

THE GRIT

Sandia Heights Homeowners Association

January 2012

Sandia Heights Coffeehouse Concert Series presents...

Syd Masters & the Swing Riders
in Concert Saturday, January 14



Syd Masters & the Swing Riders is a trio based in Edgewood playing western music--WESTERN, not country-western. The band's repertoire is one third vintage music of old cowboy trail songs, one third western swing from the 30s, 40s & 50s, and one third originals. Syd's timeless melody "Under New Mexico Skies" was given the honorable title of "Official Cowboy Song of the State of New Mexico" by former Governor Bill Richardson.

The New Mexico Music Industry has presented Syd with awards for "Country Song of the Year," "Best Vocal Performance," and "Most Humorous Song." His 2007 NMMI award for "Vocalist of the Year" made him the only person to ever win it twice. Syd has been seen on television commercials and billboards throughout the

west as spokesman for the Powerball Lottery Campaign. Listen to his music on www.sydmasters.com.

This will be an all-ages, alcohol-free event, presented by the Sandia Heights Homeowners Association Community Service & Membership Committee (www.sandiahomeowners.org). General admission will be \$15/adults, \$10/teens and seniors 60+, \$5/12 & under, under 5 free. Admission for SHHA members & their houseguests will be FREE. **Lower Hall doors will open at 6:30 for MEMBERS ONLY. Doors will open to the general public at 7.** Admission is at the door only--no advance tickets--come early for best seating and enjoy the artwork in the hallway that artists from [Sandia Heights Artists](#) will be displaying. Complimentary refreshments will be provided. For more information or to volunteer to help, contact Linda Bolton, 856-7100/nlightsmgt@aol.com.

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President's Message

~ **Kate Fry**

Did you know?

It's the beginning of the new year, and I thought it would be a good time to dispel a few myths and answer some questions that have come up in the past year. There's no theme, and these thoughts are in no particular order—it's just an assortment of things I've jotted down over the past several months. Please call or send an email to the SHHA office if reading this triggers other questions!

Continued on page 2

Continued from Front Page

Sandia Heights Services is not part of SHHA, but is a private company that provides sanitation services, water and wastewater services, and security services. Security services are provided to Sandia Heights residents on a subscription basis. If you aren't a subscriber to Sandia Heights Security, we encourage you to sign up by calling 856-6419. It's an inexpensive way to have another set of eyes looking out for your safety and security.

If you call 911 from a cell phone in Sandia Heights, be sure to say you are in Sandia Heights and you need the Sheriff's Department 911 Dispatch, as Sandia Heights is located in Bernalillo County but not within the city limits of Albuquerque. All 911 calls from cell phones are automatically routed to Albuquerque Police Department, so if you don't ask for the Sheriff's Department, you will experience needless delays in getting help.

The Board cannot change any of the Unit covenants. Individual Units retain the sole right to change their covenants, requiring the signatures of 75% of the homeowners of record for the entire Unit. This means that if two people are on a home's title, both may be required to sign the petition to amend the covenants. You should check the specific wording of your Unit covenants if you wish to amend them.

Every Sandia Heights resident receives the GRIT, not just SHHA members. Some residents think they are members of SHHA because they receive the GRIT in the mail, but that isn't the case. The GRIT newsletter is a service SHHA provides to all residents. If you aren't a member of SHHA and you'd like to participate in all our wonderful membership benefits, contact the SHHA office to sign up.

If you have a septic system, you may not be using the right bathroom tissue. Some of the super-cushy two- and three-ply tissues are very slow to disintegrate, which could cause problems with a septic system. An easy way to find out whether your tissue disintegrates quickly is to put several squares of tissue in a quart jar, fill it nearly full of water, put the lid on and shake it for 10-15 seconds. If the toilet tissue breaks down into multiple small fragments, it's a good brand to use with a septic system.

Even if you aren't a member of SHHA you must get ACC approval for any changes to the exterior appearance of your house. This is true even if you plan to restucco your house in the same color, for example, or replace windows with the same or very similar windows. This is for your protection, because when someone calls the SHHA office when they see work being done, the office staff can explain that the work is authorized and save you the inconvenience of an inquiry. If you are a member of SHHA, the ACC application fees will be waived—that's one of the many benefits of SHHA membership.

Relocating any wild animal, whether it's a bear, a bobcat, a squirrel, or a snake, is usually no good for the animal. Animals removed from their home range and placed in an unfamiliar environment are vulnerable to attack by resident animals, and they also have a hard time finding food and avoiding predators. As a result, the survival rate for relocated animals is quite low. Not only that, but relocating an animal doesn't mean your animal problem is solved. If your property has good enough wildlife habitat to support the animal you removed (and in Sandia Heights, everything is good wildlife habitat), it is pretty much guaranteed that another animal will move in to fill that niche.

Continued on page 3

Continued from page 2

If you don't want raccoons or skunks or snakes on your property, do what you can to make the environment inhospitable. Close up any holes in your house where animals may get in. Make sure there are no animals inside before you plug the holes. This is especially important in spring, when there are likely to be babies in a nest. Don't leave pet food outside, and keep trash inside the garage until the morning of trash pickup. Simple changes to human behavior can keep wild animals from being perceived as nuisances. If you have questions about coexisting with wildlife, feel free to send me an email at kfry4956@yahoo.com.

“The cure for boredom is curiosity. There is no cure for curiosity.” –Dorothy Parker

Have a safe and happy new year!



SHHA POSITION
REGARDING THE COUNTY
LINE RESTAURANT
SUMMER CONCERTS

After considerable deliberation, SHHA has determined that the summer concerts sponsored by the County Line Restaurant, in and of themselves, do not constitute an annoyance or nuisance as specified in the Unit 7 covenants. Because the term “annoyance or nuisance” is not defined in the covenants with respect to any objective standards, the term may be interpreted subjectively by SHHA and individual property owners within Sandia Heights. In the absence of objective standards set forth in the covenants, courts will interpret the covenants narrowly in order to preserve the property owner's free enjoyment of his or her property (in this case, the County Line Restaurant) within the scope of the covenants.

The Unit 7 covenants permit the use of the County Line properties for “light commercial uses as permitted by the zoning ordinances of Bernalillo County, New Mexico then in effect, under the zoning designation C”. Concerns related to excessive noise, traffic control, adherence to State laws related to the distribution of alcoholic beverages, and unruly behavior of concert attendees fall under the jurisdiction of the County and State, as appropriate. SHHA cannot and will not interfere with the enforcement of these matters.



YOUR DUES ARE HOW
MUCH?

That's the question we hear from other homeowners' associations in Albuquerque when they find out the amount of dues paid by SHHA members. We pay a great deal less than other neighborhoods but we enjoy an amazing variety of benefits for such a small sum. However, expenses such as office rent, utilities, labor costs, and insurance costs have risen steadily over the past several years, and the cost of popular member benefits like Tram passes have also increased significantly. For many years we have continued to provide free Tram passes, free Coffee House concerts, and Meet & Greet social events, as well as a fully staffed office with free copy and fax services, free notary services, and the ever-cheerful assistance of Betsy and Sheraz, without raising the membership dues. In an effort to continue providing these valuable services that SHHA members have come to depend on, we find it necessary to increase our monthly dues. Effective March 1, 2012, SHHA membership dues will increase from \$8.00 to \$10.00 per month. The last time dues were raised was approximately ten years ago, and we know you will understand and support the need to raise the dues at this time.



Stats and more from the Sandia Heights Security Patrol:

Officers

President – Kate Fry
 Vice President – Andy Anderson
 Secretary – Sarah Pirkl
 Treasurer – Ann Marie Caffrey

Board Members

Phil Abshere
 Ana Acosta
 Bob Bower
 George Connor
 Sharon Evanich
 Pete Heinstein
 Burt O’Neil
 Joe Pappé
 Michael Pierce
 Dick Wavrik
 Ann Zimmerman

Office Staff

Betsy Rodriguez – ACC
 Administrative Assistant
 Sheraz Saint-Lôt – Publications
 & Communications Editor

SHHA Office

2-B San Rafael Avenue
 Albuquerque, NM 87122
 Office Hours: M-F, 9am-4pm
 Phone: 505-797-7793
 Fax: 505-856-8544
 Web site:
www.sandiahomeowners.org
 Email:
shha@sandiahomeowners.org

GRIT Editorial Policy is:


- Provide information on subjects of interest to the community.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.


Month of November Call Type	# of calls	Month of November Call Type	# of calls
Alarms	19	Open door/window	10
Animal control asst.	0	Parking problem	2
Breaking & entering	1	Pet nuisance	2
Car accident	1	Rescue assist	1
Construction site burglary	0	Salesman problem	5
Customer assist	9	Sheriff office assist	0
Dumped/spilled material	1	Snake Call	1
Family dispute	0	Special request	4
Fire	0	Special (extra patrol)	13
Fireworks complaint	0	Speeding vehicle	0
Front office	2	Suspicious person	9
Loud music/party	1	Suspicious vehicle	19
Lost/found pet	1	Theft	4
Lost/found item	1	Threat/personal	1
Mailbox vandalism	0	Utility Co. assist	3
Motorcycle nuisance	0	Vandalism	2
Motorist assist	1	Vehicle burglary	0
Neighbor dispute	0	Wildlife report	0
Newspaper pickup	40		
Noise complaints	0	Total Calls	153

Security Tip:

If you have questions regarding these stats, please call Security at 856-6347, mobile 263-4654. Please be reminded that Sandia Heights Security is a subscription service separate from Sandia Heights Homeowners Association membership. Membership in SHHA does not include SHS membership. You can call Security to confirm your membership with them.

If it snows while you’re out of town, get a neighbor to drive into your driveway (SHS will do this, time and terrain permitting) and walk up to your door. Drifts of snow are a dead giveaway no one is home. Burglars don’t take days off due to bad weather.

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- Free Classified Ads
- Free Sandia Peak Tram Passes
- Merchant Benefits Program: great discounts with cooperating merchants
- Free Admission to the Sandia Heights Coffeehouse Concert Series
- Covenant and Architectural Control
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On-line GRIT Newsletter

By Burt O'Neil, Communications & Publications, Chair

The GRIT newsletter has been posted on the SHHA website www.sandiahomeowners.org for over a year. Posting the on-line version is free. The printed mail GRIT costs the homeowners over \$20,000 per year. The January GRIT will be e-mailed, randomly, to 200 homeowners. The e-mail attached file will be a PDF document and can be read by ADOBE Reader software. If one double clicks on the e-mail attachment the GRIT will come up in ADOBE Reader. In the event one does not have ADOBE Reader installed on your computer, a free version will be offered via an internet download.

The aim is to have the homeowners consider receiving the GRIT electronically. The advantages besides reducing mailing and printing costs, are quite attractive: the electronic version is in color and has useful internet links to passive and dynamic internet pages. For example, we can, in the future, include video and power point presentations of events of interest to SH homeowners. Also, the on-line version is higher resolution compared to the half tone printed version. The e-mail attached GRIT can be printed out on one's printer if one desires to read a printed copy. We are interested in homeowner feedback and have no near term plans to suspend the printed Mailed GRIT.

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TRAM PASSES:

There are 6 corporate tram passes per day!
Please call the office for all the details.



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SHHA membership Cards and membership benefits

SHHA members are issued an *SHHA membership card* and *key-ring tag*. The membership cards and tags can be used to expedite: admission to SHHA sponsored events, picking up Sandia Peak Tram Passes, access to SHHA Office benefits & services, and for claiming SHHA Merchant Benefits. Your SHHA member benefits and services include: office and notary services, annual classified ads, Coffeehouse Concert Series, Sandia tram passes, covenant enforcement, no-fee ACC applications, and discounted safety vests.

Check out the entire SHHA Member Benefits Program at sandiahomeowners.org and enjoy discounts at our supporting local merchants. The SHHA Merchant Benefits Program includes the following current participating merchants:

- Asian Café**
- Bair Medical Spa**
- Best Way Carpet**
- Black Diamond Taekwondo**
- Bob's Painting**
- Chiropractor, Mark L. Schwartz DC**
- County Line of Albuquerque**
- Curves**
- Dance Fitness Party**
- Granite Transformations**
- High Finance Restaurant**
- Sandiego's Mexican Grill at the Tram (\$1 parking fee will be reimbursed with purchase of lunch)**
- Jade Enterprises**
- Los Equipales**
- Massage Envy**
- Ready Blinds & Shutters**
- The UPS Store**
- 3B Yoga**

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ACC Activity Log

Summary of **Approved Projects** activity since the last GRIT:

21 Sandia Heights – Landscaping & Wall
66 Juniper Hill Loop – Solar Panels
357 Juniper Hill Road – After the fact HVAC Replacement
960 Antelope Avenue – Roof Repair
1101 San Rafael – HVAC Replacement
1108 San Rafael – Stucco Repair
1118 Rockrose Road – Restucco
1183 Laurel Loop – Reroof, Restucco & Trim
1845 Tramway Terrace Loop – Restucco
2014 Quail Run Drive – Reroof
2815 Tramway Circle – Window Replacement
12621 Colony Place – Addition
The County Line Restaurant - Stage

Go to the website: sandiahomeowners.org. to read about all projects currently under ACC management



Electronic archiving of ACC documents

The SHHA will proceed with the disposal of all of large format plans on January 31, 2012.

Beginning in January of 2012, the ACC application form will be amended to require one hard copy and one in digital format with submittals of the applications. The SHHA office is willing to assist those homeowners with these new requirements and in some cases may waive the requirement for the electronic copy if it makes no sense to submit the documents in the electronic format due to the simplicity of the project.



ANNOUNCEMENT: It is with sorrow that we announce the death of Sandia Heights resident and former Architectural Control Committee member Terry Taggart on December 2, 2011. Not only did he have extensive knowledge of construction, but he also knew the impact of covenant enforcement on both homeowners and their contractors, and considered both equitably when deliberating on enforcement issues. Terry was a learned man and a great gentleman, and we will miss him very much.

Summary of ACC articles published in 2011:

One of my goals as Chairman of the ACC is to publish articles of interest to homeowners in Sandia Heights on a variety of topics. As I did in January of 2011, the following is a review of articles published in the GRIT during the prior year. Please refer to the original articles if you want to see the entire text of the article. I sincerely hope that these articles are informative and helpful. Bob Bower, ACC Chairman.

Jan: Summary of ACC Articles Published in 2010
Feb: Tips to Avoid Freezing Water Pipes
Planning a Home Improvement Project
Mar: Variances to Covenant Restrictions
Apr: Tips for Planning your Landscaping Needs
May: Electronic Archiving of ACC Files
Tips on Draining your Swimming Pool
Jun: “Living with Fire” in Sandia Heights
Maintenance of Storm Drains on County Easements and Roads
Jul: The ACC Position on Portable Storage Containers
Aug: Hire Licensed and Insured Contractors
Sep: Choosing your Home’s Exterior Colors
Oct: Planning your Home Improvement Project
Nov: White Roofs in Sandia Heights
Dec: Don’t Let your Water Pipes Freeze



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Sandia Heights Market Activity • 2005 - 2011

How is the Sandia Heights Market? Compare the Past 7 years.

2005 - 2011 MARKET ACTIVITY • SANDIA HEIGHTS HOMES ON LOTS GREATER THAN .50 ACRES

There are currently 22 Sandia Heights homes FOR SALE on lots GREATER than .50 acres. The average asking price per sq.ft. is \$176.

There are 7 Sandia Heights homes PENDING on lots greater than .50 acres. The average asking price sq.ft. is \$147.

37 Homes on lots greater than .50 acres SOLD from Jan. 2011 - Dec 2011. The average sales price per sq.ft. was \$163
26 Homes on lots greater than .50 acres SOLD from Jan. 2010 - Dec 2010. The average sales price per sq.ft. was \$165.
25 Homes on lots greater than .50 acres SOLD from Jan. 2009 - Dec 2009. The average sales price per sq.ft. was \$169.
14 Homes on lots greater than .50 acres SOLD from Jan. 2008 - Dec 2008. The average sales price per sq.ft. was \$193.
30 Homes on lots greater than .50 acres SOLD from Jan. 2007 - Dec 2007. The average sales price per sq.ft. was \$202.
39 Homes on lots greater than .50 acres SOLD from Jan. 2006 - Dec 2006. The average sales price per sq.ft. was \$205.
35 Homes on lots greater than .50 acres SOLD from Jan. 2005 - Dec 2005. The average sales price per sq.ft. was \$170.

2005 - 2011 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS LESS THAN .50 ACRES

There are currently 6 Sandia Heights homes FOR SALE on lots LESS than .50 acres. The average asking price is per sq.ft. is \$157.

There are 0 homes on lots LESS than .50 acres PENDING.

37 Homes on lots LESS than .50 acres SOLD from Jan. 2011 - Dec. 2011. The average sales price per sq.ft. was \$149
29 Homes on lots LESS than .50 acres SOLD from Jan. 2010 - Dec. 2010. The average sales price per sq.ft. was \$158
26 Homes on lots LESS than .50 acres SOLD from Jan. 2009 - Dec 2009. The average sales price per sq.ft. was \$161
22 Homes on lots LESS than .50 acres SOLD from Jan. 2008 - Dec 2008. The average sales price per sq.ft. was \$171
18 Homes on lots LESS than .50 acres SOLD from Jan. 2007 - Dec 2007. The average sales price per sq.ft. was \$189
13 Homes on lots LESS than .50 acres SOLD from Jan. 2006 - Dec 2006. The average sales price per sq.ft. was \$179
11 Homes on lots LESS than .50 acres SOLD from Jan. 2005 - Dec 2005. The average sales price per sq.ft. was \$156

2005 - 2011 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are currently 3 Attached Townhomes FOR SALE. The average asking price per sq.ft. is \$124. There are currently 0 Attached Townhomes PENDING. There were 6 attached Townhomes Homes SOLD from Jan. 1, 2011 - Dec. 2011. The average sales price per sq.ft. was \$118.

10 Attached Townhomes SOLD from Jan. 2010 - Dec. 2010. The average sales price per sq.ft. was \$120.
3 Attached Townhomes SOLD from Jan. 2009 - Dec. 2009. The average sales price per sq.ft. was \$144.
6 Attached Townhomes SOLD from Jan. 2008 - Dec. 2008. The average sales price per sq.ft. was \$140
6 Attached Townhomes SOLD from Jan. 2007 - Dec. 2007. The average sales price per sq.ft. was \$147
11 Attached Townhomes SOLD from Jan. 2006 - Dec. 2006. The average sales price per sq.ft. was \$151.
16 Townhomes SOLD from Jan. 2005 to Dec. 2005. The average sales price per sq.ft. was \$112.



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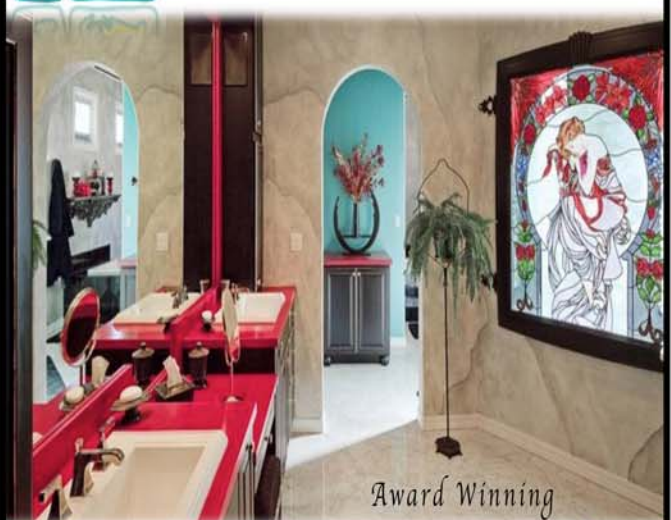
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Community Event Bulletin Board

Not all of these groups are sponsored by SHHA. Information is provided to keep residents informed

The Sandia Heights “Cork & Fork” We’re always looking for new couples to join us, so if this sounds like an activity that might appeal to you, please call or e-mail Paula (821-3444, kpknarr@comcast.net) for more information.

Sandia Heights Artists

The work of some of the Sandia Heights artists will be on display and for sale at the January 14 Coffee House Concert. We enjoy talking about what we do, so stop by before the concert or during the intermission. If you are interested in participating in the fall art tour, our first meeting of 2012 will take place on Wednesday, January 25, 7:00 p.m. at the home of Glo Abeyta, 506 Blackbear Loop NE. For more information please contact Glo Abeyta (991-4032) or Mary Ellen Merrigan (280-9772 or me@maryellenbeads.com).

What to do with that Christmas tree?

You may take it to the Eagle Rock Landfill Transfer station (857-8318) where the city mulches it, or you can just put it out with your regular trash, but the trees must be cut in half if taller than 6 feet.



ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Notary, copies and faxes** free to members.
- **Tram passes** free to members, please check with the office for your reservation.
- **Contractor Evaluation binder** free to members. We are in need of evaluations for Handy Men and Septic Tank Contractors. You may download the form from the website or contact our office and we can email you one.
- **SHHA Board Meeting** – Wednesday, January 11 at 7pm in the SHHA Office.
- **Committee meeting** dates and times are posted in the monthly calendar found on our website: www.sandiahomeowners.org.
- **Classified ads and lost and found notices** can be found on the website under the News and Information page. Classified ads are free for members.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!



Sandia Heights Homeowners Association
2-B San Rafael Ave NE
Albuquerque, NM 87122

Thank you to everyone who submitted a photo for the 2012 Directory. The photo chosen for the cover is by Sharon Hoff. Her photo and other photo submissions are featured on our website under the Photo gallery tab. We encourage you to go to the website: sandiahomeowners.org and take a moment to enjoy the beautiful photographs!

Just a note of clarification, we mail the GRIT to both members and non-members as a courtesy to those who are non-members to encourage them to join. However, the services and benefits of membership are limited to members of the association. If you are a non-member we encourage you to join.