



March 15, 2005



SAN GABRIEL AREA NEIGHBORHOOD ASSOCIATION

APRIL 2005



SGANA Mission Statement

To promote and protect the interests of the neighborhood residents. We do this by providing a link to city government activities, maximizing property values, and helping make the neighborhood a safe and enjoyable place for all of us to live.

Eubank Storm Drainage Project, Phase II

This project is the second phase of a large project begun in the late 1980's to handle storm water problems in the north Eubank area. Intended benefits are to reduce the impact from potential flooding on Eubank and will also include some improvements of the sanitary sewer system. When completed storm water that now flows in portions of Comanche and Eubank will be diverted to the Embudo Channel via a new storm drain. This will involve storm drain construction on the west side of Eubank Blvd from Claremont (south of Candelaria) to Comanche. The estimated start date is late April but will actually begin when work on the adjacent arterials, Juan Tabo and Wyoming, are at or nearing completion. Provisions will thus be made to maximize traffic flow on Eubank and Comanche during construction. Water and electrical service conduits are also planned for installation under this project for possible future median landscaping. The anticipated completion date is late fall 2005. Call Dave White at 768-2654 or email him at dwhite@cabq.gov if you have questions.

SGANA General Meeting

Come be part of shaping the future of your neighborhood. Meet your board members, one another and Sally Mayer, District 7 City Councilwoman. **Tuesday, April 12, 7 p.m.** at Berean Baptist Church on Eubank Blvd., northernmost entrance. On the agenda: Montgomery noise abatement study, neighborhood activities, cleanup, and more.

Board of Directors Contact Information

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Important Contact Information

City Government Website	www.cabq.gov
Emergencies - Police, Fire, Medical	911
Police Non-Emergency	242-2677
Foothills Area Command 12800 Lomas	332-5240
Crime Stoppers	843-STOP
Animal Control Eastside	768-1975
Burn/No Burn Advisory	768-2876
Graffiti Removal Services	857-8055
Refuse Pickup	761-8100
Gas Leaks (7 days x 24 hours)	246-7474
Mitchell Elementary School	299-1937
Hoover Middle School	298-6896
Eldorado High School	296-4871
Bear Canyon Senior Center	291-6211
Bus Service	243-RIDE (7433)

How Can You Help?

Ray Elosua, who has been managing distribution of the newsletter for many years, could use some help. It's a great way to see the neighborhood and get some exercise. Call Ray at 293-1791 if you are willing to help.

Are YOU, or do you know, someone who has recently moved into the San Gabriel Neighborhood Area? We would like to welcome you, or them, so give Carol or Pat Driscoll a call at 332-8038. Thanks.

Councilwoman Sally Mayer's District 7 Meetings All meetings begin at 7 p.m. and are held at the Sheraton Uptown Hotel, 2600 Louisiana Blvd NE.

Wednesday April 20, 2005 - How Does The Judicial Process Work? Metro and District Court Judges. Wednesday May 18, 2005 - Grab Bag: information on a variety of City issues, questions and neighborhood concerns.

SGANA Board Meetings
 Board Meetings will be held the first Wednesday of every month at the home of Pat and Carol Driscoll, 10209 San Gabriel. They are open to all members of the neighborhood. If you wish to call ahead, the phone number is 332-8038.



This issue of the SGANA newsletter is sponsored by Pat Maher of Coldwell Banker. Thank you, Pat, and welcome to the neighborhood.

Real Estate Update for San Gabriel Area Neighborhood, March 2005

In January 2005 there were approximately 3000 residences for sale in greater Albuquerque. That number today is 2,746. In the price ranges most often seen in our neighborhood the February numbers were \$150-200K, 198 active listings with 224 sold - a .8839 months supply; \$200 - \$250K, 144 active listings with 114 sold - a 1.263 months supply of homes. Using the above figures, that translates as follows. A home priced and marketed correctly should sell in under a month if over \$150K and under \$200K; and about 6 weeks in the \$200 to \$250K price range.

On the market in our neighborhood at the time of this printing:

- 4 bedrooms and 2.5 baths, \$185,000
- 4 bedrooms and 2.5 baths, \$194,900
- 4 bedrooms and 1.75 baths, \$169,000

To see what your home may be worth call Pat for a no cost and no obligation estimate. Pat Maher at 401-7326 or pmaher@CBLegacyNM.com