LOS VERDES

NEWSLETTER

APRIL 2026

YOUR COMMUNITY CONNECTION:
A GO-TO FOR UPDATES AND INSIGHTS
IN YOUR NEIGHBORHOOD.

LVHOA is dedicated to cultivating a strong sense of community, actively preserving property values, promoting resident safety, and fostering meaningful connections among neighbors through shared involvement.

A MESSAGE FROM YOUR BOARD

Greetings Neighbors,

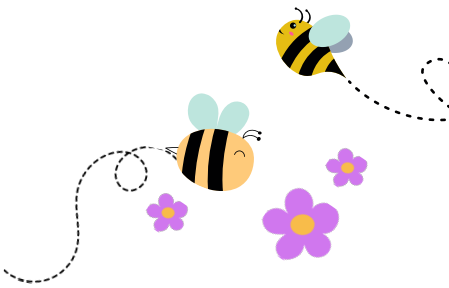
With the arrival of warmer weather, we are pleased to present the Spring issue of the Los Verdes community newsletter. This edition includes information regarding our upcoming community-wide garage sale and a curated list of local seasonal events. To support your spring landscaping efforts, this issue also features gardening tips you may find helpful.

Property values in Los Verdes continue to trend upward, in-part due to the consistent maintenance of our residents' homes. We encourage everyone to continue prioritizing exterior upkeep to enhance our collective curb appeal. As a reminder, please consult the LVHOA Covenants to determine if an Architectural Request is necessary before beginning any exterior modifications

We truly appreciate the continued pride you take in your homes and our neighborhood. This newsletter belongs to everyone, and we encourage you to contribute. Whether it's a favorite recipe, a personal milestone, or news of interest to your neighbors, we'd love to hear from you. We hope you enjoy this issue and hope you find it both informative and enjoyable.

Thank you for being an active and valued part of our community.

Sincerely,
Your LVHOA Board



BOARD OF DIRECTORS

President - Adam Boussouf
Vice President - Stephanie Aragon
Treasurer - Lori Callison
Secretary - Susan Reuler

WE WANT TO STAY CONNECTED!
Email: lvhoaabq@gmail.com to:
Update your contact info,
submit an architectural request,
or share a recipe for an upcoming spotlight.

GET TO KNOW YOUR NEIGHBORS

Building friendly relationships with the people who live near you can cultivate a sense of trust, helping you to feel more secure at home. In addition, neighbors who know you and your routine will be more likely to notice if something around your house seems amiss – such as an unfamiliar person looking in your windows or someone trying to open your door.

Getting to know others starts with a simple hello as you walk around the block. Over time, you may choose to join or organize neighborhood gatherings, or find ways to help others, such as doing yard work for an elderly neighbor or bringing food to someone who just moved in.

You can even stay engaged with what others are doing by joining an online neighborhood forum or connecting via email.

THERE'S A NEW KID ON THE BLOCK!

We are thrilled to announce a new addition to our community! Please join us in congratulating Adam Boussouf, our LVHOA President, and his wife, Lizzy, on the arrival of their son, Owen. Owen was born on St. Patty's Day - March 17th, weighed 8 lbs, 4 oz, and was 22 inches long.

We wish the Boussouf family many happy moments as they settle in with their little one.



Owen, we welcome you to our community and are thrilled to have you as our newest resident!

FEATURED RECIPE

This is a fam fave! As a busy mom, I love that it's quick, easy and packed with protein. Serve for breakfast, lunch, dinner, dessert, or for the official month of brunch. Hope you enjoy!

German Pancakes
submitted by Shaelie Osses



- *6 large eggs*
- *1 cup milk*
- *1 cup flour dash of salt*
- *1 tsp vanilla*
- *5 Tbs butter*
- *powdered sugar*
- *syrup*

Preheat oven to 425 degrees. As oven preheats, place the butter slices in 9x13 baking dish or large cast iron pan and set in oven just until melted. Place all remaining ingredients in a blender. Cover and process until smooth. Pour batter into baking dish over melted butter. Bake for 25 minutes or until edges are golden brown and puffy. Sprinkle with powdered sugar and maple syrup. *Optional toppings: fruit, nuts, chocolate, sweetened condensed milk.*

WE INVITE YOU TO SUBMIT A RECIPE!

Email your recipe to: lvhoaabq@gmail.com
Please include: recipe title, ingredients, and step-by-step directions. We can't wait to see the delicious dishes our community has to offer!

Happy Cooking!

ADDRESSING LOCAL WILDLIFE ISSUES IN OUR NEIGHBORHOOD



is finally here, and it's great to see everyone in their gardens and lawns again! As you start your spring sprucing, please stay vigilant for unwanted guests such snakes and wasps that may have taken up residence in spots like leaf piles or in thick landscaping.

Also be aware of increased coyote and raccoon activity. In Albuquerque, from April through early summer, coyotes are in their peak denning and pup-rearing season - becoming highly territorial, protective, and active, which leads to a 60% increase in conflicts. Coyote parents hunt frequently to feed pups, often acting aggressively toward pets or humans perceived as threats.

While typically nocturnal, raccoons may also emerge during the day to forage and mate and will often change dens every few days.

While they prefer to flee, their sharp teeth and claws, combined with disease risks from their waste, make them a significant nuisance with health concerns since they may carry diseases such as rabies, distemper and roundworm.

Raccoons in roof eaves may require immediate action to prevent severe structural damage and health hazards from waste. If a mother has already given birth, waiting a week or two for the kits to be mobile enough for her to move them is often more successful and humane than dealing with orphaned kits on your property.

See the following wildlife tips to keep predators such as coyotes and raccoons at bay.

Coyote Safety Tips:

- Active Dens: Coyote parents are over protective of den sites, located near or in arroyos, open spaces, or under structures.
- Increased Aggression: During pup-rearing, coyotes are more likely to approach or confront people, cats and small dogs.
- Pet Safety: Keep small pets indoors when unable to supervise.
- What to Do: If approached, do not run. Make yourself look big and shout - leave den site areas immediately.

Raccoon Deterrents:

Raccoons stay where they find food, water, and shelter. To make your yard less attractive to raccoons, follow these steps:

- Food Sources: Feed pets indoors, do not leave pet food outside, secure garbage lids.
- Fallen Fruit: Regularly pick up fallen fruit or garden scraps.
- Remove Shelter: Remove brush piles and debris.
- Deterrents: Use motion-activated lights, sound or sprinklers.
- Pet Safety: Keep pets indoors at night when raccoons are most active as they can aggressively attack dogs and cats.

The City of Albuquerque does not trap or remove racoons, coyotes, or squirrels as they are considered an integral part of the local ecosystem. Contact a private pest control professional that specializes in wildlife for assistance.

LOS VERDES COMMUNITY GARAGE SALE!



Can't get a car in your garage? Closets too full? Two years have passed since our last Community Garage Sale and we have the perfect opportunity for you to declutter and make some extra cash! Join the 2026 Annual Los Verdes Multi-Home Garage Sale set for **Saturday, May 16, from 8am-noon.**

To help spread the word, we will post on garagesalefinder.com, yardsalesearch.com as well as post signs at the entrance of the subdivision prior to the sale.

SPRING PRUNING TIPS!

If your lawn is struggling with bare spots, your trees might be the culprit! Dense branches can block the sunlight your grass needs to thrive.

Here is a short spring pruning guide tailored for Albuquerque:

Late Winter/Early Spring: Prune deciduous fruit trees, summer-blooming shrubs, and roses while they are dormant as this prevents excessive sap bleeding and reduces disease risk. Focus on removing dead, damaged, or diseased ("3 D's") wood. Prune roses in early spring, just as buds begin to swell but before they fully open. Ornamental grasses should also be cut to the ground in early spring - before new growth starts.

After Flowering (Late Spring): Prune spring-blooming shrubs in late spring after they finish blooming to avoid cutting off this year's flowers.

Always remove dead, damaged, and diseased branches first to stop the spread of insects and pathogens. Instead of "topping" trees, use thinning cuts (removing an entire branch at the base) to improve air circulation and sunlight penetration.



The 25% Rule: Never remove more than 25-30% of a plant's canopy in a single season to avoid shocking it.

Branch Collar Protection: When removing a limb, cut just outside the "branch collar" (the wrinkled, swollen area where the branch meets the trunk). Do not make flush cuts, as this leaves a large wound that cannot heal properly in our dry climate.

Manage Winter Damage: Because of the harsh temperature swings, check for branches killed by the winter freeze before doing structural pruning and avoid heavy pruning that suddenly exposes inner bark to intense sunlight, which can cause sunscald.



Disinfect Tools: Sanitize pruners with rubbing alcohol or a 10% bleach solution between cuts to avoid spreading disease.

SPRING IN ALBUQUERQUE

What's Going On? Find Out Here

LOCAL EVENTS

Albuquerque's spring 2026 season features a diverse range of local events!

Highlights include the city's 320th birthday celebration in Historic Old Town as well as information on local plant swaps.

APRIL EVENTS

Southwest Chocolate and Coffee Fest: April 11-12; 10 AM-5 PM, Expo NM
Albuquerque's Birthday Celebration: April 18; Noon-4 PM, Historic Old Town
Wheels Museum Roads & Rails Festival: April 18-19; 10 AM-4 PM, ABQ Rail Yards
Great NM Food Truck & Craft Beverage Festival: April 18; Noon-5 PM Balloon Fiesta Park
Gathering of Nations "The Last Dance": April 24-25; 10 AM-11 PM, Tingley Coliseum

MAY EVENTS

Cinco de Mayo Lowrider Fiesta: May 2 ABQ Rail Yards
39th Annual Run for the Zoo: May 3 ABQ BioPark Zoo
Rio Grande Valley Celtic Festival: May 2-3, Balloon Fiesta Park
Mother's Day Event: May 10; 1-5 PM, Historic Old Town
Boots in the Park: May 15–16 Balloon Fiesta Park
New Mexico Wine Festival: May 23–25 Balloon Fiesta Park

JUNE EVENTS

Heights Summerfest: June 13 North Domingo Baca Park
Taco Fest: June 21, Balloon Fiesta Park
Duke City Comic Con: June 27-29 ABQ Convention Center
Festival Flamenco Alburquerque: June 19–27; National Hispanic Cultural Center & UNM Rodey Theatre

ONGOING EVENTS

Old Town Walking Tours: Guided tours through the historic area, hosted by the Albuquerque Museum-weather permitting.
Albuquerque Museum Tours: Gallery tours and Sculpture Garden strolls, including "Free Sunday Mornings" and "Free Every Third Thursdays."
Local Music: Live weekend performances during the summer in Historic Old Town.
Albuquerque Summerfest Series: Various dates and locations from June - August
Farmers Markets: Various – Downtown, Los Ranchos, Corrales.
Plant Swap: Free! Los Cultures Tea Bar every Monday evening between 5pm - close. Call 505.582.2117 for details.

I WANT TO KNOW FREQUENTLY ASKED QUESTIONS....

About the Board

Q: Does the LVHOA board get paid?

A: The LVHOA Board volunteers their time and services to ensure their community thrives. HOAs protect property values, ensure common areas are maintained, and improve the overall quality and safety of the community.

Architectural Requests

Q: Do I need approval for exterior changes?

A: Changes to the outside of homes or landscapes must be approved by the Architectural Committee as required by LVHOA's Covenants in order to maintain community consistency.

Who Answers My Emails?

Q: Why do I get a response from the board rather than the individual board member to whom I sent an email?

A: To ensure transparent record-keeping, legal protection, and efficient, consistent communication. It also prevents personal bias, keeps private email accounts free of legal discovery, and ensures all board members are informed of issues.

HOA Dues

Q: Are my HOA dues optional?

A: No. As a property owner within a common interest development, payment of HOA fees is a mandatory, legally binding obligation tied directly to the property deed. Upon closing, owners sign and acknowledge the Covenants, Conditions, and Restrictions (CC&Rs), which constitute a binding contract requiring adherence to all dues and assessments.

Common Area

Q: Who is responsible for maintaining the common areas?

A: LVHOA contracts with an individual to maintain common areas including easements as well as the subdivision entrance with costs funded through HOA membership dues.

What kind of shoes do frogs wear when spring comes?



Open-toad