

SHHA Annual Meeting Church of the Good Shepherd 7834 Tennyson NE 10 AM – 12:30 PM, June 9, 2012

Doors open at 9:15 a.m., drinks & refreshments available.

Come and tell us about your interests and concerns. Business to be conducted includes:

- Ratify proposed amendment to the bylaws (go to the website for full information)
- Introduction of new officers elected by the Board
- Presentations by the SHHA committee chairs and officers
- Election of new Board members
- Town Hall Meeting following the annual meeting for members to express their concerns
- Door prizes – tickets will be given to members who sign in *before* 10 am. Must be present to win door prizes.

The SHHA Board needs to know the concerns of the community. Please plan to attend and make your inputs known.



President's Message

- Kate Fry

The Annual Meeting is just a few days away, and I want to encourage all of you to attend. This is your chance to see “up close” what your SHHA Board of Directors has done for you, our members, during the year, and to share your concerns with us in a Town Hall setting. I look forward to seeing you there!

Website Redesign

I mentioned a few months ago that we were in the planning stages of revamping the SHHA

website. I'm happy to tell you that we are now actively working on the new and improved site. You can look forward to even more useful and interesting information, photos, easier navigation, and new features like an interactive calendar and online forms. Join us at the Annual Meeting to get a preview of our exciting new website!

neigh·bor·ly

[ney-ber-lee] *adjective*

having or showing qualities befitting a congenial neighbor; friendly.

I got to thinking about this word as I was reflecting on my 15 months as your SHHA President. Over the months, talking to Sandia Heights residents about many different topics, I started to see a pattern having to do with neighborliness. As I have written before, there are many wonderful benefits of living in Sandia Heights, and one that people especially value is a sense of community. I've heard many stories about people getting to know their neighbors, finding new friends among them, and helping each other out in different ways. I have also, sadly, heard stories about neighbors who don't get along so well, leading to tension and unhappiness. In many cases it seems this tension develops because neighbors don't know each other. It's really not surprising that we don't know our neighbors—we work all day, we spend a lot of time indoors watching TV or interacting with our computers, and our natural landscaping means we don't have a lot of yard work to do. Many of us have walled yards, so even when we're outside we don't see anyone else. In fact, the mail carrier probably knows our neighbors better than we do!

Continued on Page 2



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

Officers

President – Kate Fry
Vice President – Andy Anderson
Secretary – Sarah Pirkel
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 –
Administrator & 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.

Continued from Front Page

Now that it's summer and the weather is so beautiful it draws us outside, it seems like a good time to try doing some neighborly things. If you already get along with your neighbors, it will only enhance your relationship and benefit your immediate community. If there's tension between neighbors, it might help create a friendlier atmosphere. It can't hurt! Wave and say hello when you see each other—we're all busy, and it's easy to get preoccupied and forget to acknowledge our neighbors. Sometimes that preoccupation can be misunderstood as standoffishness. Take another step and introduce yourself to a neighbor you don't know, and maybe invite them to your house for coffee. If your neighbor is at work all day, retrieve their empty trash container and put it near the garage. Offer to pick up their mail and newspaper if they're going to be out of town, and keep an eye on each other's houses. Organize a block party—it doesn't have to be formal. Get everyone together at someone's house or yard one afternoon and let everyone bring snacks. It's little things like these that build a sense of community and increase neighborhood security. By putting forth a little effort to think of neighborly things to do, we can help keep Sandia Heights a desirable place to live.

New President

I will be stepping down as your President after the Annual Meeting, and handing the reins to Ann Zimmerman. Ann has been on the SHHA Board for the past year and has brought a lot of energy to the Board and to SHHA activities. She has extensive experience both as a Board member and as an officer of other homeowners' associations, and we welcome her experience and insights. She will continue to lead SHHA toward positive goals for the benefit of the entire community.

My thanks go out to our enthusiastic and dedicated Board, to our incredible office staff Betsy and Sheraz, and to you, the members of SHHA, for your loyal support and for making my tenure so interesting and gratifying. We have dealt with some difficult issues and we have accomplished some beneficial changes, and I'm confident that SHHA will continue to serve the community well.

Even though I'm leaving the Board, I will continue to work for the betterment of Sandia Heights behind the scenes. Look for articles in the GRIT about various topics, and expanded information on our website about wildlife and landscaping. Thanks again to you all—it has been an amazing and enlightening time!



SHHA SECRETARY ~ Sarah Pirkl

The proposed amendment to the bylaws is available on the website. We will vote on that at the annual meeting scheduled for Saturday, June 9, 2012. If you have any questions regarding the proposed amendment please contact the office.



COUNTY LINE CONCERTS

UPDATE APRIL 2012

On April 13, 2012, Bernalillo County Metro Court heard the case brought by Bernalillo County against the County Line Restaurant for noise and zoning violations. The Court ordered the parties to participate in mediation to begin approximately May 1. We will continue to provide updates as events develop.



Tram Passes:

There are 6 corporate tram passes per day!
Please call the SHHA office at 797-7793 or visit our website for details:
www.sandiahomeowners.org.



SHHA membership Cards

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 - Bob's Painting - Black Diamond Taekwondo - Chiropractor, Mark L. Schwartz DC - County Line of Albuquerque - Curves - Dance Fitness Party - Granite Transformations - Hairstyling by Carlos - Herbalife Independent Distributer - High Finance Restaurant - Sandiago's Mexican Grill at the Tram - Jade Enterprises - Los Equipales Massage Envy - New Mexico School of Music - Ready Blinds & Shutters - The UPS Store - 3B Yoga



Renters and Membership Benefits

Did you know that people renting houses in Sandia Heights can participate in many of the benefits of SHHA membership? All that is needed is for the property owner to maintain membership in SHHA. Many property owners mistakenly believe that if they move from Sandia Heights and rent their house to another family, they must cancel their membership in SHHA. Not true! Membership dues will continue to be collected as part of the monthly utility bill for that address, whether the property owner pays the bill or the tenant pays the bill. If you as a property owner pay the bill, you are free to pass along the cost of membership to the tenant if you choose. Renters are eligible for all SHHA membership benefits except voting privileges and filing covenant violation complaints. Tram passes are among the most popular member benefits, so be sure you maintain your membership so your tenants can experience some of the great "perks" of living in Sandia Heights!



SHHA Special Event

On July 14, 2012 SHHA will present a very special event reserved for SHHA members, and their guests. This event will be held at



the Church of the Good Shepherd, 7834 Tennyson NE. This is an RSVP event and limited to the first 125 members and their guests. Those attending will be entertained with the warm and liquid music of Jazz Guitarist, Greg Ruggiero. Gregg was once a New Mexican, and now resides in New York City. His travels have taken him across this country, as well as internationally. Gregg recently returned from a tour in Japan and London where he received rave reviews. If you are an SHHA member, get your reservations in ASAP by calling the office at 797-7793.



SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

Please be reminded that Sandia Heights Services including water, trash and security is a subscription service separate from Sandia Heights Homeowners Association membership.

Also, Membership in SHHA does not include Sandia Heights Security membership. You can call Security to confirm your membership with them. If you have questions regarding the following stats, please call Security 856-6347, mobile 263-4654.

Stats and more from the Sandia Heights Security Patrol:

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	33	Lost/found item	1	Snake Call	1
Animal control asst.	1	Mailbox vandalism	0	Special request	5
Attempted breaking & entering	1	Motorcycle nuisance	1	Special (extra patrol)	13
Car accident	0	Motorist assist	3	Speeding vehicle	1
Construction site burglary	0	Neighbor dispute	0	Suspicious person	2
Customer assist	3	Newspaper pickup	16	Suspicious vehicle	17
Dumped/spilled material	1	Noise complaints	2	Theft	3
Family dispute	0	Open door/window	7	Threat/personal	0
Fire	1	Parking problem	2	Utility Co. assist	6
Fireworks complaint	0	Pet nuisance	3	Vandalism	5
Front office	5	Rescue assist	1	Vehicle burglary	0
Loud music/party	0	Salesman problem	5	Wildlife report	0
Lost/found pet	8	Sheriff office assist	1	Total Calls	148

SANDIA HEIGHTS SERVICES TO OFFER NEW SANITATION SERVICES:

Sandia Heights Services would like to announce some upcoming improvements to your solid waste collection and recycling services.

Beginning in August 2012, all Sandia Heights Services sanitation customers will be receiving new collection bins for the removal of all solid waste materials at no cost to our customers.

Additionally, we will make available at no cost to our customers new recycle bins for those residents who wish to participate in our curbside recycling program. In an effort to improve our neighborhood and increase sanitary conditions, effective September 1, 2012, loose bags of trash will no longer be accepted for pickup – all trash

and recyclables must be placed in the bins provided by Sandia Heights Services. Also effective September 1, 2012, a new rate structure will be in effect, and depending on what options you select for your collection bin, you may be able to reduce your monthly rate.

Sandia Heights customers will be mailed an informational letter in the May and June billing statements which includes an order form with options to choose from. The form and other pertinent information is also available on our website at www.sandiaheightsservices.com. Sandia Heights Services is proud of this investment and initiative to improve our neighborhood and is committed to providing services that exceed your expectations. Please visit our website for additional information at www.sandiaheightsservices.com.

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Gnats Bugging You?



If you have lived in Sandia Heights for any length of time, you're uncomfortably familiar with our gnat population. When the gnats are at their worst, outdoor activities become increasingly unpleasant as the gnats swarm around us and dive into eyes, ears and noses. Thankfully, there appears to be a solution to the problem that is environmentally safe and nontoxic to humans and pets. Cedar oil, which is extracted from the bark of cedar trees, is a safe and natural insect repellent that is effective against gnats. Several companies make cedar based insect repellents for the yard, and we have heard reports from a number of residents that these products do a good job of keeping the gnats at bay. Two companies we have heard good reviews about are Cedarcide Industries, Inc. (www.cedarcide.com) and Greenbug All Natural Pest Control Products (www.greenbugallnatural.com). These companies also make repellents for use by people and pets.



The ACC, The Covenants, and You ~ Bob Bower, Chairman, ACC

As most of you know, the ACC derives its authority from the covenants of all SHHA units. Residents of Sandia Heights, whether members or non-members of SHHA, must apply to the ACC for approval of all plans for construction and major landscaping or for any other changes that will affect the exterior appearance of the residence. This approval must be received prior to the actual start of the project. The project application forms are available at the SHHA office or online at sandiahomeowners.org and are easy to fill out. If needed, the SHHA office staff will assist you with these applications.

Over the past couple of years, I've written several GRIT articles explaining just how the ACC processes your applications. A large

percentage of the applications that are submitted can be administratively approved within a few days. These applications typically involve routine tasks such as replacing a roof, restuccoing a residence, replacing windows, resurfacing a driveway, etc., that don't need the review and oversight of the whole Committee. As Chairman, I review each and every one of these applications to ensure covenant compliance. Applications involving major construction or landscaping efforts, on the other hand, will involve the entire Committee in the review process and the approval of these applications may take several weeks depending on their complexity. The ACC tries its best to render an approval for these major projects within 30 calendar days.

The ACC, like the Covenant Support Committee (CSC), does not have the volunteer manpower to patrol throughout the entire area of Sandia Heights and its approximately 2200 individual residences. The ACC and the CSC have both developed procedures that depend on residents to report violations of the covenants. Occasionally, however, the ACC does receive a complaint from one or more of our residents concerning an on-going effort within the community that appears not to have undergone any sort of ACC application and subsequent approval process. These situations cause a great deal of hardship, not only for the SHHA and ACC personnel, but also for the offending resident. The ACC does have some tools at its disposal to resolve these types of situations. The easiest solution is to request the submittal of an after-the-fact application for the on-going work, particularly if the work involves relatively minor changes to the property that have a negligible impact on the applicable unit covenants or on neighboring properties. For unapproved activities that are creating or have created a major impact on neighboring properties, the ACC can issue a stop-work order or, if necessary, obtain a court-ordered temporary restraining order.

Continued on page 8

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The ACC can and will use any of these tools to enforce our covenants, so don't be surprised if you are the recipient of one of these instruments if you elect to try to circumvent the ACC approval process.

I must admit that since I have been involved with the ACC both as a project manager and as its chairman, I am most impressed with the overall cooperation of this community in its adherence to the requirements dictated by our covenants relative to the ACC. On occasion, we do encounter some challenges now and then, but the majority of these cases have been solved amicably. I ask that you continue to honor your covenants and know that your ACC is here to help you with any and all of your efforts to modify and upgrade your residences while at the same time ensuring that these activities fall within the scope of the applicable covenants.



ACC Activity Log

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

- 1 Juniper Hill Loop – Roof Repair
- 51 Rock Ridge Drive – Reroof
- 59 Juniper Hill Court – Solar Panels
- 123 Juniper Hill Road – Restucco
- 192 Big Horn Ridge Drive – Restucco & Trim
- 347 Paintbrush Drive – Reroof
- 375 Big Horn Ridge Drive – Landscaping
- 379 Juniper Hill Road – Window Replacement
- 420 Live Oak Court - Wall
- 619 Cedar Hill Road – Sidewalk Replacement & Stucco Wall
- 628 Cougar Loop – Replace Fence
- 640 Cougar Loop – Reroof & Stucco Repair
- 645 Cougar Loop – Fence Replacement
- 804 Tramway Lane – Garage Roof and Parapet Repair

- 805 Tramway Lane – Window Replacement
 - 821-A Live Oak Road – Resurface Driveway
 - 879 Tramway Lane Court – Miscellaneous Projects
 - 958 Antelope Ave - Reroof
 - 959 Antelope Ave – Mailbox Replacement
 - 990 Lynx Loop – Driveway & Deck Replacement
 - 1024 Tramway Lane – Windows and Doors Replacement
 - 1105 San Rafael Ave – Windows and Door Replacement
 - 1216 Rockrose Road – Window Replacement
 - 1415 San Rafael Avenue – Restucco
 - 1431 Honeysuckle Drive – Garage Addition
 - 1465 Bluebell Drive – Restucco
 - 1553 Eagle Ridge Lane – Roof Repair
 - 1843 Tramway Terrace Loop – Restucco
 - 1919 Quail Run Drive – Window Replacement
 - 2302 Calle De Rafael – Window Replacement
 - 2307 Calle De Rafael – Restucco
 - 2317 Calle De Rafael - Landscaping
 - 2526 Tramway Terrace Court – Reroof
 - 2704 Tramway Circle – Reroof
 - 2881 Tramway Place – Parapet repair
 - 7730 Cedar Canyon Road – Reroof
 - 7110 Lynx Loop – Solar Panels
 - 12614 Colony Place – Window Replacement
- Go to the website: sandiahomeowners.org. to read about all projects currently under ACC management.*



ACC Tip: Always check with your subcontractor (be it landscaper, window replacement, remodeler, etc.) that they are bonded and insured before you hire them on. All reputable businesses will be both.



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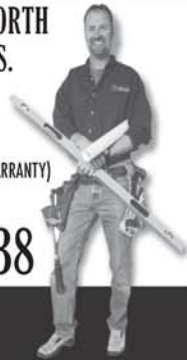


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Sandia Heights Market Activity • 2005 - 2012

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

2005 - 2012 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS GREATER THAN .50 ACRES

There are currently 18 Sandia Heights homes FOR SALE on lots greater than .50 acres. The average asking price per sq.ft. is \$183.72. There are currently 6 Sandia Heights homes PENDING on lots greater than .50 acres. The average asking price sq.ft. is \$169.57. There have been 14 Sandia Heights homes SOLD on lots greater than .50 acres since January 1, 2012. The average sales price per sq.ft. was \$145.

40 Homes on lots greater than .50 acres SOLD from Jan. 2011 - Dec 2011. The average sales price per sq.ft. was \$161
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 - 2012 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 per sq.ft. is \$151.71. There are 4 homes on lots less than .50 acres PENDING. The average asking price per sq.ft. is \$169.62. There have been 6 Sandia Heights homes SOLD on lots less than .50 acres since January 1, 2012. The average sales price per sq.ft. was \$157.61.

27 Homes on lots LESS than .50 acres SOLD from Jan. 2011 - Dec. 2011. The average sales price per sq.ft. was \$154
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 - 2012 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are currently 3 Attached Townhomes FOR SALE. The average asking price per sq.ft. is \$114.35. There are currently 0 Attached Townhomes PENDING. There was 1 attached Townhome SOLD since Jan. 1, 2012. The average sales price per sq.ft. was \$115.

6 Attached Townhomes SOLD from Jan. 2011 - Dec. 2011. The average sales price per sq.ft. was \$115.
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 sf was \$151.
16 Townhomes SOLD from Jan. 2005 to Dec. 2005. The average sales price per sq.ft. was \$112.



Community Event Bulletin Board

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

Tanoan Country Club is offering a special rate to Sandia Heights Residents. With a minimum of 10 residents joining, Tanoan will offer a **reduced rate of \$750+tax upon signing (a savings of over 20%)**. This equates to \$62.50 per month. Existing Swim Membership is \$950+tax for an annual Membership inclusive of pool access, dining outlets and social events. Please contact Lizz Smoak, Director of Sales at 10801 Academy Road, 505-822-0422 X226 with any questions or if you wish to take a tour of the facility.

Sandia Heights Artists - Last call to join this year's tour! We are in the process of updating our website (sandiaheightsart.com) to include new work and new artists participating in the tour to be held September 8-9. If you are interested in showing your work and would like more information, please, contact Mary Ellen Merrigan: 280-9772 or ME@MerryEllenBeads.com. Check out the website to see the wide variety of creative work featured this year. Save the date and spend an interesting day or two on the tour.

Jade Enterprises has moved just across Tramway to our new location! Please contact us at: 505-856-5233 for directions and information. Also, you can visit our website at: JadeEnterprises.com. Thank you for considering Jade Enterprises for all your remodeling needs.

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Annual Meeting** – Saturday, June 9 at Church of the Good Shepherd.
- **Notary, copies and faxes, tram passes, and contractor evaluation binder** free to members.
- **Committee meetings** are posted on our website: www.sandiahomeowners.org.
- **Classified ads** can be found on the website under the News and Information page.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members.

It's Bear Season—Help Keep Them Wild!

Last summer we saw an unusually large number of bears in Sandia Heights because their natural food supply had been wiped out by the harsh winter and a late spring freeze. This summer we'll probably see only a few bears, partly because of a better food supply. The other reason is sobering—it's because NM Game and Fish has either killed or relocated most, if not all, of our Sandia bears. Last year they trapped and removed 27 bears from the Sandias, and in 2010 the number was 18. That's 45 bears gone from the Sandias, out of an estimated population of only about 50. So it's up to us to protect our remaining bears by putting trash outside only on the morning of pickup, bringing bird feeders inside and night (or not feeding birds until mid-November), storing bird seed and pet food indoors, keeping doors and windows closed after dark, and harvesting fruit as it ripens. You can pick up a fact sheet about coexisting with bears in the SHHA office, or check it out on the SHHA website. If you do see a bear, leave it alone. If there's nothing on your property to attract them, they won't stick around. NM Game and Fish has issued instructions that we should call them **ONLY** if a bear is trying to get into our house or appears aggressive. Bears are an important part of our ecosystem, and it would be a shame if there were no bears in the Sandias. Only people can prevent bear problems--please do your part to help protect our few remaining bears!

THE **GRIT**

SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

SHHA

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

SHHA ANNUAL MEETING FOR SHHA MEMBERS

Church of the Good Shepherd

7834 Tennyson NE

10 AM – 12:30 PM

Saturday, June 9, 2012

Doors open at 9:15 a.m. Refreshments available