

Our 18<sup>th</sup> Year

October 2012

## There is Safety in Neighbors



### *President's Message*

As you will read in this newsletter we lost a pillar of the neighborhood, and I have lost a friend and mentor, with the passing of Board Member Lee Julian. Lee was a staunch believer in the human spirit and that people could accomplish anything if they just put their minds to it. She knew that a clean neighborhood is a safer neighborhood and one where residents can take pride in their surroundings; that the more we help ourselves, the more others are likely to come to our aid; and that neighbors helping neighbors will help us resolve almost any problem.

There are probably many of you who did not know Lee but I will bet that most of you have benefited from her civic-mindedness. Lee is the one responsible for organizing and assuring our neighborhood clean-up days, she is the one who patrolled the alleys, picking up or calling in trash and debris and she is the one who had the tenacity and foresightedness to work on raising the almost one million dollars that was needed to build the Bel-Air Miramontes Park that so many of us enjoy.

At the suggestion of several residents, the Association Board has voted unanimously to ask the City to rename the Park for Lee, because, I have no doubt, without her there would be no park.

Lee was not one for public recognition and she would be most happy if we would all just take personal responsibility for our surroundings and actions and if we would always try to help our neighbors. I, for one, will continue to strive for this ideal.

President, Bel-Air Neighborhood Association

### **Graffiti Removal**

Help maintain a clean neighborhood by reporting graffiti as soon as you spot it. Just call 311 and give them the location. They should be out to eradicate it within 24 hours.

This is Your Copy of the

# Bel-Air News

P.O. Box 36568 – Albuquerque, NM 87176-6568



## Remember These Dates

### **General Meeting**

**Christian Fellowship Church**

**October 22, 7 pm**

**Speakers: New City Councilor Michael Cook  
County Commissioner Maggie Hart-Stebbins  
Lorain Silvers, Universal Lending Corporation**

### **Bel-Air Elementary Fall Festival**

**October 26, 5:30-7:30 pm**

### **Bel-Air Elementary Book Fair**

**November 12-16, 8am-4pm**

The Bel-Air News is a quarterly publication by and for the residents of the Bel-Air Neighborhood Association.

### **Board Members**

For the Bel-Air Neighborhood Association:

Barb Johnson   Judy London   Tom Perez  
Amy Henne   Larry German   Bill Berry  
Dana Berry

### **Bel-Air Neighborhood Association**

**P.O. Box 36568 – Zip: 87176-6568**

or at:

**[bana\\_nm@comcast.net](mailto:bana_nm@comcast.net)**



Operating hours are as follows:

Monday–Saturday: 6 am–9 pm

Sunday: 9 am–6 pm

## In Memory

Addison "Lee" Julian born July 7, 1946, in Harlingen, Texas, passed away Wednesday, June 27, 2012, in Albuquerque after a brief battle with cancer. She is survived by her mother, Mary Julian; sister, Margot Julian; her roommate and best friend, Jan Zerr; and numerous other friends.

Some of Lee's favorite times were spent on her Grandmother's farm in Illinois. Lee was a very kind, generous and giving person. In 1964 Lee was recruited by UNM to play for the women's golf team and received her undergraduate degree in Health & Physical Education from UNM and her Master's from Eastern New Mexico University. She taught in an inner-city school in Denver, Colorado for one year and moved back to New Mexico and taught at Taft Middle School for 25 years, inspiring many of her students who still referred to her as "Coach." Her community activism began when she raised funds for a grass field and marquee at Taft. After her retirement from teaching she became very involved with the Bel-Air Neighborhood Association gaining expertise with zoning issues. She was constantly on the lookout for illegal dumping, inoperable vehicles, weeds, litter, and graffiti. As one neighbor said, "She was a champion for all of us." In the early 1990s she worked with the City to organize the first of many large-scale clean-up efforts for the entire Bel-Air Neighborhood; these clean-ups continue to this day and earned her the honorary title of "Commander Garbage." Lee was instrumental in procuring the funds to establish the Bel-Air Miramontes Park and took great pride in seeing it completed.

She was quite the adventurer. She said you could go anywhere in a white pickup truck, and she did! Exploring all of New Mexico, she knew and shared places where few dared to wander. She will be greatly missed by all who were fortunate to have known her.



*Lee's truck at the memorial service in Bel-Air Miramontes Park*

*Farewell, my sister, fare thee well.  
The elements be kind to thee, and make  
Thy spirits all of comfort: fare thee well.  
~William Shakespeare*

## Community Events

### Fall Festival

Bel-Air Elementary will hold their Fall Festival on Friday, October 26 from 5:30-7:30 p.m. There will be games, fun and food for the whole family!



### Book Fair

Bel-Air Elementary will hold their semi-annual Book Fair the week of November 12-16 from 8 am to 4 pm in the library every day. This is a fund raising event for the library and a great chance to stock up on fun and educational gifts for the holidays.

## BEL-AIR BITS



*Annual Neighborhood Park Party*

### Support The BANA Business Members!

Did you know that we have a very loyal group of local business who support our neighborhood association every year? Especially in these uncertain financial times, we need to support the local businesses that are members of the Bel-Air Neighborhood Association. Below is a listing of currently paid business members.

**Archery Shoppe, 2910 Carlisle Blvd. NE**  
**Duran's Station, 4201 Menaul Blvd. NE**  
**Health Press NA Inc., 2920 Carlisle Blvd. NE**  
**Jeane's Hair Studio, 2928 Graceland NE**  
**Zia Graphics, 2730 Carlisle Blvd. NE**

We have a new option for business members. Our traditional \$15 fee still will provide a listing in each

newsletter. However, a new \$25 fee will provide the listing PLUS a link on our soon-to-be-launched website. (Currently paid business members will be grandfathered in and will receive the website link.)

### **Water Authority Wrapping Up Water Line Rehabilitation In Bel-Air Neighborhood Area; Some Sewer Line Replacements Planned For Several Alleys In Late Fall**

Tired of dodging orange barrels and bulldozers?

The Albuquerque Bernalillo County Water Utility Authority expects to complete all construction related to installation of small diameter water lines (typically four to six inches) and tying in of water services in the Bel-Air neighborhood area by mid-October.

The Bel-Air area was chosen as part of the Water Authority's 2011-2012 Small Diameter Water and Sewer Rehabilitation Project due to the age and condition of the lines in many streets and alleys. Crews found some lines dating back to the 1950s, which is past their projected lifespan of forty to fifty years. By rehabilitating these lines before they fail, the Water Authority prevents the possibility of a major water or sewer line break that could greatly inconvenience homes and businesses in the neighborhood and require weeks or months to repair.

TLC Plumbing & Utility of Albuquerque, the contractor for the project, began work in May. The project included alleys as well as streets such as Aliso, Bel-Air, Candelaria, Claremont, Graceland, Montclair, Morningside, Phoenix, and Sierra. In some cases, conventional construction was utilized. Where possible, pipe bursting was used to minimize inconvenience. The Water Authority very much appreciates the patience and support of local residents and businesses, especially during the water shut-offs that were required to install the new pipelines and tie in water services from homes and businesses into those pipelines.



Please take a minute to let the BANA Board know your thoughts. Mail completed form to:

Bel-Air Neighborhood Association \* P.O. Box 36568 \* Albuquerque, NM 87176-6568

### **How Are We Doing?**

What neighborhood issues are important to you?

What activities would you like BANA to sponsor?

Share your Opinions and Ideas:

The only additional scheduled work will be sewer rehabilitation in the alley between Morningside and Sierra from Claremont to Candelaria, and in the alley between Sierra and Graceland from Claremont and Candelaria. Crews will use CIPP (Cured in Place Pipeline) to rehabilitate the sewer lines, which does not require excavation. Also, the sewer rehabilitation will not require any water shutoffs. The two alley sewer rehabilitations will take about one to two weeks to complete, and the work is expected to be scheduled in November or December 2012.

Anyone with any questions is encouraged to contact Patti Watson at (505) 245-3134 or (505) 269-9691 or [pattiw@cooneywatson.com](mailto:pattiw@cooneywatson.com).

### **Vehicle Donation**

Do you have a special project vehicle parked in your back yard that has been waiting for your attention? Do you want to make your spouse or significant other happy? Chances are he or she doesn't see the potential treasure in that old car or truck that you do.



Many worthy organizations need your old vehicles to sell to raise funds to continue their operations. One example is Casa Esperanza. They provide housing and emotional support for patients and their families who reside temporarily in Albuquerque while the patient receives treatment. They also provide patient navigation and survivor services. You can help by donating your old vehicles. Contact the Give Hope A Ride program at [www.casaesperanzanm.org/vehicles.htm](http://www.casaesperanzanm.org/vehicles.htm) or 277-2066.



## Working with the Mortgage Finance Authority

We are lucky to have Lorain Silvers scheduled as a guest speaker at our General Meeting. Lorain works with the Universal Lending Corporation who partners with the Mortgage Finance Authority and their first-time homebuyer program in conjunction with FHA Renovation Loans.

Some of the questions Lorain will answer are:

### Can I refinance a new insulated roof and energy-efficient windows? What about adding a room?

Absolutely. There are two types of Renovation loans: FULL and the Streamline program. Simple upgrades can be a shortened Streamline Renovation loan. If you are adding any rooms or doing structural changes then a FULL Renovation loan is required.

### What about a new energy efficient furnace or air-conditioning?

Definitely. Those are simple upgrades. It all starts with getting a bid for the work you want done.

### Can I fix up my kitchen with energy efficient and water-saving appliances? What about new cupboards and new floor?

Yes! We do kitchen upgrades all the time. The appraisal will include these upgrades and most often increase the value of your home.

### What is available to me if I am on a fixed income?

Rates are unbelievably low right now so homeowners on fixed incomes are more likely to qualify for these types of loans. Often times we are able to get the client a lower interest rate so the



financed repairs do not substantially increase their mortgage payment.

The same applies if you are thinking of buying a home that needs renovations. If you find a house that needs repairs or is dated you can finance the upgrades. It's a wonderful way for people on fixed incomes to get the home they want and need.

### I have a steady job, but my credit isn't great. What can I do for a down payment?

If you have not owned a home in three years the minimum credit score is 620. If you have owned a home or currently own a home the minimum credit score required is 640. Your credit doesn't have to be perfect.

As for a down payment, if you have not owned a home in the past three years then you may qualify for down payment assistance. NM has some of the best down payment assistance in the nation.

If you are disabled or take care of someone with disabilities, a teacher, safety worker, health care worker or an active member of the Armed Forces then there are additional programs available. It is important to have a detailed discussion with your lender.

Many times there are programs my client qualifies for but didn't know were available. It is important to look at each situation to see what loan would work best for you.

Come and meet Lorain on October 22. If you would like to contact her prior to the meeting, her email is lsilvers@ulc.com or call her at 505.217.1508.

### Bel-Air Neighborhood Association

**Residential Membership: \$5.00**

**Business Membership: \$15/25.00**

Membership fee per household for May 1, 2012, through April 30, 2013

Please check here if you are renewing your membership.

Please make your check payable to the Bel-Air Neighborhood Association

Your cancelled check or money order duplicate is your receipt.

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone# \_\_\_\_\_

We would like to have your e-mail address so we can notify you of special events and neighborhood updates (please print clearly).

E-Mail \_\_\_\_\_

The purpose of the Bel-Air Neighborhood Association is to promote a better neighborhood and community and to enhance the social, cultural, environmental, and historic aspects of our area. The association offers many opportunities for men, women, teenagers, and youngsters to become more involved. Being a member does not obligate you to participate in any of the projects on the list.

Questions? Email bana\_nm@comcast.net.

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