

Sandia Heights Coffeehouse Concert Series presents... Claudia Nygaard in Concert



On Saturday April 13, 7:30 p.m. at the Church of the Good Shepherd 7834 Tennyson NE. Americana singer/songwriter Claudia Nygaard is a born storyteller with a quick wit, a fearless emotional vulnerability, and an affable connection with an audience. With a voice described by Rich Warren of WFMT as “amber honey”, Claudia has performed at over 200 fairs and festivals in the US and 9 foreign countries.

Her latest CD, "Let The Storm Roll In", shot up to #1 on the Roots Country Chart, #8 on the Folk DJ Chart, and #26 on the Roots Music Americana Chart. The press has given it excellent reviews, including 5 stars from roots music's MAVERICK Magazine in the UK.

Claudia’s “got a scrappy side to her as well. Her sympathetic homage to Miss Kitty of TV’s ‘Gunsmoke’ fame is absolutely hilarious”— Jeffrey Sisk, IN TUNE, THE DAILY NEWS. Read more about her and listen to her music on www.claudianygaard.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 overnight 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/nlightsmgt@aol.com.

Park in upper lot and walk down to lower lot. Handicapped & semi-handicapped parking is in lower lot.



President’s Message - Ann Zimmerman

“Here Kitty, Kitty, Kitty”

In the last two months, I have read several published studies citing the threat, in the United States, posed by outdoor cats to the bird and mammal populations. According to these newly published studies the toll is much higher than previously reported. In the United States, outdoor cats are the leading cause of death for birds and mammals. Of course cats are not the only cause of mortality for birds, but they are the most significant.

Nature Communication, journal states that the number of birds killed in the United States by outdoor pet cats, was estimated to be between 1.4 billion and 3.7 billion each year. This same journal suggested that feral and owned cats kill an estimated half a billion birds annually. Researchers from the Smithsonian Conservation Biology Institute and the U.S. Fish and Wildlife Service reported even higher numbers for the mammalian population. Their reported numbers ranged from 6.9 billion to 20.7 billion mammals killed by cats each year.

Continued on page 2



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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

I grew up in a family with household cats. The cats were indoor/outdoor pets. Their time indoors depended on the weather and age of the cat. My father even made several cat doors before they were a purchasable item, and in desperation cut a hole in the wall of our house to accommodate our family pet cats. These cats were valued members of our family, and not once did we consider these pets to be felon murderers. Little did we know the carnage caused by our three cats Nuttsie, Angie and Dolly, to the bird and mammal populations in Raton, New Mexico.

In the harsh climate of Raton, two of our cats lived to be twenty (20) plus years, and the third cat approximately fifteen (15) years. All died of old age, escaping eight out of their nine lives. According to Peter Marra, senior editor, of the Smithsonian Conservation Biology Institute publication, indicated from their research and ninety (90) different studies they estimated one pet cat kills between one (1) and thirty-four (34) birds a year. Their estimate for a feral cat was between twenty-three (23) and forty-six (46) birds yearly.

If my math is correct, the Zimmerman family pet cats collectively killed between fifty-five (55) to one thousand-eight hundred and seventy (1870) birds during their total life span. I cannot imagine the carnage that our neighbor's eleven cats must have totaled. They had so many cats, Mr. Wilson began to name them after the vet bill. It was not unusual for us to hear, "Come here three hundred-fifty dollars". One must remember that in Raton, and in the time frame I grew up, the most important numbers cited in the Raton Range were how many people attended the race track daily, and how many hunters were shot and killed by "friendly fire" during hunting season. No research studies were cited on yearly bird deaths.

The American Bird Conservancy president George Fenwick, reports that the recent findings should pose "a wake-up call for cat owners and communities to get serious about this problem before even more ecological damage occurs." Fenwick continued, "The very high credibility of this study should finally put to rest the misguided notions that outdoor cats represent some harmless, new component to the natural environment. The carnage that outdoor cats inflict is staggering and can no longer be ignored or dismissed."

Sandia Heights is situated in one of the most beautiful high desert communities filled with an abundance of exotic birds and wildlife that are being endangered by simple actions that can be reversed. I was given this "wake-up call" by one of our neighbor's, Ed and Virginia Fultz. *Continued on page 3*

Continued from page 2

They shared with me an article written by Juliet Eilperin, a journalist for *The Washington Post*. They also gave me a needed history lesson on the environmental and ecological changes that have occurred in our immediate surroundings of Tramway Terrace Loop over the last twenty-seven (27) years.

Ed and Virginia talked compassionately about the birds and wildlife that have disappeared over their twenty-seven years of living on Tramway Terrace Loop. The first birds that vanished from their beautiful setting were the yellow breasted Western Meadowlark. The second species quietly disappearing from our surroundings were the Gambel Quails, not to be mistaken with the Scaled Quail, which over the years; its population has been dramatically reduced. Ed and Virginia talked about the Scaled Quails being in the hundreds, and now we are lucky to see three or four coveys. On their first adventure in their new world, the covey would number ten or twelve. Several days later, the coveys are reduced to five or six, and after the first week maybe there are three baby quails. In spring of 2012, after four years of living in Sandia heights, I noticed how the numbers had decreased. The next specie that left and did not return was the Towhees. This is a tiny little bird, but sorely missed. Ed Fultz indicated that even the Roadrunners are rarely seen.

This conversation then moved to the mammalian population. The cottontail rabbit has been severely diminished over the years, as have the chipmunks and squirrel population. According to Ed and Virginia they used to have a large population of the New Mexico Collared Lizards living in their backyard. These lizards abruptly disappeared one year, and have never been seen since their departure.

There are of course many reasons that could account for these losses, but after

reading the numerous published research articles and publications, it is my belief that one of the major contributors to these events is the pet and feral cat population. Tramway Terrace Loop at one time had at least seven (7) pet cats roaming freely and doing what cats do best, catching and killing their prey.

Peter Marra said “These are things that are reversible once we understand them. That’s the important thing here.” I know that I will become more aware of what I as a pet owner can do to prevent the loss of our natural environment in one of the most beautiful places one can live.

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Covenant Support Committee:

The summer rains are not far off and the spring landscaping and building season is here. We often do not consider managing drainage of water (when it rains) either from our roof or lot. Flow patterns can be disturbed when new septic systems are installed, walls built, trees planted, or the lot is re contoured. The new flow path is sometimes directed to a neighbor causing erosion and or damage to property. Please understand that is the responsibility of the homeowner to be sure that runoff water is not or will not cause a problem (nuisance) for your neighbors.

Most all of the lots in Sandia Heights have a Grading and Drainage Plan on file at the Bernco Public Works Department. They will assist you in locating your plan. Contact information: 2400 Broadway SE, Building N, Abq, NM 87102. Tel: 848-1500, Email: publicworks@berncogov. Do not rely on the person you hire to do the work to be aware of the drainage plan. It is up to you to assess if the work being done will disturb the grading and effect drainage. Remember, it is a lot cheaper to do the job correctly rather than having to redo it to correct problems.

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SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

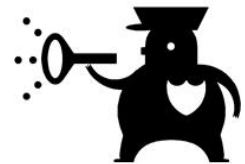
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You 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:

Month of February	# of calls	Month of February	# of calls	Month of February	# of calls
Alarms	22	Motorist Assist	2	Special request	1
Customer Assist	0	Neighbor dispute	0	Special (extra patrol)	13
Breaking & entering	1	Newspaper pickup	22	Sheriff Office Assist	1
Car Accident	1	Noise complaints	0	Suspicious person	2
Dumped/Spilled Material	1	Open door/window	3	Suspicious vehicle	8
Family/Neighbor Dispute	0	Parking problem	1	Theft	2
Fire	0	Pet nuisance	0	Utility Co. assist	1
Fireworks complaint	0	Rescue assist	4	Vandalism	1
Front office	5	Salesman problem	6	Vehicle burglary	0
Loud music/party	0	Snake Call	0	Wildlife report	0
Lost/found item or pet	3	Speeding Vehicle	1	Total Calls	101

Security Tips:

1. Yes, a burglar will look for newspapers in the driveway and UPS or FEDEX deliveries on your front porch; both are dead giveaways that no one is home. Call Sandia Heights Security when you are going out of town (even if it's just overnight). Many burglars will leave a pizza flyer or window cleaning ad on your door just to see how long it takes for you to remove it. Have a neighbor keep an eye out for those things too.
2. Carry your car keys with you in your hand when walking to and from your car, having this readymade alarm system in your hand ready at a moment's notice can be invaluable.



Trash and Recycle Bins

It seems that many residents are now leaving their bins either on the roadside or next to their homes where they are visible to neighbors and passersby. We would like to remind everyone that improper storage of trash cans is a violation of all our Sandia Heights Covenants which state in general:

“Garbage shall be placed in covered containers, said containers to be concealed from public view . . .

“ Please, when your trash and recyclables have been collected, return your bins to storage out of public view.

We would like to remind all residents that trash (including recycling) must be out no later than 7am on the scheduled pickup day, or no earlier than 5pm on the evening prior to collection. Thanks for helping keep Sandia Heights a beautiful place for all of us to live.

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 34 year track record of success.



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- ACC applications at no charge
- Free Classified Ads
- Free Sandia Peak Tram Passes
- Merchant Benefits Program: great discounts with cooperating merchants
- Free Admission to Coffeehouse Concerts & Speaker Series
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Sandia Heights Market Activity • 2007 - 2013

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

2007 - 2013 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS LARGER THAN .50 ACRES

There are 17 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$177.58. There is 1 home PENDING on a lot larger than .50 acres. The asking price per SF is \$119.05. There have been 3 homes on lots larger than .50 acres SOLD in 2013. The average sold price per SF was \$99.76.
40 Homes on lots larger than .50 acres SOLD in 2012. The average sold price per square foot was \$151.22
40 Homes on lots larger than .50 acres SOLD in 2011. The average sold price per square foot was \$161
26 Homes on lots larger than .50 acres SOLD in 2010. The average sold price per square foot was \$165
25 Homes on lots larger than .50 acres SOLD in 2009. The average sold price per square foot was \$169
14 Homes on lots larger than .50 acres SOLD in 2008. The average sold price per square foot was \$193
30 Homes on lots larger than .50 acres SOLD in 2007. The average sold price per square foot was \$202

2007 - 2013 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

There are 5 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$160.13. There are 6 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$140.55. There have been 3 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was 153.53.
29 Homes on lots smaller than .50 acres SOLD in 2012. The average sold price per square foot was \$151.97
27 Homes on lots smaller than .50 acres SOLD in 2011. The average sold price per square foot was \$154
29 Homes on lots smaller than .50 acres SOLD in 2010. The average sold price per square foot was \$158
26 Homes on lots smaller than .50 acres SOLD in 2009. The average sold price per square foot was \$161
22 Homes on lots smaller than .50 acres SOLD in 2008. The average sold price per square foot was \$171
18 Homes on lots smaller than .50 acres SOLD in 2007. The average sold price per square foot was \$189

2007 - 2013 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are no attached townhomes FOR SALE. There is 1 attached townhome PENDING. The asking price per SF is \$157.37.
There have been 2 attached townhomes SOLD in 2013. The average sold price per SF was \$121.03.
8 attached townhomes SOLD in 2012. The average sold price per SF was \$114.05
6 Attached Townhomes SOLD in 2011. The average sold price per square foot was \$115
10 Attached Townhomes SOLD in 2010. The average sold price per square foot was \$120
3 Attached Townhomes SOLD from in 2009. The average sold price per square foot was \$144
6 Attached Townhomes SOLD in 2008. The average sold price per square foot was \$140
6 Attached Townhomes SOLD in 2007. The average sold price per square foot was \$147



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:

Affordable Window Cleaning - Asian Café - Bair Medical Spa - Best Way Carpet - Bob's Painting - Budget Truck Rental - Chiropractor, Mark L. Schwartz DC - County Line of Albuquerque - Curves - Dance Fitness Party - Gonstead Family Chiropractic - Granite Transformations - Hairstyling by Carlos - High Finance Restaurant - Jade Enterprises - Los Equipales - Massage Envy - Mesh Hair Studio - New Mexico School of Music - PCM Electrical - Ready Blinds & Shutters - Sandiago's Mexican Grill at the Tram - Southwest Propane - The UPS Store - 3B Yoga

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Tram Passes:

As of January 1, 2013 SHHA has purchased 8 corporate tram passes per day! Please call the SHHA office at 797-7793 or visit our website for details: www.sandiahomeowners.org. **Please be advised that the Tram will be closed for maintenance April 1-19, 2013**



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Bylaws Amendment

~ George Connor, SHHA Secretary

The proposed amendment to the bylaws is on the SHHA website. This amendment changes the date of the annual meeting from the second Saturday in June to the second Saturday in February. We will vote on it at the annual meeting scheduled for Saturday, June 8, 2013. If you have any questions regarding the proposed amendment please contact the office.

White Roofs in Sandia Heights

By Bob Bower, Chairman, ACC

Since the original publication of this article in January of 2010, the ACC has received many requests for the installation of roof coatings using relatively new materials known as “cool roof” materials that, when installed, significantly reduce the amount of energy needed to cool a home. Most of these materials are available in several colors including white and various shades of tan. The difference in the overall energy savings of a white material compared to most of the tan materials is relatively insignificant--about four to five percent (the white material, of course, is slightly more energy efficient).

Many of the individual unit covenants in Sandia Heights specifically prohibit the use of white roofing materials. In response to the demand for these energy-saving materials and the overall benefits to the homeowner (and to our environment) in terms of reduced utility costs, the ACC agreed that a strict interpretation of the covenants regarding the use of white roofing materials needed some “common sense” adjustments. These adjustments were reflected in a revision of the “ACC Design Guideline for Roofing” published in December 2009. The following is an abbreviated summary of some of the key points discussed in the revised guideline:

1. The use of white roofing materials will be approved by the ACC if the roof is not visible from nearby residences or from local streets. Keep in mind that since Sandia Heights slopes primarily downward from east to west, “nearby residences” may be more than just a few homes surrounding the residence wanting to use the white material and may extend a considerable distance (maybe several blocks or so) in the uphill direction.

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The point here is that the ACC wants to ensure that the high solar reflectivity of the white roofing material does not have a negative impact on neighboring properties. Nobody wants to look at a bright, white roof! Even though the flat portion of the roof may not be visible from neighboring properties, the insides and tops of the parapets are often visible. As such, the ACC is now insisting that these surfaces be covered with a tan material to ensure that no white surfaces are visible. If the ACC determines that a negative impact will be created by using white material on the flat portion of the roof, the use of a tan alternative having a lower solar reflectance value (nominally, 65 or less) will be acceptable. Remember that the loss of energy efficiency is only a few percent by using the tan instead of the white material.

2. The other part of the roof material equation is what is called the “gloss factor”. Gloss is a measure of the degree to which a surface functions like a mirror. Roofing materials with high gloss finishes have the potential to reflect nuisance levels of light onto nearby properties. Again, as with color, nobody wants to look at a bright roof with a mirror-like finish! Gloss scales range from 20 or less for matte, eggshell, and velvet flat surface finishes to greater than 85 for high gloss surfaces such as smooth metal materials. The ACC will not approve a high gloss finish for a roofing material (unless, of course, nobody can see the roof) and encourages the use of materials with gloss factors of 20 or less.

Please refer to the “ACC Design Guideline for Roofing” for a more detailed discussion of this subject. This document is available on the SHHA website and at the SHHA office. When applying for a roof using these “cool roof” materials, it would be appreciated if you could obtain a small color sample of the material along with the manufacturer’s specifications that discuss the solar reflectance and specular gloss characteristics of the material.



ACC Activity Log: *Summary of Approved Projects activity since the last GRIT:*
254 Spring Creek Place – Window Replacement

306 Big Horn Ridge Place – Replace Fence

406 Live Oak Loop – Landscaping, AC unit Replacement and Play Set

427 Live Oak Lane – Patio Remodel

750 Tramway Lane – New Construction Preliminary Plans

1059 Red Oaks Loop – Replace Doors

1101 San Rafael – Replace Concrete Patio Pad

1111 San Rafael – HVAC Installation

1163 Laurel Loop – Re-Stucco, Replace Garage Doors and Windows

1840 Tramway Terrace Loop- Replace Garage Door and Paint Trim

2037 Quail Run Drive – Evaporative Cooler Replacement

2733 Tramway Circle - Reroof

9105 Lynx Loop – Window/Door Replacement

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



Covenant Support Committee:

Spring is the time for flowers to bloom and campers, boats, and RV's to return to your yard. While the CSC is glad to see the new natural growth, we really do not want the spring and summer "toys" to sprout. It is against the covenants to park these units on your property. When you moved into Sandia Heights you agreed to a set of rules. We ask that you keep the toys at an off-site parking area (i.e., storage facility). Please plan ahead and do not bring the prohibited rolling stock into Sandia Heights for either long term or short term parking.



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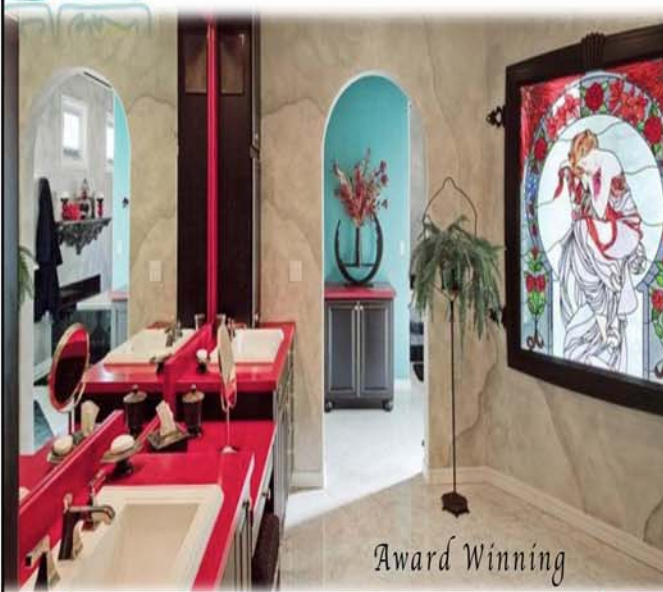
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Community Event Bulletin Board

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

St. Chad's Episcopal Church, 7171 Tennyson Drive, NE, will hold its **Spring Fever Fest** on April 6th at 6pm. This year's theme is "Western Round Up!" There will be plenty of vittles, musical entertainment (Dan Harmon, a seasoned lead vocalist and guitarist) and a silent auction to make it a rousing evening of fun. Doors open at 6pm and the silent auction bidding closes at 7:30pm. The winning bids will be announced about 8pm. A donation of \$15 per person, or \$30 per family, is requested on admission. All proceeds go to the St. Chad's Foundation which supports programs, activities, and projects at our church. Childcare will be provided for families.

Sandia Heights Artists: Whether painter, potter, fiber artist, jeweler, or mixed media artist, residents of Sandia Heights are welcome to be part of Sandia Heights Artists. The tenth annual studio tour is scheduled for September 7-8. Art angels are also welcome as volunteer helpers. Contact Mary Ellen Merrigan, 505-280-9772 or Lynda Burch, 505-856-0195.

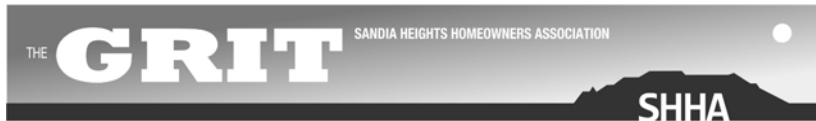
Sandia Heights "Cork & Fork" Dining Activity We are in our eighth year of our Sandia Heights "Cork & Fork" couples dining activity. We meet bimonthly in small groups in the homes of our members. Each small group consists, typically, of three couples plus a host couple, with each couple contributing to some part of the dinner menu. By "couple", we mean any twosome that makes sense. The emphasis is on food and fun rather than formal elegance. Our 2012-2013 season is in full swing. The schedule for the second half of the season is March 9 and May 11 in small groups, then a whole group activity in July as a culminating event for the season. 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 Knarr for more information- 821-3444 or kpknarr@comcast.net

Sandia Heights Resident's Art Show Diane M. Mueller of Rockrose Rd. and O'Neill's Pub on Juan Tabo invite you to join them for a Reception for an exhibit of her oil paintings on April 8, 2013 from 5 to 7 pm at O'Neill's Pub at 3301 Juan Tabo. O'Neill's will provide complimentary hors d'oeuvres and a cash bar. The paintings can be seen from March 27 through April 27 anytime O'Neill's is open. Their phone number is 505-271-4766. Diane's paintings are mostly florals, landscapes and seascapes done in the wet-on-wet technique also known as *alla prima* (at first attempt) or *au premier coup* (at first stroke).

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office Closed:** Monday, May 27, Memorial Day
- **SHHA Board Meeting** – Wednesday, May 8 at 7pm in the SHHA Office.
- **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:** 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

SHHA ANNUAL MEETING FOR SHHA MEMBERS
At the Church of the Good Shepherd
7834 Tennyson
9 AM - 11:30 AM
Saturday, June 8, 2013

Doors open at 8:30 a.m. Refreshments available