

NAACA

North Albuquerque Acres Community Association Newsletter

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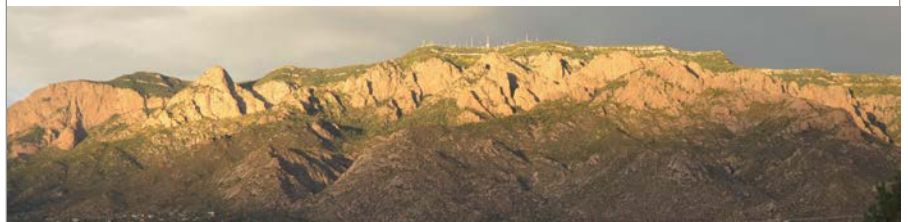
Letter from the President - Carol Ambabo

Your membership counts!

During this past year, I have had the honor of meeting hundreds of like-minded neighbors working to protect our neighborhood from unwanted development. I've heard from concerned neighbors inquiring about building permits, illegal septic systems, deteriorating roads and numerous other issues. We have phenomenal neighbors who are concerned about the unique character of our neighborhood and who work hard to do what they can on numerous issues.

Not all of them are members of NAACA. Many people didn't know our organization existed. Others have said "I didn't think there was anything going on so why should I pay the \$25 dues?" Or, "What has NAACA ever done for me or will do for me?"

The North Albuquerque Acres Community Association has been here for nearly 40 years to (1) Inform our neighbors of issues that come up which affect our neighborhood, (2) To help our members with problems affecting them and the community, and (3) To be proactive to protect our zoning and Sector Plan which has a very real effect not only on North Albuquerque Acres residents, but all our neighbors in the North Paseo Corridor. (Continued on next page.)





NAACA Annual Meeting!

Tuesday, November
12th

6:00PM

SANDIA
PRESBYTERIAN
CHURCH

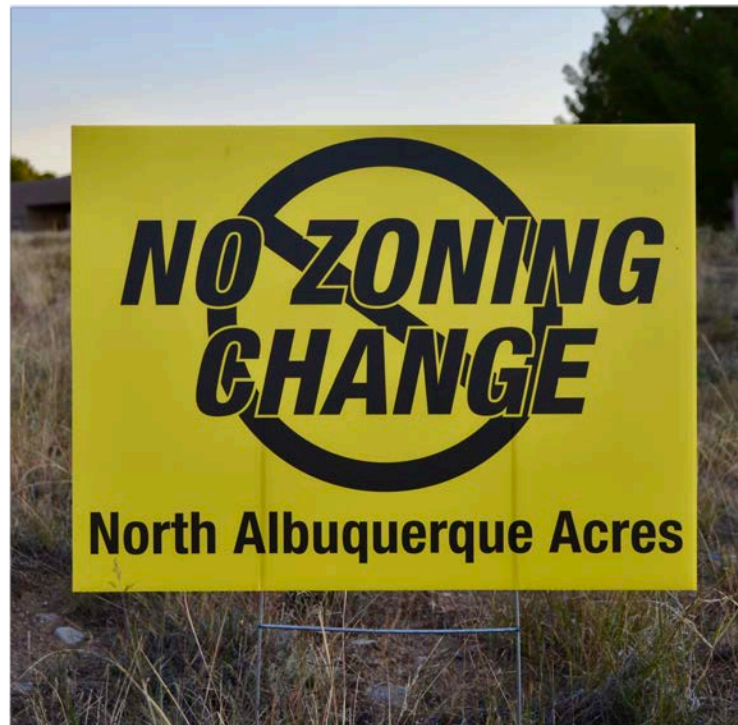
Big things are
happening.

Please attend!

Letter from the President (cont.)

Today, and in the immediate future, the battleground is the undeveloped land along Paseo, between Eubank and Holbrook. Several serious challenges to this location which has a designation of Sector Development – Residential Overlay (SD-RO) have already been defeated: Defined Fitness, a large grocery store, a gas station, a veterinary clinic, an assisted living facility, etc. PNM is still trying to place a very large industrial substation here but is even now looking at areas within our boundaries zoned A-1. Tomorrow (or even possibly today), the battleground may be along the Alameda corridor or the Browning corridor.

That's why it's critical to be informed and involved. Your membership goes toward keeping you informed of what's going on and having a say in what we want our neighborhood to continue to be. Be a part of a larger voice and join or renew your membership today. You never know WHEN the next project WILL be in your backyard. Let's work together to protect what we have.



PNM is planning to build a substation in North Albuquerque Acres, West of Eubank and South of Paseo del Norte: The Palomas/La Cueva Substation

- The substation that PNM is proposing to build at this location is much better suited for an industrial area instead of our residential neighborhood.
 - PNM currently owns a 1-acre lot directly east of the city water reservoir, along the Paseo Del Norte Frontage Road. PNM will need three additional lots to accommodate the substation: two of the lots are on what would be Palomas, one additional lot is on the Frontage Road. They may use eminent domain to obtain this property. The walled-in area will be about 2.6 acres, making it one of the largest power distribution substations in the city.
 - A 12-foot-tall block wall will surround the substation, but substation structures will tower over the wall, from 40 to 80 feet higher. These structures will be visible to residents across the entire area: east, west, north, and south. Our breathtaking vistas to the west will be destroyed and views of the Sandias will be obstructed. Property values will diminish accordingly.
 - The proposed substation will be four times the size of the Hamilton Substation, which is off of Eubank and Alexandria while supplying about the same power as Hamilton. PNM tells us that part of the reason for the larger size is a change in regulations, and they also want to make maintenance easier. PNM also wants to build this one big so they can install additional equipment as needed so that they don't have to build another anytime soon.
 - Very large, heavy-duty trucks would be required to service the substation, straining the narrow frontage road. Due to DOT easements and the siting of Cielo Estates' north boundary wall, there is no room to widen the frontage road.
 - There will be 115kVh transmission lines constructed to tie this substation into the electric grid, with room to add more transmission lines and transformers later. These lines will begin at the Hamilton substation (located on Alexandria NE and Eubank) requiring 85' steel poles with an 8' diameter base, running north on Eubank and then continuing along Paseo and the substation. Additional lines are possible throughout our neighborhood.
- (Continued on next page.)

Substation (continued)

- Additional poles of this size and accompanying transmission lines are included in the PNM long-term plan along Paseo to tie the Tramway substation to this location and others.
- PNM is planning this substation to serve an additional 6,600 residences in North Albuquerque Acres (NAA) and to accommodate higher power requirements for the existing homes. NAA consists of 3,804 acres, which includes arroyos and other non-buildable property. It is currently zoned A-1 (one home per acre lot). It is also governed by the Paseo del Norte/North Albuquerque Acres Sector Development Plan which was adopted in 2001, so it is unlikely that this many new homes will be added in this area.
- Numerous attempts have been made by the North Albuquerque Acres Community Association, concerned neighbors and property owners, and elected representatives; however, PNM has failed to provide any documentation to justify the need for this substation or its proposed location, citing only “the data supports” their position.

Attacks on our zoning and the peace and tranquility of our neighborhoods will continue unless we stand together and make our voices heard. We ask for your help.

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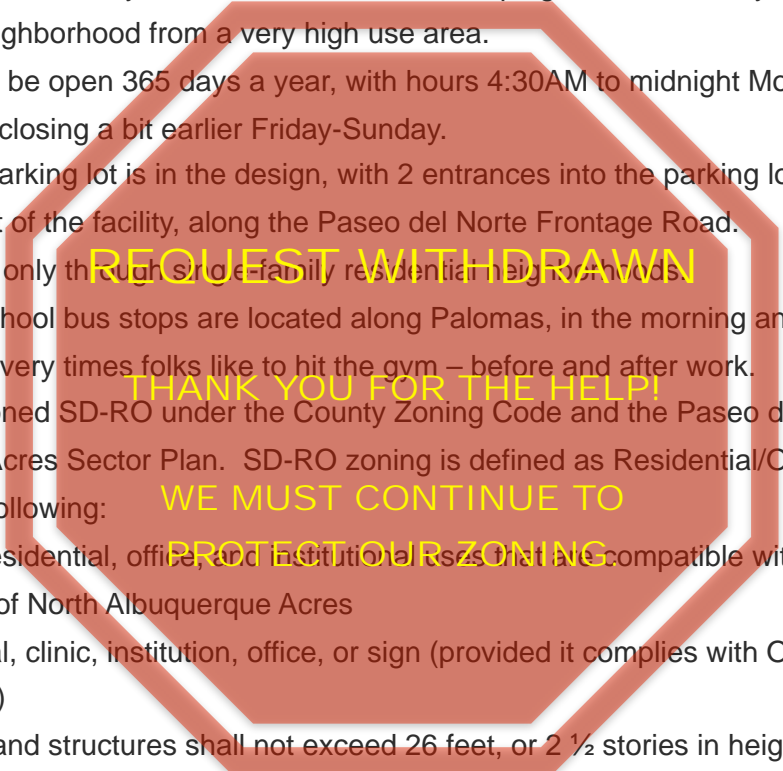
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Defined Fitness is requesting a zoning change and has submitted plans for major construction at the southeast corner of Paseo del Norte and Holbrook:

- The plans and information sent to the County are for 3.56 acres at the corner, with a maximum building height of 32 feet (no provisions for lowering the site elevation are included), with NO fence/wall of any kind on the property.
- The plans also show only a bare minimum of landscaping, with essentially nothing to “buffer” the neighborhood from a very high use area.
- The facility will be open 365 days a year, with hours 4:30AM to midnight Monday-Thursday and closing a bit earlier Friday-Sunday.
- A 150-space parking lot is in the design, with 2 entrances into the parking lot from the north and west of the facility, along the Paseo del Norte Frontage Road.
- Access will be only through single-family residential neighborhoods.
- At least five school bus stops are located along Palomas, in the morning and again in the afternoon, the very times folks like to hit the gym – before and after work.
- This area is zoned SD-RO under the County Zoning Code and the Paseo del Norte/North Albuquerque Acres Sector Plan. SD-RO zoning is defined as Residential/Office and is limited to the following:
 - ✦ A mix of residential, office, and institutional uses that are compatible with the rural character of North Albuquerque Acres
 - ✦ Residential, clinic, institution, office, or sign (provided it complies with O-1 Zone provisions)
 - ✦ Buildings and structures shall not exceed 26 feet, or 2 ½ stories in height.
- Defined Fitness has applied for a “Special Use Permit to Bernalillo County to allow a new Defined Fitness **health** gymnasium,” and requests an amendment to the Paseo del Norte/North Albuquerque Acres Sector Development Plan.
- A public hearing was scheduled to review this application on September 4, 2019, but Defined Fitness requested a 60-Day delay. **The next Defined Fitness public hearing is planned for Wednesday November 6th at 9:00 AM, at the city/county building, Vincent E. Griego Chambers, Concourse Level Two, One Civic Plaza NW.**
- On October 18th, Defined Fitness submitted a formal request to withdraw their applications this project. This request will be heard on November 6th at the City County.
- If you oppose changes to our zoning and sector plan, please come to the November 6th meeting. A large turnout of neighbors opposing the project is needed at these meetings, if we are going to fight this.



Frequently Asked Questions (FAQs)

What can I do to help?

- Write or call your County Commissioners to express opposition to PNM and Defined Fitness Projects. (See next page for contacts.)
- Write or call your Public Regulation Commissioners to express opposition to the PNM substation in NAA. (See next page for contacts.)
- Attend Neighborhood Meetings and BernCo Public Zoning Hearings. (The NAACA Annual Meeting will be Tuesday, November 12th, at 6:00PM, at Sandia Presbyterian Church.)
- Join or renew your membership to North Albuquerque Acres Community Association. (See last page for membership form.) The NAACA is working hard to protect the zoning of the whole neighborhood... Stay current with your membership and stay in the loop!

Why is it important to protect the Paseo Del Norte/North Albuquerque Acres Sector Development Plan?

- The intent of the zoning and design of the SDP is to reinforce the unique, low density, rural character of North Albuquerque Acres through a mix of permissive land uses.
- And very important... An amendment to the sector plan opens up ALL our zoning to development!



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Bernalillo County and New Mexico PRC Commissioner Contacts

BernCo Board of County Commissioners (BCC) Commissioner Contact Information	New Mexico Public Regulation Commission (PRC) Commissioner Contact Information
<p>Debbie O'Malley Commissioner - District 1 (Vice Chair) District1@bernco.gov One Civic Plaza NW 10th Floor Albuquerque, NM 87102 (505) 468-7027</p>	<p>Cynthia B. Hall Commissioner - District 1 cynthia.Hall@state.nm.us 1120 Paseo De Peralta P.O. Box 1269 Santa Fe, New Mexico 87504 (505) 827-8015</p>
<p>Steven Michael Quezada Commissioner - District 2 District2@bernco.gov One Civic Plaza NW 10th Floor Albuquerque, NM 87102 (505) 468-7448</p>	<p>Jefferson L. Byrd Commissioner - District 2 jeff.Byrd@state.nm.us 1120 Paseo De Peralta P.O. Box 1269 Santa Fe, New Mexico 87504 (505) 827-4531</p>
<p>Maggie Hart Stebbins Commissioner - District 3 (Chair) District3@bernco.gov One Civic Plaza NW 10th Floor Albuquerque, NM 87102 (505) 468-7108</p>	<p>Valerie Espinoza Commissioner - District 3 valerie.Espinoza@state.nm.us 1120 Paseo De Peralta P.O. Box 1269 Santa Fe, New Mexico 87504 (505) 827-4533</p>
<p>Lonnie Talbert Commissioner - District 4 District4@bernco.gov One Civic Plaza NW 10th Floor Albuquerque, NM 87102 (505) 468-7010</p>	<p>Theresa Becenti-Aguilar Commissioner - District 4 T.Becenti@state.nm.us 1120 Paseo De Peralta P.O. Box 1269 Santa Fe, New Mexico 87504 (505) 827-8019</p>
<p>Charlene Pyskoty Commissioner - District 5 District5@bernco.gov One Civic Plaza NW 10th Floor Albuquerque, NM 87102 (505) 468-7212</p>	<p>Stephen Fischmann Commissioner – District 5 stephen.fischmann@state.nm.us 1120 Paseo De Peralta P.O. Box 1269 Santa Fe, New Mexico 87504 (505) 827-8020</p>

YOUR STATE REPRESENTATIVES

Find your legislator at https://nmlegis.gov/Members/Find_My_Legislator. To obtain information about bills that your representative has submitted to the legislature and their progress, please visit www.nmlegis.gov.

<p style="text-align: center;">NM State Senator – District 21 Mark Moores – Republican</p> <p>Home Phone: (505) 681-1975 Email: mark.moores@nmlegis.gov Capitol Phone: (505) 986-4856 Mail: Senator Mark Moores State Capitol Attn: Mail Room Santa Fe, NM 87503</p>	<p style="text-align: center;">County Commissioner – District 4 Lonnie Talbert – Republican</p> <p>Office Phone: (505) 468-7010 Email: district4@bernco.gov Mail: Commissioner Lonnie Talbert Bernalillo County One Civic Plaza NW Albuquerque, NM 87102</p>
<p style="text-align: center;">NM State Representative – District 27 William B. Pratt – Democrat</p> <p>Home Phone: (505) 857-0722 Email: william.pratt@nmlegis.gov Capitol Phone: (505) 986-4248 Mail: Representative Pratt 6753 Kelly Ann Rd NE Albuquerque, NM 87109</p>	<p style="text-align: center;">NM State Representative – District 31 William “Bill” Rehm – Republican</p> <p>Home Phone: (505) 259-3398 Email: bill.rehm@nmlegis.gov Capitol Phone: (505) 986-4214 Mail: Representative Rehm PO Box 14768 Albuquerque, NM 87191</p>



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PREVENT VEHICLE THEFT!

Now that the weather is changing and the winter months are fast approaching we would like to remind you all to protect yourself from becoming a victim of auto theft. Please do not leave unattended vehicles running while warming up. An unattended, running vehicle is a prime target for theft, and five minutes of sitting in a cold vehicle is far better than the stress and frustration of having your vehicle stolen. Also, don't leave it running with the doors locked; criminals will just break the window.



1965 Chevelle Malibu

1956 Chevrolet



1998 Corvette, 2003 50th Anniversary Corvette, 1962 Nova, 1969 Corvette



Sheriff's Substation in NAA

Many neighbors and sheriff's deputies would like to see a new substation built in North Albuquerque Acres. (Note: The facility at Eubank and Holly is only a dispatch center.)

Benefits of having a substation located within our neighborhood include shortened response times and less gas and wear and tear on vehicles, which are currently dispatched from the North Valley.

Sheriff's Department Personnel are asking NAA residents to contact their state and county legislators to express support for the Sheriff's Substation in NAA.



HIKING SAFTY & ENJOYING OUR OUTDOORS DURING THIS BEAUTIFUL TIME OF YEAR

The changing of the seasons is upon us and temperatures in the east mountain area are beginning to fall. We would like to remind you of the fact that temperatures and weather can change within minutes and citizens and residents enjoying the numerous trails and outdoor recreation areas should be prepared for inclement weather. As such, please remember the following:

1. Become self-reliant by learning about the terrain, conditions, local weather, and your equipment before you start.
2. Tell someone where you are going, the trails you are hiking, when you will return, and your emergency plans.
3. When you start as a group, hike as a group, end as a group. Pace your hike to the slowest person.
4. Weather changes quickly in the mountains. Fatigue and unexpected conditions can also affect your hike.
5. Know your limitations and when to postpone your hike. The mountains will be there another day.
6. Even if you are headed out for just an hour; an injury, severe weather, or a wrong turn could become life threatening. Make plans for survival.
7. Common mistakes include not having enough water, not having enough extra clothing (especially for rain), and not having a charged cell phone.

The Sandia Ranger District, Ranger Station, has numerous booklets, pamphlets, and resources available to ensure a safe hike.



Problems with Roads or Drainage?

- Do you have concerns about low-lying areas which are prone to flooding and/or heavy debris after a rainstorm?
- Do you have a least favorite pothole that needs fixing? Or is a road near you in need of re-paving?
- Please let us know so we may include your concerns when we work with the County on road maintenance and when we seek funding from the Legislature for Capital Improvements.



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Our Very Special Place By Carol Ambabo

All of us who are fortunate enough to live in North Albuquerque Acres know how very special our neighborhood is and we hope that the character of our neighborhood will never change. We love our open spaces, dark skies, rural atmosphere, horse parks, hiking trails, and so much more. Our neighborhood is unique and highly sought after for these very reasons. And at the very heart of the character of our neighborhood is our zoning.

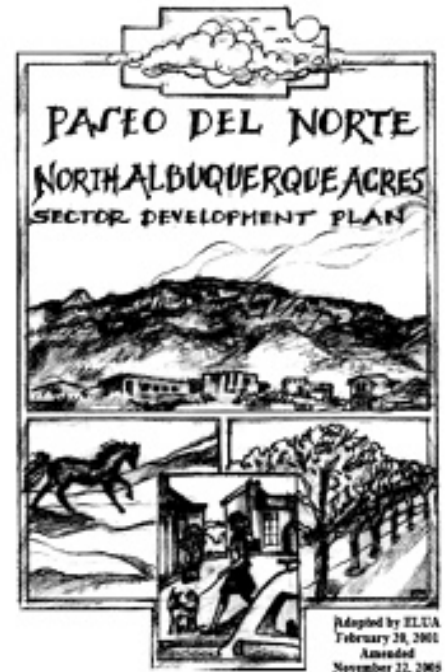
We like to refer to our zoning as "1 home per acre." A few people (normally those with a pro-development mindset), like to point out that this is technically not accurate, as the mandatory .11 of an acre road easement makes most lots .89 acre. Corner lots may be slightly smaller, but no less than .78 unless a special exemption has been approved. Commercial home builders would love to change that, building as many homes per acre as possible. Commercial property developers see the North Paseo Corridor as prime development territory.

What protects our neighborhood from attempts to change our zoning? The North Albuquerque Acres/Paseo del Norte Sector Development Plan, which was adopted in 2001 after thousands of hours of work and collaboration between Bernalillo County, developers, homeowners, etc. It was well researched and thought out, with an eye to the future to plan for orderly development and protection of our neighborhood. With minor amendments, it has stood the test of time and has been codified into Bernalillo County Ordinances.

Can we afford to rest on our laurels and assume there will be no changes to the Sector Plan? Can we look out our doors and smugly say, "It doesn't affect me?" Or "I don't care what happens on Paseo?" Or "Anyone who was stupid enough to buy near commercial property deserves what happens there?" Absolutely and unequivocally, the answer must be NO.

The Sector Plan spells out very specific areas and very specific uses for these parcels. It designed buffer zones between the traffic on Paseo and the neighborhood. Residents and property owners have relied on these distinctions when purchasing and holding their homes. Any change or amendment to the Sector Plan endangers all our zoning.

This is the reason the North Albuquerque Acres Community Association continues to fight Special Use Permits, Amendments to the Sector Plan, and inappropriate building in our neighborhood. We must always work to keep our neighborhood the very special place it is, and to protect all our neighbors from destructive changes to the character of our home atmosphere.



Benefits & Services -

Mission of NAACA

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.



SANDIA
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The NAACA Board would like to thank Sandia Presbyterian Church for sharing their wonderful meeting spaces with us.

Their generosity is much appreciated!

Building Permits

By Doug Cloud

What would you do if you suspected that a builder or developer in your neighborhood was not following the rules of building a house? Not long ago, I was concerned about some construction down the street so I mistakenly approached the builder and asked to see a building permit. I was called several names, realized this was not the best way to approach things, and walked away. I felt defeated. I felt like these people can run roughshod over us anytime they want to. So, after licking my wounds and thinking about it, I started doing some research. Here is what I learned, and it may help you in the future if you suspect something like this is happening on your street.

First, if a builder is pouring concrete, especially in the summer, they like to start very early, around 4 AM. Dark mornings require light, so workers will shine huge lights on the subject and do their pouring, with the hope that when they get done, the foundation will be less likely to crack because it was poured in the cool of the early morning.

If you call the Sheriff's Department, which is the non-emergency number and tell them what you're experiencing, they will come to the site and ask to see the builder's permit. Bernalillo County has a statute (30-122), which prohibits builders from operating equipment or performing any outside construction between the hours of 10 PM of one day and 7 AM on the next day. If pouring is to be done before 7 AM, an extra permit is needed. However, some builders don't know about this permit (or don't want to follow the rules). I received this information from our Undersheriff, Xavier Klein, who also said the builder must be caught in the act. If you are awakened by noise or lights, call the non-emergency number, and the sheriff will send someone out to check and possibly shut the construction down. The Sheriff's Department non-emergency number is (505) 798-7000. Do not call 911.

Builders may also try to cut corners during excavation. Some builders will just try to keep the dust down by borrowing a hose from a neighbor. This is highly inadequate! Builders are required to use massive amounts of water from a water truck. If you suspect that a builder is not following the rules (county statute 66-136), call the non-emergency number and ask for someone to check. I felt badly about doing this because I just wanted to be a good neighbor, but Xavier Klein said don't feel badly. The site should be checked to confirm the builder is in compliance. (Continued on next page.)



Building Permits (continued)

Another requirement is that the building permit **MUST** be posted on the property. If it is not, you can call Hannah Karess at the county at 505-314-0360. Hannah has been very helpful and seems interested in making sure all laws and covenants are followed. Also, April at Bernalillo County Health Protection, 505-314-0310, has been very helpful in the dust mitigation problem. If you call and you have the wrong department, they will direct you to the proper person to deal with whatever issue you have.

We must be aware that some of these builders or developers may not have the interests of NAA at the top of their list of things they need to do to build in our wonderful, spacious corner of the county. Please be vigilant and pay attention to any new building and don't hesitate to call and make a report if you suspect that rules aren't being followed. The Sheriff's Department will investigate and if all is right, no harm, no foul. Let's keep NAA ours so we can enjoy this little piece of heaven.

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NAACA Annual Meeting!

Tuesday, November 12th

6:00PM

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NORTH ALBUQUERQUE ACRES COMMUNITY ASSOCIATION (NAACA) 2020 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.

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 wish to have your name, address, and phone number included in the NAACA Membership Directory at the website, you must check the box provided below and sign your name giving permission to include your information. The NAACA Directory is available ONLY to our member. If you are mailing this form, **Please mail form and check to: NAACA 11003 Anaheim Ave. NE., Albuquerque, NM. 87122**

I approve my/our name, address, and phone number included in NAACA website Membership Directory.

Signature _____