ABOUT OUR NEIGHBORHOOD

The History of Los Verdes: From Master Blueprint to Our Present Era

The story of Los Verdes begins in the mid-1990s, when it was strategically developed as an exclusive enclave of custom homes within the master-planned Paradise Greens area of Northwest Albuquerque. Designed to combine traditional Southwestern architectural charm with a relaxed, upscale lifestyle, the development team selected Scott Patrick Homes as the master builder. Known for pristine craftsmanship and striking architectural design, Scott Patrick crafted our signature Pueblo-style and contemporary stucco properties.

Upon completion, the neighborhood was capped at exactly 45 homes, intentionally preserving a quiet, low-traffic environment. This boutique layout transforms our subdivision into a peaceful, hidden gem—offering a quiet retreat for those who value privacy, while providing a warm, accessible space for neighbors who wish to connect.

Modern Development & Our Place in Albuquerque Today

While our 45-home footprint remains intentionally close-knit, Albuquerque's Westside has grown into a highly sought-after premium residential hub. Today, Los Verdes stands out as a unique residential sanctuary, maintaining a distinct advantage: established privacy without sacrificing modern convenience. Perfectly positioned right off Irving Boulevard NW and Golf Course Road NW, our residents enjoy seamless access to the best of the area:

- **Effortless Commuting:** Quick access to Paseo del Norte and Coors Boulevard makes crossing the Rio Grande or hitting I-25 straightforward and stress-free, while keeping our immediate streets insulated from heavy city traffic.
- **Daily Conveniences:** We are just minutes away from major grocery hubs (including Smith's and Albertsons), local dining favorites, the extensive retail surrounding Cottonwood Mall, and modern medical facilities like Presbyterian Rust and Lovelace.
- **Top-Tier Education:** Families benefit from an excellent location served by top public institutions, including the highly rated Cibola High School district.

Active Safety & Security Initiatives

Neighborhood safety is a visible priority here. The community maintains an official Neighborhood Watch Program partnered directly with the Albuquerque Police Department (APD) to keep our streets secure through:

- **Visible Deterrents:** Official APD Neighborhood Watch signs posted on existing poles throughout the subdivision.
- **Direct APD Liaison:** Regular representation by a designated Los Verdes Block Captain at APD's monthly *Coffee with a Cop* meetings to stay informed on local safety trends.
- **City-Wide Safety Strategy:** Active participation in bi-annual APD neighborhood conferences to bring city safety resources straight home.

Vibrant, Connected Community Spirit

Though we are a small, quiet neighborhood, Los Verdes boasts an incredibly active sense of camaraderie. Our communication channels and unique annual traditions bring neighbors together seamlessly:

- **Our Communication Hubs**
  - **The Neighborhood Website:** Our digital portal for accessing community documents, resources, and updates.
  - **The Quarterly Newsletter:** Delivered straight to your email with board updates, neighborhood news, and seasonal home tips.
  - **The Central Community Board:** Our physical go-to hub for timely neighborhood notices and announcements.
- **Community Events & Traditions**
  - **The Annual Garage Sale:** A neighborhood favorite usually held in spring, providing the perfect opportunity to declutter and find local treasures.
  - **National Night Out:** A nationwide community-policing campaign designed to build strong neighborhood camaraderie and foster positive relationships between residents and police. It features a neighborhood BBQ, exciting raffle prizes, and a special visit from the APD Crime Prevention Unit and the Bernalillo County Sheriff's Department.
  - **The Annual Meeting:** Help shape the future of Los Verdes while enjoying a catered dinner paired with a beautifully competitive White Elephant Ornament Exchange in addition to a raffle.
  - **Winter Traditions:** Our annual neighborhood Christmas Eve Luminaria Lighting.
  - **Holiday Cheer:** An annual neighborhood holiday yard decorating contest.
  - **Patriotic Displays:** Community US flag displays on mailboxes for federal holidays.
  - **The Little Free Library:** Our official community book exchange for residents of all ages.
  - **Cul-de-Sac Movie Nights (Coming in 2027):** Up to two outdoor movie nights under the stars, complete with provided snacks and refreshments for all who attend.

How You Can Shape & Support Los Verdes

A great neighborhood thrives when residents bring their unique talents together. While there is never any pressure to participate, we warmly invite you to get involved:

- **Share Your Talents in our Newsletter**
  - Showcase your favorite dish in our Resident Recipe Column.
  - Feature your work in our resident Art & Photography Showcase.
  - Highlight your company in our Small Business Spotlight.
- **Join the Fun:** Drop by a casual gathering to say hello, grab some food, and get to know the faces next door.
- **Show Your Pride:** Keep your home and yard beautifully maintained in accordance with our covenants to ensure Los Verdes remains safe, tidy, and welcoming.

The Lasting Value of Los Verdes

From a real estate and community standpoint, the worth of a home in Los Verdes is exceptionally strong. Our neighborhood's value is driven by three powerful factors:

- **High Scarcity:** With our footprint locked at just 45 lots, properties in this subdivision rarely hit the market, driving high demand and resilient property values.
- **Meticulous Curb Appeal:** Our active, self-managed HOA ensures that our architectural integrity, custom stucco finishes, and high landscaping standards are strictly maintained to protect everyone's individual investment.
- **The View Premium:** Situated just steps from the historic Paradise Hills Golf Course, our neighborhood offers a serene, permanently landscaped backdrop. Many of our homes feature pristine backyard views looking out over the greens, paired with unobstructed, breathtaking eastern views of the Sandia Mountains. Whether you are enjoying morning coffee or watching the mountains turn vibrant pink at sunset, real estate directly adjacent to this golf course buffer commands a premium market value.

Today, Los Verdes is more than just a place to live—it is a lasting financial investment and a beautifully preserved sanctuary.