

Seasons Greetings



Meet Santa Event!

Come and meet Santa Claus and have your picture taken with him. Saturday, December 8 from 10AM to 1PM at the Church of the Good Shepherd, 7834 Tennyson St.



Please come and celebrate the Holiday Season with us! There will be face painting, activities, and refreshments. *This event is open to SHHA Members only. Please RSVP by Monday, December 3* to 797-7793 or email: sandiaheights@comcast.net.



Sandia Heights Coffeehouse Concert Series presents...



The Carolyn Martin Band in Concert on Saturday, January 12, 7:30 p.m. at the Church of the Good Shepherd, 7834 Tennyson NE.

Carolyn Martin is an award-winning, Nashville-based vocalist. Carolyn and her band perform music ranging from their own originals to Bob Wills western swing classics, swing-era songs, show tunes from Broadway and Hollywood, and traditional country tunes. A 2011 Texas Western Swing Hall Of Fame inductee, Carolyn was named as the 2008 and the 2010 Western Swing Female Vocalist of the Year by the Academy of Western Artists. Her latest project, "Cookin' With Carolyn", was nominated by the WMA as both Western Swing Album of the Year and Album of the Year, and she was also nominated for the Outstanding Female Vocalist award. Read more about Carolyn and listen to her music on www.carolynmartinmusic.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. Complimentary refreshments will be provided. For more information or to volunteer to help, contact Linda Bolton, 856-7100 or email: nlightsmgt@aol.com.





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SHHA Office

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Albuquerque, NM 87122
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Phone: 505-797-7793
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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.



New on the Website! SHHA homeowner members can now log onto the SHHA website at sandiahomeowners.org. You will be able to update certain property information such as adding/changing a mailing address and directory preferences, as well as access member-only features on the website, for example: Tram pass availability. Your account has been created for you, but you must follow the reset password instructions to activate it.

The reset password tool is located here <http://sandiahomeowners.org/my-account?view=reset> After you reset your password, you'll be required to enter your user name and your new password. Your user name is your first and last name combined in lowercase. For example, Bob Johnson would have the user name bobjohnson. After successfully logging in, you may change your user name.

If you have any issues with your user name, you can retrieve it via email here <http://www.sandiahomeowners.org/my-account?view=remind>. Please don't hesitate to contact the office at 797-7793 if you have any questions.



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



Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closures:** Monday & Tuesday, December 24 & 25, Monday, December 31st, and Tuesday, January 1st.
- **Board Meeting** – There will be no Board meeting in December
- **Notary, copies and faxes, tram passes, email alerts 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 on the top bar menu under Classifieds.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members.



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 - Chiropractor, Mark L. Schwartz DC - County Line of Albuquerque - Curves - Dance Fitness Party - Granite Transformations – Hairstyling by Carlos - High Finance Restaurant - Santiago's Mexican Grill at the Tram - Jade Enterprises - Los Equipales - Massage Envy - New Mexico School of Music - Ready Blinds & Shutters – Southwest Propane - The UPS Store - 3B Yoga



The Parks and Safety Committee of the SHHA

meets two or three times each year to handle a small number of issues as a group. We are a relatively small committee as SHHA committees are concerned and could use a couple more volunteers to help us do our job. See the Parks and Safety Committee Charter on the new SHHA website. If there are any Sandia Heights residents who are SHHA members and who would like to volunteer and join us as we look at and attempt to resolve neighborhood safety, parks, trails, or recreation problems in 2013, we would like to have you!! Let the SHHA office (phone 797-7793 or email sandiaheights@comcast.net) know and we will invite you to join us for the January, May (if needed), and October Parks & Safety committee meetings. Thanks - Committee Chairman - George Connor



Roadrunner Holiday Food Drive

Be a part of taking action this holiday season and get involved in our food drive! The holidays can be difficult for many New Mexicans. Food drives enable the food bank to provide a wide variety of high quality, nutritious food items throughout the year. The Roadrunner Food

Bank of New Mexico distributes more than 22 million pounds of food a year to hundreds of nonprofit agencies throughout New Mexico. Each one of us can make an impact.

Please help by bringing non-perishable food items to the Sandia Heights Homeowners Association office located at San Rafael and Tramway. Office hours are Monday through Friday 9am-4pm. Look for the big red drop box inside.

MANY THANKS IN ADVANCE
FOR YOUR GENEROSITY!



Attention Seniors! For Sandia Heights residents 60 and over, Jewish Family Service of New Mexico has a program for you – Honey-Do in Home Helper and Housekeeping/Companion Services.

Our Honey-Do Helpers do light carpentry, yard work such as raking, trimming bushes, light landscape design and snow shoveling; cooler/heater filter servicing, changing locks, repairing screens and door latches. They also change high ceiling light bulbs and batteries. These are just some of the tasks performed for seniors who may need some additional help around the house, or due to an active lifestyle just don't have the time.

Our Housekeeping/Companions run errands such as grocery shopping, picking up prescriptions, vacuuming, dusting, washing dishes, cleaning bathrooms and more. All 'Helpers' are insured, bonded and have had background checks. Fees are calculated on a sliding scale based on income, with costs ranging from \$10 to \$27 an hour.

Jewish Family Service of New Mexico is nondenominational, nonprofit agency serving New Mexico families and seniors for 27 years. For more information on this or one of the 18 different programs and services offered to seniors, please call 291-1818 or check the JFS website at www.jfsnm.org.

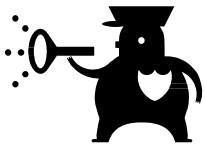


SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) 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	30	Motorist Assist	4	Special request	3
Animal control asst.	1	Neighbor dispute	2	Sheriff Office assist	1
Attempted breaking & entering	1	Newspaper pickup	8	Special (extra patrol)	13
Car accident	2	Noise complaints	3	Suspicious vehicle	19
Customer assist	3	Open door/window	9	Suspicious person	10
Fire	3	Parking problem	0	Theft	7
Fireworks complaint	0	Pet nuisance	2	Utility Co. assist	4
Front office	5	Rescue assist	0	Vandalism	5
Loud music/party	1	Salesman problem	7	Vehicle burglary	1
Lost/found item or pet	9	Snake Call	2	Total Calls	157
Mailbox Vandalism	0	Speeding vehicle	2		



Security Tip: If it snows while you’re out of town, get a neighbor to drive into your driveway (Sandia Heights Services 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.

Agencies Warn New Mexicans about Fall Fire Danger

From BCSO Lt. Claire McCarthy and the Sandia Ranger District of the U.S. Forest Service

As the fall and winter holidays approach and more New Mexicans plan vacations or hunting trips close to home, Federal and State fire agencies are urging caution about fire danger across many parts of the state.

Lack of moisture and warm mild conditions this fall have caused fine, grassy fuels and brush to dry, making them susceptible to wildfire. Here are some suggestions for landowners to help prevent wildfires:

- Thin trees and brush near structures.
- Remove weeds and mow dry grasses.
- Clear twig and leaf litter from roofs and gutters.
- Stack firewood well away from structures.
- Surround structures with drought- and fire-resistant or irrigated landscape.
- Have a plan for evacuation.

You may find more information about Fall Fire Danger on the SHHA website: sandiahomeowners.org under the Notices and Information Tab/Notices and Alerts.

Moving. First time or fifth, it just doesn't seem to get any easier. Eliminate the hassles... Make it easy on yourself. When planning your move, call Linda. She knows this territory & has a 33 year track record of success.



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Bar-B-Q With A View

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SOLD!



Cougar Loop NE

UPDATED, ONE-OWNER SOUTHWEST STYLE CUSTOM BY GEORGE LEWTON ON .87 +/- VIEW LOT! 3 bedrooms, 2 baths, Greatroom, formal dining room, Country Kitchen, 2-car garage, Entertainer's outdoor patios + Artst's Studio/Sunroom. Precisely sited for Passive Solar Gain!
Offered by Sharon McCollum

SOLD!



Tramway Terrace NE

IMMACULATE, SPACIOUS ONE-LEVEL CUSTOM PATIO HOME ON PRIVATE CUL-DE-SAC VIEW LOT! 2 bedrooms 2 baths, greatroom, eat-in Country Kitchen, 2-car garage, view patios with breathtaking city and mountain views, xeriscaping plus a custom Koi Pond and waterfall.
Offered by Sharon McCollum

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 LARGER THAN .50 ACRES

There are now 17 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$159.53. There are now 5 homes PENDING on lots larger than .50 acres. The average asking price per SF is \$131.96. There have been 34 homes SOLD on lots larger than .50 acres in 2012. The average sold price per SF was \$154.21.
40 Homes on lots larger than .50 acres SOLD in 2011
The average sales price per square foot was \$161
26 Homes on lots larger than .50 acres SOLD in 2010
The average sales price per square foot was \$165
25 Homes on lots larger than .50 acres SOLD in 2009
The average sales price per square foot was \$169
14 Homes on lots larger than .50 acres SOLD in 2008
The average sales price per square foot was \$193
30 Homes on lots larger than .50 acres SOLD in 2007
The average sales price per square foot was \$202
39 Homes on lots larger than .50 acres SOLD in 2006
The average sales price per square foot was \$205
35 Homes on lots larger than .50 acres SOLD in 2005
The average sales price per square foot was \$170

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

There are now 14 homes FOR SALE on lots smaller than .50 acre. The average asking price per SF is \$162.97. There are now 6 homes PENDING on lots smaller than .50 acre. The average asking price per SF is \$142.07. There have been 23 homes SOLD on lots smaller than .50 acre in 2012. The average sold price per SF was \$152.97.
27 Homes on lots smaller than .50 acres SOLD in 2011.
The average sales price per square foot was \$154
29 Homes on lots smaller than .50 acres SOLD in 2010.
The average sales price per square foot was \$158
26 Homes on lots smaller than .50 acres SOLD in 2009
The average sales price per square foot was \$161
22 Homes on lots smaller than .50 acres SOLD in 2008
The average sales price per square foot was \$171
18 Homes on lots smaller than .50 acres SOLD in 2007
The average sales price per square foot was \$189
13 Homes on lots smaller than .50 acres SOLD in 2006.
The average sales price per square foot was \$179
11 Homes on lots smaller than .50 acres SOLD in 2005
The average sales price per square foot was \$156

2005 - 2012 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are now 4 attached townhomes FOR SALE. The average asking price per SF is \$121.60. There are now 2 attached townhomes PENDING. The average asking price per SF is \$114.10. There have been 6 attached townhomes SOLD in 2012. The average sold price per SF was \$114.93.
6 Attached Townhomes SOLD in 2011. The average sales price per square foot was \$115
10 Attached Townhomes SOLD in 2010. The average sales price per square foot was \$120
3 Attached Townhomes SOLD from in 2009. The average sales price per square foot was \$144
6 Attached Townhomes SOLD in 2008. The average sales price per square foot was \$140
6 Attached Townhomes SOLD in 2007. The average sales price per square foot was \$147
11 Attached Townhomes SOLD in 2006. The average sales price per sf was \$151
16 Attached Townhomes SOLD in 2005. The average sales price per square foot was \$112





Letters to the Editor is a feature where we provide a means of presenting relevant and topical issues/opinions within the community. However, we reserve the right to limit based on space and relevancy. When a topic has been fully explored, discussed and a decision made we will consider it no longer relevant and will cease publication of letters on that issue. Also, letters must be free of personal attacks, they must center just on the topic at hand. We encourage civil discourse on issues within the community and will continue to publish relevant letters.

~ The Editors



Pedestrian Safety Reminders

Safety is so very important, especially when it gets darker early. It is difficult for drivers to see walkers and joggers. Please consider the safety tips below:

Pedestrian Safety Tips

- Walk **Facing** Traffic; make eye contact with drivers approaching you.
- Wear reflective vest or brightly-colored clothing, particularly in the evening. SHHA members can purchase theirs in the office for only \$2!
- If you are walking a dog, keep the dog to your **left**.
- Whenever cars approach, a group of pedestrians should walk in **single file**.



Bernalillo County Open Burn Ban Information

The Bernalillo County Open Burn Advisory Hotline number is **468-7200** and is now in English and Spanish. The Board of County Commissioners passed resolutions imposing fire restrictions on open burning and fireworks outside the city limits of Albuquerque, in the

unincorporated areas of Bernalillo County. The following are some of the fire restrictions: Agricultural burning, bonfires, burning of explosives, campfires, ceremonial fires, cooking fires, hot torch burning, ignition of rocket motors, open burning, open flames, burning slash piles and burning weeds.



To obtain the full list please visit the County website:

www.bernco.gov/Open_Burn_Ban_Information/

While the County has a restrictive ordinance on open burning for certain materials, **covenants in Sandia Heights prohibit burning**. They generally state: “No trash shall be burned on the premises except in approved incinerators located indoors or within service yard. No garbage shall be burned. Garbage shall be placed in covered containers, said containers to be concealed from public view by an attractive enclosure. No barbecue or other outdoor cooking facility shall be located thereon nearer than ten feet from either side of lot line unless made a part of the residence.”

To check your covenants you may look them up online at www.sandiahomeowners.org



DON'T LET YOUR WATER PIPES FREEZE!

By Bob Bower, Chairman, ACC

It's too early yet to tell if Albuquerque's upcoming winter of 2012-2013 will be unusually cold or not but I think it's always a good time right now to remind you how to protect your water pipes from the effects of very cold weather. Most of the “local experts” on this subject generally agree that steps need to be taken to protect water pipes if temperatures are expected to drop below 21 degrees Fahrenheit. A broken water pipe inside your home can cause a lot of extensive and expensive damage!

Continued on page 8

Continued from page 7

Let's start with the outside of your home. Disconnecting water hoses and protecting outdoor water faucets are very important. Water that freezes in outdoor hoses connected to faucets causes a buildup of pressure on interior plumbing that can result in a rupture of the interior pipes if the pressure is too high. Damage to these interior pipes near an outdoor water faucet is often difficult to repair due to the inaccessibility of these pipes. Disconnecting hoses from these outdoor faucets and protecting the faucets with hard foam insulating cups are good ways to reduce the chances of damage to these water pipes that extend through your exterior walls. These inexpensive foam cups can be purchased at most home improvement or hardware stores and are easy to install. I've also found that it is wise to wrap the outdoor faucet with some insulation prior to placing the foam cup over the faucet, particularly if the faucet is located on the north side of your home or is located in an area that does not receive any winter sunshine. Also, if you have any water pipes that are located outside your home that are exposed to the outside temperatures, you should consider using insulating tape or heat tape around these exposed pipes.

Now, let's consider the inside of your home. If Albuquerque experiences a spell of extremely cold weather where temperatures, particularly at night, drop to below the 21 degrees Fahrenheit "benchmark", leave the water supply line on at a very slow drip rate somewhere inside your home. Water in "slow motion" is much less likely to freeze than water that is motionless inside of a pipe. Normally, a faucet located far away from where the water enters your home is the one that you should use for this purpose. The cost of water used is insignificant compared to the cost of repairing damage caused by a broken water line inside your home. Normally, these very cold spells don't last too long so leaving an indoor faucet dripping for a few days and nights should get you through these spells

until warmer temperatures return. If you are away from your home during the cold season, make sure that there is adequate heat inside your home to prevent pipes from freezing. Even when trying to save energy costs, don't turn the heat too far down and don't turn the heat off altogether unless you have all of the water lines properly drained. Believe me, I have seen the damage caused by pipes that have not been properly drained and have subsequently burst inside the home where the heat has been turned off!

One final note for those of you who have swamp coolers. If you have not already done so, be sure to drain the water reservoir and disconnect and drain the water supply line. It doesn't take much of a freeze to damage these cooler components. Have a great winter!!



ACC Activity Log

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

- 35 Juniper Hill Loop – Repaint Trim
- 206 Spring Creek – Landscaping
- 617 Cedar Hill Road – Restucco
- 639 Cougar Loop – Window Replacement
- 727-1 Cedar Hill Lane – Fence Height Extension
- 727-3 Cedar Hill Lane – Restucco
- 821 C Live Oak Road - Restucco
- 830 D Live Oak Road – Reroof
- 868 Tramway Lane – Fence & Window Repair
- 1105 San Rafael – Landscaping
- 1833 Tramway Terrace Loop – Fence Replacement
- 2414 Tramway Terrace Court - Signage
- 2505 Tramway Terrace Court – Reroof
- 2739 Tramway Circle – Fence Repair

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



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LIC. No. 26067

Community Event Bulletin Board

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

Looking for a progressive, friendly, and welcoming church? Search no more! Everyone is welcome at Church of the Good Shepherd, 7834 Tennyson NE. Sunday services are at 8:30 & 10:45 a.m.; Church School for all ages at 9:45 a.m. For more information go to www.ucccoogs.org or call the church office @ 856-1004.

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UPS Driver retires: Announcing The Retirement of Tim Porter, the UPS Driver.

I officially retired October 26th, the day after my 51st birthday. I was planning on telling everyone goodbye in person but I had a heart attack which resulted in a quadruple bypass which kept me out of work in October. I am recovering very quickly. Over the past 18 years I have enjoyed servicing Sandia Heights. I've been happy working at UPS and delivering gifts and orders to you, my customers and friends. I look forward to this next chapter in my life! Time to spend with my family and start a pet-sitting business after I recover. You may contact me at timabq@msn.com or 9208 Thornton Ave NE 87109. It has been my pleasure being your driver. Thank you for making my job at UPS memorable. Tim Porter

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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.



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2013 Resident and Directory Photo Contest

Thank you to everyone who submitted a photo for the 2013 Directory. We received many beautiful photos.

The photo chosen for the 2013 cover is by Marie Wise.



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!

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THE **GRIT**

SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

SHHA

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

HAPPY HOLIDAYS ~

AND

HAPPY NEW YEAR

FROM THE SHHA BOARD & OFFICE

