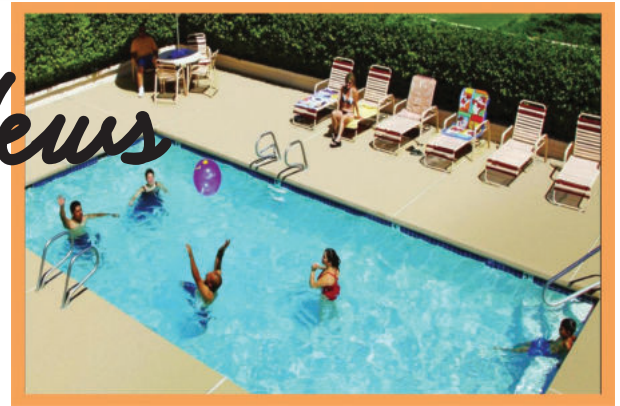




# Community News Meadowbrook

AFFORDABLE RESORT LIVING FOR ACTIVE FAMILIES



## April 2026

### MEADOWBROOK

7401 San Pedro Drive NE  
Albuquerque, New Mexico 87109

Office Hours

Monday - Sunday 8 a.m. - 5 p.m.

### MEADOWBROOK TEAM

Manager .....	Josie Lujan
Assistant Manager .....	Karrie Vigil
Maintenance Supervisor .....	Abel Veleta
Maintenance Tech .....	Brian Smith
Maintenance Tech .....	Dwayne Tallada
Activity Director .....	Cyndi Garcia
Activity Director - Asst. ....	Joe Lyons
Cleaning .....	Joe Lyons
Office Admin .....	Brandi Nieto

### IMPORTANT NUMBERS:

Meadowbrook Office .....	821-1717
Meadowbrook Fax .....	821-4972
Maintenance After-Hours Cell Phone ..	322-4592
NM Protective Force .....	323-1982
Large Item & Missed Pick up .....	768-2000
PNM .....	246-5700
Animal Control .....	311
Albuquerque Police - nonemergency ..	242-2677
<a href="http://www.meadowbrooknm.com">www.meadowbrooknm.com</a>	

### GAS METER READS

We will be reading the gas meters on **Monday, April 20th**. Please make sure to leave your gate unlocked and your dog inside your home.

**Reminder:** This area needs to be cleared of stored items and cleaned of all debris at all times. Please do not attach anything to the gas meter. This area is a **NO parking area** and you shouldn't block access in case of an emergency. Thank you!

### APRIL BIRTHDAY WISHES FOR:

Laticia, Violet, Kelly, Daniel, Alayah, Carlos, Lindsey, Derek, Jeff, Lyell, Robert, Alejandra, Christopher, Cynthia, Marie, Alicia, Cruz, April, Janeyre, David, Jayden, Charryl, Alan, Gabriel, Angela, Darryus, Brenda, Veronica, Richard, Denise, Danneil, Aaron, Elena, Alex, Tammy, Shiloh, Florentyna, Gloria, Ali, Barbara, Isabella, Andrea, Matthew, Emilio, Maliah, Leroy, Annayah, Brianna, Melissa, Azayla, Isaac, Sabrina, Kathleen & Sherry!!

Wishing you all a **HAPPY BIRTHDAY!**

### COMMUNITY EASTER EGG HUNT

Come out and join us for our community Easter egg hunt on Saturday, **April 4 at 4 pm** at the green area. Easter bunny will be present!! Easter party will follow the egg hunt. Drinks & food will be served.



**Happy Easter April 5th**

## MEADOWBROOK APRIL HIGHLIGHTS

- 4/4 Easter Egg Hunt & Party
- 4/9 Hamburger Night
- 4/11 Bingo Night
- 4/15 Cake & Ice Cream Night
- 4/18 Ladies' Community Night
- 4/25 Potluck Night
- 4/26 Noodle Night

### COFFEE KLATCH!

Join us Tuesday and Friday mornings, from 9:00-11:00, in the clubhouse! Check out our new calendar listed below: Come out and enjoy friends and bring your great ideas for future activities.

### COFFEE KLATCH MONTHLY EVENT CALENDAR

- 4/3 ..... Coloring
- 4/7 ..... Bingo
- 4/10 ..... Crosswords
- 4/14 ..... Chair Exercise
- 4/17 ..... Game
- 4/21 ..... Plant
- 4/24 ..... Game
- 4/28 ..... Spring Mad Libs

## THE NAIL LOUNGE NM



Book Your Nail Appointment  
Give Brandi a Call!



### America's Poets

The list of talented and accomplished American poets could fill thousands of pages. Celebrate National Poetry Month in April by remembering some of these writers:

*Walt Whitman.* Widely praised as one of America's most influential and innovative writers, Whitman had a career as a journalist before publishing his landmark collection "Leaves of Grass" in 1855.

*Emily Dickinson.* Known for her solitary devotion to her craft, Dickinson wrote nearly 1,800 poems, but few were published during her lifetime. Her unconventional use of punctuation and capitalization were unique to the mid-19th century.

*Robert Frost.* Often depicting rural life, Frost's poems—such as "The Road Not Taken" and "Mending Wall"—are regularly studied in literature classes.

*Langston Hughes.* An important figure in the Harlem Renaissance, Hughes published his first book of poetry, "The Weary Blues," in 1926. His works are often described as honest portrayals of daily African American life.

### All That Jazz

April is Jazz Appreciation Month. Celebrate with a look at some of the legendary talents who helped make the genre a musical mainstay.

*Louis Armstrong.* Affectionately called "Satchmo," Armstrong, like jazz itself, was born in New Orleans and taught himself to play cornet as a boy. He is considered to be the founding father of jazz, pioneering improvised solos and scat singing. The charismatic trumpet virtuoso was so popular, he served as a worldwide ambassador for the new sound.

*Charlie Parker.* Growing up in Kansas City, Mo.—another cradle of jazz—Parker got his first taste of music while playing in his high school band. Famously known as "Bird," the saxophone great invented the style of jazz called bebop with trumpeter Dizzy Gillespie.

*Billie Holiday.* "Lady Day" got her start as a Baltimore teen singing along with records in after-hours clubs. After moving to New York City, Holiday became a fixture of the Harlem jazz scene. Despite a lack of formal music training, Holiday's soulful, sultry voice earned her a celebrated place in jazz history.





## Taking Care of Your Feet

Your feet are complex structures that require regular care to keep them in tiptop shape. April is National Foot Health Awareness Month, a reminder to give your feet the attention they deserve.

*Regular inspections.* Examine your feet daily, or have someone else inspect them for you. Pay attention to any changes, and see a doctor if you have pain,

swelling or discoloration.

*Good hygiene.* Wash your feet with a mild soap and dry them thoroughly, especially between the toes. Apply lotion to alleviate dry, cracked skin. Change your socks daily and alternate the shoes you wear.

*Nail care.* Toenails should be trimmed straight across, and any rough edges should be filed smooth. If you need help doing this, see a podiatrist or health care professional.

*Proper shoes.* Wearing shoes that fit properly will help ward off calluses and blisters and reduce the chance of falling. Your feet can widen as you age, so have them measured when buying new footwear.

## Laugh Out Loud

Is laughter really the best medicine? Many medical experts report that laughing produces major health benefits.

*Easy exercise.* Laughing is like a mild workout, burning up to 50 calories in just 10 minutes.

*A happy heart.* In addition to aerobic benefits, laughing heartily can improve circulation and help balance blood pressure levels, boosting heart health.

*A stress-free smile.* While some stress is good, too much can cause both mental and physical health problems. Laughter relieves stress by reducing stress hormones and releasing endorphins, the feel-good chemicals in the body. People

usually feel more relaxed and happier after laughing, even during trying situations.

*Rest and relief.* Laughter is considered a natural pain reliever, since the action releases endorphins and provides a temporary distraction from physical or emotional pain. Watching a comedy before bedtime can ease aches and relax your muscles and your mind so that sleep comes easier.



## Laugh Lines: Bird Puns to Crow About

Here are some corny bird puns that are so funny, you won't be able to stop raven about them! Don't egret missing these!

- Someone has been robin banks lately. The police need help to quack the case.
- Did you hear about the woodpecker who found some really firm bark? It was im-peck-able.
- A restaurant tried adding pelican burgers to its menu, but the meal's big bill ruffled some feathers.
- My friend was keeping a sick bird in his house, but then he was told that it was ill eagle.
- Turkeys are terrible batters. They always hit fowl balls and get tagged out at first baste.
- The neighbors asked me to watch their pet parrot while they were on vacation, but it was too much of a bird-en.
- Her favorite dance is the chicken dance. It's poultry in motion.
- Watching chicks hatch is so egg-sighting!

Toucan play at this game!  
Can you think of any bird puns?



## Health & Wellness

### Outdoor Strolls

Spring is here! Take advantage of milder weather and go for a walk in the fresh air. A study by the University of Michigan reported reduced stress levels in people who walked in nature with a group.

### Laugh for Health

Go ahead and engage in a funny, friendly prank on April Fools' Day. A good belly laugh has been proven to reduce pain and boost immunity.

### Cracking a Joke

Q. What do you call a mischievous egg?  
A. A practical yolker.



## Brain Games

### 'Shoe' Is One

How many words can you come up with using the letters in "galoshes"?

### A Bunch of Bunnies


The other terms for a group of rabbits include colony, herd and nest.

### Brainteaser

Q. What one word can be added to each of these words—awe, hand, tire, whole—to create another word?

A. Some—awesome, handsome, tiresome and wholesome.

Sunday	Monday	Tuesday
		<h1>April</h1>
5	6	7
Don't Miss It! Last Day to Pay Rent Before Late Fees Begin! KIDS CHOICE NIGHT	<b>CLUBHOUSE &amp; OFFICE &amp; FITNESS CENTER</b> Open 8 AM To 5 PM	COFFEE KLATCH @ 9 AM - Clubhouse AIR HOCKEY NIGHT
12	13	14
BILLIARDS NIGHT	<b>CLUBHOUSE &amp; OFFICE &amp; FITNESS CENTER</b> Open 8 AM To 5 PM	COFFEE KLATCH @ 9 AM - Clubhouse PING PONG NIGHT
19	20	21
BOARD GAME NIGHT	<b>CLUBHOUSE &amp; OFFICE &amp; FITNESS CENTER</b> Open 8 AM To 5 PM Last Day to Sign Up for Springfest Lunch	COFFEE KLATCH @ 9 AM - Clubhouse AIR HOCKEY NIGHT
26	27	28
NOODLE NIGHT	<b>CLUBHOUSE &amp; OFFICE &amp; FITNESS CENTER</b> Open 8 AM To 5 PM	COFFEE KLATCH @ 9 AM - Clubhouse Wii NIGHT

Wednesday	Thursday	Friday	Saturday
<p>Rent Is Due 1</p> <p>BILLIARDS NIGHT</p>	<p>2</p> <p>PING PONG NIGHT</p>	<p>3</p> <p>COFFEE KLATCH @ 9 AM - Clubhouse YOUTH CENTER NIGHT</p>	<p>4</p> <p>COMMUNITY EASTER EGG HUNT &amp; PARTY @ 4 PM - GREEN AREA</p>
<p>8</p> <p>Wii NIGHT</p>	<p>9</p> <p>HAMBURGER NIGHT @ 5:30 PM</p>	<p>10</p> <p>COFFEE KLATCH @ 9 AM - Clubhouse YOUTH CENTER NIGHT</p>	<p>11</p> <p>BINGO NIGHT</p>
<p>15</p> <p>CAKE &amp; ICE CREAM NIGHT</p>	<p>16</p> <p>KIDS CHOICE NIGHT</p>	<p>17</p> <p>COFFEE KLATCH @ 9 AM - Clubhouse YOUTH CENTER NIGHT</p>	<p>18</p> <p>LADIES' COMMUNITY NIGHT</p>
<p>22</p> <p>KIDS CHOICE NIGHT</p>	<p>23</p> <p>BILLIARDS NIGHT</p>	<p>24</p> <p>COFFEE KLATCH @ 9 AM - Clubhouse YOUTH CENTER NIGHT</p>	<p>25</p> <p>COMMUNITY SPRINGFEST LUNCH @ 12 - CLUBHOUSE POTLUCK NIGHT</p>
<p>29</p> <p>AIR HOCKEY NIGHT</p>	<p>30</p> 		

## SERVICE REQUESTS

All service requests need to be **called** into the office. Please do not stop employees out in the field to give details on a work order. We will make sure they are processed and given to the maintenance staff to address the issue.

## MAINTENANCE AFTER-HOURS CELL PHONE

If you have an emergency utility problem after hours, please contact our on-call maintenance at **505-322-4592**. They will respond to the call as soon as they can.

Please update your resident file with the office. We need current telephone numbers, emergency contact numbers, work telephone number and email address. Prior to moving someone into the community, an application for residency needs to be submitted for approval. Pets? Yes, we need information on the pet prior to bringing it into the community and a monthly pet fee will be added to your account.

## Sending You a Springtime Smile!

The season is in full bloom, and so are our best wishes for all of our residents. Here's to a happy spring full of smiles, laughter and beautiful weather!

## LEASE RENEWALS

Meadowbrook Renters renting homes from us, we love having you as members of our community, and hope you plan to stay. You will be notified at least 75 days before your leases expire, and a 60-day notice of inspection will be done prior to signing lease renewals. We will give you notice about ALL deposit increases prior to renewing your lease. If you're wondering when your leases expire and about increase amounts, please contact the office. All lease renewals will be scheduled for 60-day, 6 month and pre-renewal inspections.

Homesite leases renew automatically on an annual

basis. On-site transfers are approved (with conditions) via Community Manager and/or Regional Manager. Notices to vacate will only be taken on the first of the month. (Correct form is found in the office.)

Call or stop by the office to discuss your options!

## REFER A FRIEND!

Your friends are great friends; wouldn't it be better if they were your neighbors, too? Get paid to bring them in! We have a great referral program! Applicants must mention and write down your name and space number at the first visit on the guest card.

## Breaking Barriers, Making History

When baseball team members across the country put on No. 42 on April 15, they're honoring one of the biggest moments in sports history, when Jackie Robinson became the first Black player in the major leagues.

In the late 1800s, major league team owners segregated the sport. By the 1940s, several teams wanted to get rid of baseball's color barrier.

On April 15, 1947, Robinson suited up in his No. 42 uniform and took the field as a first baseman for the Dodgers. In his first season, he was named the National League's Rookie of the Year. Later accomplishments

included an MVP title, six All-Star games, multiple league pennants and a World Series win with the Dodgers.

In 1997, the MLB retired No. 42 across all teams, a first in any professional sport. However, every year on Jackie Robinson Day, the league's players, managers, coaches and umpires wear the number as a tribute to the legendary athlete.



## EARLY BIRD WINNER

Make sure you cut out the coupon and bring it to the office by the 1st of the month. If you're on Epay for the 1st, please bring in your coupon. We will enter your name into the drawing for a FREE lunch on us!!

## LUNCH ON US

LUNCH WINNERS:

January: #73 Danielle

February: #35 Michelle

March: #237 Byron

April:

May:

June:

July:

August:

September:

October:

November:

December:

### \*\*EARLY BIRD\*\*

PAY YOUR RENT ON OR BEFORE THE 1ST AND GET A CHANCE TO WIN A FREE LUNCH. PRESENT THIS COUPON WITH YOUR RENT CHECK. \*\*YOU MUST TURN IN A COUPON TO WIN\*\*  
NAME

\_\_\_\_\_  
LOT NUMBER

\_\_\_\_\_  
PHONE NUMBER

THERE'S A WINNER EVERY MONTH!

## Happy Spring

Enjoy the season's splendor.

## #164 2026 CLAYTON

PURCHASE PRICE..... \$99,900

SIZE ..... 16 X 68

TYPE OF HOME..... Singlewide

SQ. FEET ..... 1088

MONTHLY COMM. FEE .... \$626



## #166 2016 CHAMPION HOME FOR SALE

PURCHASE PRICE..... \$85,000

SIZE ..... 16 X 72

TYPE OF HOME..... Singlewide

SQ. FEET ..... 1152

MONTHLY COMM. FEE .... \$626



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## A Little Rain Must Fall

"The way I see it, if you want the rainbow, you gotta put up with the rain." —Dolly Parton



## LOOKING FOR A SIGN?

Use ours for the highest price and the fastest sale.

Thinking of making a move this year, but you're not sure how to list your home?

Meadowbrook will sell your home faster and for a higher value than any of our competitors.

We only sell homes at Meadowbrook.

We have more showings, our professional marketing generates an average of 10 community tours per week.

**93%** Our average sales price vs listing price.

**VISITS** Average 12 community tours per week.

**BE SURE** Take the guesswork and the worry out of selling your home.

**Give our Licensed Professionals a chance to earn your business.**

Contact us Today for a FREE No Obligation Conversation.  
Please Call Josie: (505) 821-1717

## Thinking of Selling Your Home?

Give me a call and let me *SELL* it for you. Make your appointment!



Wishing you a  
**happy** *Easter*  
holiday!



SINGING THE  
*Sweetness*  
OF  
**SPRING**