

# DISTRICT 4 COALITION- AGENDA

Wednesday, March 19, 2025 6:30pm – 8:30pm

[LOCATION: North Domingo Baca Multigenerational Center \(NDBMC\), Classroom 5](#)

<https://d4cabq.org/> (Website)

[ContactsUs@D4Cabq.org](mailto:ContactsUs@D4Cabq.org) (Email)

<https://facebook.com/D4CABQ>

## DONATIONS WELCOMED!

1. Call to Order & Quorum check
  - i. Recognize Neighborhood Associations & Guests
  - ii. Sign-in sheet, NDBMC Sign-in Sheet
2. Approval of February 19<sup>th</sup> 2025 Minutes
3. Approval of consent agenda
4. Councilor Brook Bassan (20 minutes)
5. Guest Speaker-Carrie Prothero- 311 Call Center Division Manager (20 minutes)
6. Neighborhood Association Roundtable-Guests (20 minutes)
7. APD (10 Minutes)
8. Officer's Report (5 Minutes)
  - i. Co-Presidents -Lorna Howerton, Lucy Murillo
  - ii. VP-Kathy Economy
  - iii. Treasurer -Judie Pellegrino
  - iv. Secretary – Aubrey Gladwell
9. Committee Reports: (5 Minutes)
  - i. Zoning and Development – Ellen Dueweke
  - ii. NDBMC– Judie Pellegrino
  - iii. Hospitality Report-Irene Minke
10. New business (5 Minutes) Donations
  - i. 0-24-69 Legal Action Donation \$300.00 (TBD)-Steve Wentworth
  - ii. D4C PO Box Payment Reimbursement of \$244.00-Ellen Dueweke

Next D4C Meeting April 16, 2025-Adjourn

I. February 27, 2025 Pizza with APD

The pizza event was sponsored by Walgreens and Alto Pizzeria. APD's Lt. Silva and officers, APD's Crime Prevention Specialists, D4C Co President, Walgreens management staff and local residents attended the event. Pizza and drinks were provided. Similar events will be held during the summer months at various other business locations.

2. February 27, 2025

Fiber construction in Carrington and Vineyard Neighborhoods. Residents remain frustrated about "lack of notice" to residents, orange paint marked lawns, and excavation by fiber companies in the area.

3. March 3, 2025, D4C Board of Directors Meeting

Officers and Members-at-Large met to finalized the D4C March 19<sup>th</sup> agenda.

Bob Stetson, on behalf of Albuquerque Meadows, requested support on HB 442-rent stabilization-remedies for landlord noncompliance, HB 418-provisions in rental agreements/sales restrictions and HB 426-requiring sale of property notices to residents.

A motion was made to support and send letters to Legislators on HB 442, 418, 426. The motion passed unanimously. Letters to be sent by Steve Wentworth, Member-at-Large, to:

Senator Heather Jean Berghmans, District 15  
Senator Nicole Tobiassen, District 21  
Representative Marian Matthews, District 27  
Representative Elizabeth Diane Torres-Velasquez, District 30  
Representative Nicole Chavez, District 31

A motion was made to reimburse \$244.00 to Ellen Dueweke for payment of D4C's annual P O Box fee. The motion passed unanimously.

4. February 23, 2025, Neighborhood Theft-Beware!

A Carrington neighbor moving out of the neighborhood, had a new lawn blower (still in box) stolen from the garage. The garage door was open, residents were inside the home and a repairman was on the rooftop at time of theft. The theft occurred around 2:30PM. The incident was reported to APD, online. Crime Specialist, Angie Casias, requested an officer patrol the neighborhood when in the area. The patrol car request will expire on March 11<sup>th</sup>.

**Thank You D4C Members for all your support and hard work in representing your neighborhoods!**

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## **Development Committee Report for February 2025**

2-3-25 – 9201 San Mateo NE. Tierra West application to subdivide old Honeywell property from one lot to two lots. Wildflower Area NA notified.

2-17-25 – 6734 Akademeia Loop NE. Pulte Homes site plans for another house at Estates at Academy. Cherry Hills notified.

2-19-25 – 4401 Alameda Blvd NE. SignPlex installing 3 illuminated sign cabinets on the new restroom facility for Albq Intl Balloon Fiesta Park. Wildflower Area NA notified.

2-25-25 – 6704 Akademeia Loop NE. Pulte Homes site plans for another house at Estates at Academy. Cherry Hills notified.

2-25-25 – 6925 Alameda Blvd NE. New wall sign by JSN Design Build LLC for Allaso Olivine. I don't know if Nor Este was notified. I never got a response from my email query.



**District Four Coalition of Neighborhood Associations March 4, 2025**  
**Lucy Murillo,**  
**Lorna Howerton,**  
**Co-Presidents District Four Coalition of Neighborhood Associations (D4)**

**To:**  
**New Mexico State Legislature**  
**C/O: Representative Marian Matthews**

**To:**  
**City Council District Four Legislators:**  
**Senator Heather Jean Berghmans, District 15**  
**Senator Nicole Tobiassen, District 21**  
**Representative Marian Matthews, District 27**  
**Representative Elizabeth Diane Torres-Velasquez, District 30**  
**Representative Nicole Chavez, District 31**

**Re: District Four Coalition of Neighborhood Associations Board of Directors requests support for House Bills: 426, 442, and 418. We believe these bills will help protect the rights and safety of residents living in Mobile Home Parks in New Mexico.**

**We have included excerpts from the summaries prepared by the New Mexico Legislative Finance Committee's Fiscal Impact Reports for each bill.**

**House Bill 442: "HB 442 makes amendments to the Mobile Home Park Act to add the definition of a manufactured home to "mobile home" and requires rent stabilization for mobile homes"... There is no fiscal impact on the state.**

**House Bill 418: "amends the Mobile Home Park Act to prohibit mobile home rental**

agreements shorter than 24 months” and allows for notification and a period of time for relocation if necessary. There is no fiscal impact on the state.

House Bill 426: ...”adds to the Mobile Home Park Act to require owners to notify each resident of a mobile home park and the Mortgage Finance Authority (MFA) of any bona fide offer for sale that the owner intends to accept. If at least 51 percent of residents express intent to buy within 90 days and secure financing within an additional 90 days, they have priority over third party buyers.”.... There is no fiscal impact on the state.

The District Four Coalition of Neighborhood Associations covers a large area of the Albuquerque metro area and one of the D4 members is Albuquerque Meadows a 55+ mobile home park. Many of the residents are on fixed incomes and have lived in their homes for

decades. The 400 plus residents include seniors and veterans that call the Albuquerque Meadows home. They deserve and need the rights and protections the proposed bills will help provide.

The residents of the Albuquerque Meadows and other mobile home communities across the state have been challenged by constantly increasing lot rents, utility costs, and the ever present concern about the changing ownership of their communities. These residents own their homes but pay rent for the lots they sit on. The high lot rents are impeding the desirability of living in the park thus the ability for residents to sell their homes. In addition, the high costs to move the homes, the age of some of the homes, and the lack of a location to move them to, prevent most residents from relocating. Many of these residents are on fixed incomes and we feel they need the rights and protections these bills will help provide for the health, safety and welfare of these New Mexico citizens.

The District Four Coalition of Neighborhood Associations requests the New Mexico State Legislature move forward on the House Bills: HB 442, HB 418 and HB 426.

Thank you for your consideration.

Sincerely yours,

Lucy Murillo,  
Lorna Howerton,  
Co-Presidents: District Four Coalition of Neighborhood Associations

• Member groups of the Albuquerque City Council District 4 Coalition of Neighborhoods:

Academy North Neighborhood Association  
Academy Park Home Owners Association  
Alameda North Valley Association  
Albuquerque Meadows Resident’s Association  
Bear Canyon Neighborhood Association  
Knapp Heights Neighborhood Association  
Heritage East Association of Residents  
Heritage Hills Neighborhood Association

**Highland North Neighborhood Association**  
**Nor Este Neighborhood Association**  
**North Domingo Baca Neighborhood Association**  
**Quail Springs Neighborhood Association**  
**Quintessence Neighborhood Association**  
**Vineyard Estates Neighborhood Association**  
**Vista Del Norte Alliance**  
**West La Cueva Neighborhood Association**  
**Arroyo del Oso North Neighborhood Association**  
**Cherry Hills Civic Association**