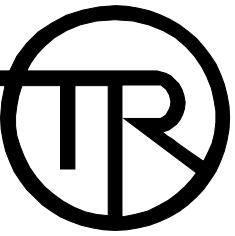


# MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

"Our mission is to promote, preserve, and improve the quality of life in Taylor Ranch" ~ TRNA Bylaws

Vol. 27 No. 6 June 2006

## Mariposa Basin Park Cleanup

Don MacCornack, Director, Beautification

The May Mariposa Basin Park cleanup was a huge success due to the awesome sense of community our members have. These individuals are willing to give up some of their precious free time to improve our park. The May heroes are Jenifer Russin, Brooke Parsons, Emma Jefferies, Juanita Coulter & Friend, Beth Cantrell, Lynn MacCornack, and Lily Andrews.

In an effort to beat the summer heat we will start earlier next month. Please mark your calendars for June 17 at 8:30 am at the Mariposa Basin Park entrance. Trash bags will be provided. This park is used by many in our community, so we need to keep it beautiful. Please come out and make some new friends. If anyone has any ideas for other beautification projects, please email me at [beautification@trna.org](mailto:beautification@trna.org). ®

## TRNA FLEA MARKET

David Freeman, Director, TRNA

Clean out your attics and garages or bring your arts and crafts. Reserve your space today. Food and TR license plates and T-shirts will be available at the event. Proceeds from space fees and food sales will benefit the TRNA high school scholarship fund.

Items may be donated to the TRNA table. Drop them off early on the 10th at the flea market. The proceeds from this table, will also benefit the scholarship fund.

**Date:** Saturday, June 10th

**Location:** Cross-of-Hope Church parking lot

**Time:** 8:00 - 12:00, set-up beginning at 7:00 a.m.

### Cost for TRNA Members:

Prepaid advance reservations fee = \$5.00

Day of market = \$10.00

### Cost for those not TRNA Members:

Prepaid advance reservations fee = \$10.00

Day of market = \$15.00

**To reserve:** 899-7681 or [education@trna.org](mailto:education@trna.org) ®

## President's Message

Brett Lopez, President, TRNA

As we prepare for our spring flea market, which is organized by our Education Director ,this is a good time to say congratulations to all those preschoolers moving on to kindergarten, the 5<sup>th</sup> graders moving on to middle school, the 8<sup>th</sup> graders going on to high school and of course all the high school graduates who are now on the path of becoming full fledged adults. Well Done!

Why do I mix Flea markets and Graduations? It's simple, Your Neighborhood Association sponsors scholarships for our neighborhood youth. These awards are funded by the spring and fall Flea Markets. Without these events we would not be able to offer this program. I would encourage each and every high school student who is eligible to participate in the essay writing contest that determines our awardees. More to come on that.

Taylor Ranch will be the featured Association in the July-Aug Neighborhood News published by the City. Be sure to look for it at <http://www.cabq.gov/planning/nbrcoord/newsletter.html>

Now Hiring! The compensation package consists of a few hours a month for no pay with no vacation. The overall benefit package includes the gratitude of your neighbors and the knowing that you are making a difference! What am I talking about? I'm talking about volunteering to be on one of our many committees that put on the neighborhood programs such as the Flea Markets, Easter Egg Hunt and Holiday Party or, if event planning is not your strong point how about Parks or Education or Zoning or Membership or Beautification or Crime or.....Yes Virginia, there are that many and all could use a little help. Thank You. Till Next Time, Brett T. Lopez ([president@trna.org](mailto:president@trna.org)). ®



Happy Father's Day!

## West Side Coalition Report, May 2006

Walt Sala, Director

These are my notes from the May 3rd meeting.

**Fire Department:** New station in Ventana Ranch

**Police Department:** West Side to have bike patrols, ATV for open land operation, undercover personnel.

Useful Police phone numbers:

- A. Area command #831-4735
- B. Crime report # 242-cops (2675) if no answer call 311
- C. Report actual crime to #768-2030
- D. When going on vacation call sub-station with info (# 1 cottonwood station 897-8803 or #2 G Cline station 761-8800); police will watch house for two weeks
- E. To start block watch call Steve Sink #924-3600

**Budget:** \$200,000 allocated for community centers

**APS:** Builders will donate \$2000 per house to APS for funding of schools starting in 2007. APS will provide oversight to see that the amount is given, but will not have any say otherwise. Currently working on school boundaries, east vs. west, north vs. south, this pertains only to west side schools. Serving on the committee for NW Alan Schwartz and Ellen Ainsley. For the SW, Joan Jones & Mark Gerring.

Alan Schwartz mentioned that by 2010-12, both schools will have reached their capacity. Planning should done now to avoid this possibility. APS has a web site where you can get boundary information:

<http://construction.voteaps.com/BoundaryCommittees.html>

**Lovelace Healthcare Westside:** (at Golf Course and McMahon/ Ellison. Going through an expansion of 47,000 sq ft and becoming a full-service hospital. Staff includes Clay Holderman, CEO, Doug Culling DO, Associate Medical Director, Missy Collier, Provider Relations Manager (phone # 727-2252), Hospital phone # 727-2000. For more information call 890-7035 or email [wscn@trna.org](mailto:wscn@trna.org). 

## Land Use Update

René Horvath, Land Use Director

Here is a summary of the latest events going on in land use in the Taylor Ranch area. Some of these items were discussed at the last Taylor Ranch Board meeting May 10, 2006. In addition, I have more information from meetings that I have attended and city mailings I have received, to pass onto you, since our last Board meeting.

**Panda Express Restaurant and Bosque Plaza Shopping Center** (Coors and La Orilla): The EPC, on April 20, voted to defer the 2 projects for 60 days. It should go before the EPC again, on June 15. One of the reasons for

the deferral was due to EPC chairman Jeff Jesionowski's comment about extending Winter Haven from Montaño to La Orilla. During the TRNA board discussion of this, concern was expressed that an extension would bring too much traffic, and speeding along Winter Haven, and that La Orilla should be left as a more tranquil place, especially since it leads to the bosque trailhead. Right now, traffic from Winter Haven uses Montaño Plaza road as a way to get to Coors, since the traffic light is already there. Others thought that an extension would allow for another way out to Coors and would be beneficial to delivery trucks using the Raley's shopping Center. The board will decide whether or not to support the Winter Haven extension at the June board meeting.

**North Andalucia at La Luz** (located along Coors, between Montaño and Learning Rd.): Two major developments are going in at this area, the northern end will be a shopping center, and the southern end will be apartments/condos. Consensus Planning said the plan now is to change most of the apartments to condos. La Luz Neighborhood Association has appealed both projects. Their concerns include: building height and size (blocking the views of the Bosque), traffic congestion, establishing an open space agreement, and the protection of an archeological site and overcrowded schools.

According to Consensus Planning, the appeal case on the shopping center is over. The developer, Mr. Daskalos, is now planning to put in the roads and infrastructure. The appeal hearing for the condos was held on May 11 with the Land Use Hearing Officer. The Land Use Officer took testimony from La Luz and Consensus Planning, about traffic, views, schools and Open Space. Some of the traffic concerns would be addressed by placing a round-about at the intersection of Learning Rd. and the road leading to La Luz. For the views, a view analysis was done for this project, according to Consensus Planning. The Officer said the school issue would have to be addressed by the City Council and their policies. The other issue is about 7.3 acres of open space that Mr. Daskalos owes.

There is disagreement over the interpretation of open space as to what can be claimed as open space and how much Mr. Daskalos still owes. He could pay cash for what he owes instead of providing land. La Luz would prefer the open space land, and that it be at or near the area of these 2 project sites, and that it doesn't claim the balconies of the condos, or the park in Andalucia South, or the area of arroyo as open space. This is still a big issue that is being worked out between the City, Mr. Daskalos, and La Luz. The Land Use Hearing Officer said he would make his decision on the appeal in 10 days.

*Land Use continued on p. 3*

*Land Use continued from p. 2*

Meanwhile Mr. Daskalos approached La Luz for a meeting to discuss some of these issues.

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**Esperia subdivision, now called Vista de La Luz** (30 acres south of La Luz Del Sol, north of San Antonio arroyo, east of Quaker Heights, west of Coors): On April 20, the EPC voted to approve this project, a residential development with 67 single-family homes and 72 town-houses. The developer reduced the number of homes by 13. He lowered the building site by 14 ft. with 2 separate, 7 ft. retaining walls, to protect views for the residents living on the bluff. Unfortunately, lowering the building site may not have benefited the views for the residents who will live in the new subdivision. Some of the comments from the EPC members did mention it was not a particularly impressive subdivision, being cut down like that and the retaining walls would be a great expense. Our comments from Taylor Ranch were based on the Coors Corridor Plan guidelines to provide more common space for the residents, more buffer along the arroyo, views not only for the people on the bluff but also for the residents living in the subdivision, a pedestrian connection between this new subdivision and Taylor Ranch, and a bus stop shelter along Coors. Our last 2 comments were incorporated into this project, but our comments to provide more common space and arroyo buffer and views for everyone were not.

**Coors Corridor Plan Update:** The Coors Corridor Plan was adopted in 1984. The focus for the update is to look at strategies for preservation of views, establishing standards of development along the northern portion of the corridor, and proposing improvements for pedestrian walk ability. A draft of the report will be ready soon. An Open House will follow, along with a newsletter. A public hearing will be held in July.

**Southwest Planning Forum:** Last March, the city held a workshop for the Southwest Mesa area. The workshop focuses on planning walkable communities by designing the development to integrate residential space with shopping, jobs, and recreation. Dan Burden is an out-of-state consultant hired to educate the public and lead the workshop in designing better communities. The concepts that came out of this workshop can be used in other areas of town. The North Valley Coalition had him come out to speak last week about what to do along 4th street and other locations in their area.

**Volcano Heights:** This is a planned development on top of the escarpment, between Montaño and Paradise Hills Blvd. The design concepts are similar to what Dan Burden presented at the Southwest Forum, incorporating a Town Center, a more urban approach. There will be 12,000 residential units, and 20,000 jobs. Public input supports integrating the jobs, shopping and residents together. We have some concern about how much traffic will down from the escarpment into Taylor Ranch, and also how much open space will buffer the Petroglyph National Monument. There will be public hearings on Volcano Heights June 5, and June 15. The city's web page for Volcano Heights is at <http://www.cabq.gov/council/VolcanoHeights.html>. This page also has an email link for comments.

**Other items:** We have been getting a lot of cell phone tower requests in Taylor Ranch. One request is to add 10 ft to the existing cell tower near LBJ.

Jolene Wolfley, a member of the TRNA land use committee, who checked on the one at Montaño. She learned from T Mobile that the new Unser alignment affected one of their towers and that the Montaño was the best location they could find. A situation dealing with hydrology is holding things up. T Mobile is willing to paint the tower, and wanted TRNA comments. Jolene offered 2 opinions for us to consider: One, we should ask for the simplest design. Light pole designs are the best. Or, the second idea is to work with the owners of the towers to take one of the older towers nearby and convert it so that 2 cell services can use one pole. This would take more effort to implement.

If you have any questions, 898-2114 or [land@trna.org](mailto:land@trna.org). ®

## 311 Citizen Contact Center

Michael Padilla, General Manager

The City of Albuquerque is pleased to introduce you to our new 311 Citizen Contact Center. The City of Albuquerque now has three primary telephone numbers: 911 for health and safety emergencies; 242-COPS for police non-emergencies; and, 311 for all other city services. All you have to do is dial 311 or 768-2000 and you will reach our Citizen Contact Center 24 hours a day, seven days a week. 311 was designed to eliminate the confusion when dealing with city hall, reduce the number of non-emergency calls to 911, and create a system of accountability across city government. The call center has already handled over 420,000

calls. 98.89% of those calls have been answered in less than 7 seconds. In our desire to drive an exceptional experience every time someone calls 311 we focus on first call resolution. 75% of the time 311 answers the question on the first call. The other 25% of the time we take information so that a city department can solve the issue for you.

What is 311?

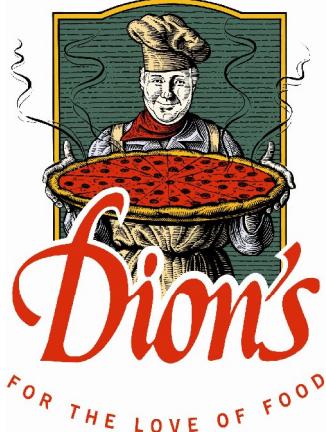
- A single phone number for all non-emergency City inquiries & services.
- Frequently asked questions (FAQs) about locations, hours, fees, and more for city facilities.

*311 continued on p.5*

## Excellent Job Opportunity

- Flexible Schedules
  - Fun work
- Environment
- Quick Raises and Promotions
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Convenient Interview  
Times at all Locations



Day's starting at  
\$7.75  
Nights starting at  
\$6.55

Applications available at  
all locations

For more information  
contact Marin or  
Adrienne at 858-1010



Gina Black – ePRO, Realtor®  
8200 Carmel Ave. NE  
Albuquerque, NM 87122  
Bus: (505) 275-5327  
Cell: (505) 507-2886  
[www.reginablack.com](http://www.reginablack.com)

Many of you may have been wondering about current home prices in the Northwest areas of Albuquerque & in Rio Rancho. Perhaps you or someone you may know is considering a move. I have compiled this list, broken down into NW Albuquerque communities; Rio Rancho is listed as a whole. These represent average list prices for a 4 bedroom, 2.5 bath, 2200 sq ft home over the 6 month period shown. As you can see, we have seen considerable appreciation in the last year! If you don't live in the community of Taylor Ranch and want to know your community statistics please email me.

<u>Area:</u>	<u>Jan 1 – Jun 30, 2005</u>	<u>Jan 1 – Jun 30, 2006</u>	<u>Results</u>
Greater Albuquerque	Median Avg. \$155k	Median Avg. \$172k	+11%
Taylor Ranch	Avg. List Price \$225k	Avg. List Price \$256k	+14%
Paradise Hills	Avg. List Price \$226k	Avg. List Price \$263k	+16%
Ventana Ranch	Avg. List Price \$205k	Avg. List Price \$232k	+13%
Ladera Heights	Avg. List Price \$202k	Avg. List Price \$223k	+10%
Rio Rancho	Avg. List Price \$219k	Avg. List Price \$250k	+14%

\*\*These average list price and percentages are an estimate based on available information not be considered actual fact. On average; 33% of all listings do not sell and are not included. If you wish to know the listing "Market Value" of your home; please contact me for a "Comparative Market Analysis" or seek the services of a licensed Appraiser.

**If you or someone you know is interested in Buying or Selling a home, please give me a call today!**

# Taylor Ranch Neighborhood Association Membership Registration

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail address: \_\_\_\_\_

- I'm interested in the following:
- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Active Participation     | <input type="checkbox"/> Sustaining Member (Newsletter Only) |  |   |
| <input type="checkbox"/> Beautification           | <input type="checkbox"/> Board of Directors                  | <input type="checkbox"/> Calling           | <input type="checkbox"/> Community Center |
| <input type="checkbox"/> Crime Prevention         | <input type="checkbox"/> Education                           | <input type="checkbox"/> Environment       | <input type="checkbox"/> Membership       |
| <input type="checkbox"/> Newsletter               | <input type="checkbox"/> Parks & Recreation                  | <input type="checkbox"/> Social Activities | <input type="checkbox"/> Traffic          |
| <input type="checkbox"/> Land Use/ Transportation | <input type="checkbox"/> Zoning                              | <input type="checkbox"/> Youth Committee   | <input type="checkbox"/> Other _____      |

Current members may renew membership at the Holiday Luncheon or by enclosing a check made out to TRNA in the amount of:

Resident:  \$18.00 (Thru Dec 2006)  \$34.00 (Thru Dec 2007)  \$48.00 (Thru Dec 2008)

Business:  \$50.00 (Thru Dec 2006)  \$90.00 (Thru Dec 2007)  \$125.00 (Thru Dec 2008)

If you have already renewed, pass this on to a neighbor!

Call Susan at 897-4684 if you have questions or need more information.

Please mail this form with your check to: TRNA Membership, P. O. Box 66288, Albuquerque, NM 87193-6288

June 2006

Our mission is to Promote, Preserve, and Improve the quality of life in Taylor Ranch.

## TRNA Board of Directors and Other TRNA Contacts

President:	Brett Lopez .....	839-4805	president@trna.org
Vice-President:	Don MacCornack .....	897-1593	vicepresident@trna.org
Secretary:	Ceil van Berkel.....	899-2738	secretary@trna.org
Treasurer:	Hanna Sorrells .....	294-7042	treasurer@trna.org
Director/ Zoning, Social.:	Brett Lopez .....	839-4805	zoning@trna.org
Director:	Eddie Costello.....	362-6700	ecsold@aol.com
Director/Gov Affairs:	Don Newton .....	898-2185	government@trna.org
Director//Land Use:	René Horvath.....	898-2114	land@trna.org
Director/WSC:	Walter Sala: .....	890-7035	wscn@trna.org
Director/Education:	David Freeman .....	899-7681	education@trna.org
Director:	Bill Jack Rodgers .....	897-9737	biljac@att.net
Director:	vacant.....	-	-
Historian:	Fred van Berkel.....	899-2738	historian@trna.org
Membership Chair:	Susan Sisson .....	897-4684	membership@trna.org
Web Site:	vacant .....	-	webmaster@trna.org

311 continued from p.4

- Report abandoned cars, potholes, graffiti, weeds, unsafe City drivers and more.
- Get information on events, classes, recreation programs, and more.
- Obtain direct referrals to the correct department for any City service.
- A fully staffed 24 hour a day, 7 day a week, 365 day a year resource for all non-emergency needs and questions.
- No more guessing what department to call.

What can Albuquerque residents expect when they dial 311?

- **Personal service.** A person will answer the phone.
- **Timely service.** 98% of all calls will be answered within 7 seconds.
- **Accurate service.** All people answering calls will have access to the same information providing consistent responses.
- **Efficient service.** 75% of all calls will be handled without initial referral to another City department.
- Accountable service. Calls will be monitored and tracked to ensure promised services are delivered.

There is **no charge** for 311 service when you call from your home or business phone. Cellular service providers may charge for air-time. For more information call 924-3740 or email MichaelPadilla@cabq.gov. ®

Web Site <http://trna.org/>

Newsletter Email Address: [editor@trna.org](mailto:editor@trna.org)

**Send your items of community interest to the Mesa Messenger!** Submissions must be received by the 22<sup>nd</sup> of the month. Digital media preferred (email) / Please include author and phone number / Include SASE for photo returns. TRNA reserves the right to edit or reject submissions. Copyrighted material requires written permission.

***Inside This Issue:***

**President's Message**  
**Mariposa Park Cleanup**

**Flea Market in June**  
**Westside Coalition Report**

**Land Use Update**  
**311 Citizen Contact Center**

Taylor Ranch Neighborhood Association, Inc.  
P.O. Box 66288  
Albuquerque, NM 87193-6288

**PRSTD STD**  
**U.S. POSTAGE**  
**PAID**  
**Albuquerque, NM**  
**Permit # 734**

**Taylor Ranch Flea Market:** June 10th (see page 1 for details)

**Mariposa Basin Park Cleanup:** Saturday June. 17th, 8:30 am (see page 1 for details)

**Thank you, TRNA Business Members—We appreciate your support!**

ARCA ..... 332-6700

High Desert Flooring ..... 797-0091

Dion's Pizza (Coors and Montaño) ..... 898-1161

Paper Pusher Bookkeeping ..... 898-9539

Gina Black, ePro Realtor ..... 507-2886

**CURBSIDE RECYCLING NOW OCCURS EVERY WEEK!**