

SHHA Annual Meeting
Church of the Good Shepherd on Tennyson,
9 – 11:30 AM, June 8, 2013

Doors open at 8:30 a.m. Drinks and refreshments available.

Come and make your input known. 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* 9 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 input known.

President’s Message - Ann Zimmerman

All members of the Sandia Heights Homeowners Association are invited to attend the Annual Meeting. This is an opportunity to meet the Board members and hear the Committee Chairs discuss their committees’ accomplishments. The Membership will also vote on one Bylaw change and ratify one returning Board member. The second part of this meeting is the Town Hall component where the members have the opportunity to address the Board with their concerns. Hope to see you there!



On-line GRIT Newsletter

By Anderson Kressy, Communications & Publications, Chair

The GRIT newsletter is posted on the SHHA website www.sandiahomeowners.org. Viewing

the online version is free. The printed mailed GRIT costs SHHA members over \$15,000 per year and lots of trees! You can sign up to receive email alerts and you will receive a notification, including the link, when the online version of the GRIT is available for viewing. The aim is to have members consider receiving the GRIT electronically instead of the printed version. The advantages, besides saving trees and 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 PowerPoint presentations of events of interest to SH residents. Also, the on-line version is higher resolution. If you do decide to sign up for the online GRIT you will also receive email alerts regarding any activity in the Sandia Heights area that might affect you, such as a wildlife alert or a security issue. To sign up either email our office at sandiaheights@comcast.net or call 797-7793.



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

Officers

President – Ann Zimmerman
Vice President – Joe Pappé
Secretary – George Connor
Treasurer – Ann Marie Caffrey

Board Members

Bob Bower
Sharon Evanich
Pete Heinstein
Anderson Kressy
Patrick Lancione
Meeko Oishi
Michael Pierce
Josephine Porter
Ed Stretanski
Sarah Tresouthick
Dick Wavrik

Office Staff

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

SHHA Office

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Albuquerque, NM 87122
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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.

Proposed amendment to the Bylaws and Election Results

~ 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 a Saturday in February by striking out “the second Saturday in June” and inserting “a Saturday in February.”

Rationale: To coincide with SHHA’s fiscal year.

Pros: Fewer residents will be on vacation in February than in June. **Cons:** None are known. 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.

Officer Election Results: The following is the slate of officers elected for the 2013-2014 operational year:

- Ann Zimmerman, President
- Joe Pappé, Vice President
- George Connor, Secretary
- Ann Marie Caffrey, Treasurer

The following returning board member candidate for a second 3-year term will be ratified at the Annual Meeting:
George Connor – Secretary and Chairman of the Parks & Safety



Tram Passes: 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.



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 - Wildlife West Nature Park**



Parks & Safety Committee

~ George Connor

Over the last year or so, a number of Sandia Heights residents have contacted the SHHA office about various safety concerns in our neighborhood. These concerns include vehicle speeding, vehicle parking which blocks road access, bicycle and skateboard speeding, children playing in our streets, blind spots on our narrow county roads, concerns about deer and vehicle collisions, and lack of vehicle and pedestrian safety signage in our neighborhood. We have tried to check into each specific request and get back to the individuals about them. Here is some information about this subject that may be of interest to Sandia Heights residents.

Vehicle speeding has been and will continue to be an issue. The County has posted speed limit signs, put in speed humps (some people like this and some don't) and continues to be the responsible for enforcement. Vehicle parking that blocks our narrow roads is in violation of County ordinances. Speeding or parking violations should be reported directly to the BC Sheriff (non-emergency number, 798-7000). In those cases where you believe a County road is being blocked by parked vehicles such that a fire or emergency vehicle couldn't get by, no matter whether the parked vehicles are on one or both sides of a road, call the Sheriff. A Sheriff's deputy will respond and handle the situation:

- 1) by giving a warning, or
- 2) by giving a ticket, or
- 3) by having the vehicle(s) towed, if necessary.

Bicycles and skateboarders are with us in Sandia Heights. Many bicyclists use Tramway Blvd. and the Tramway pedestrian path, while others use our narrow roads. We ask all residents to be watchful,

cars for bicyclists, bicyclists for cars, and both for pedestrians. Just remember that the visual image of a bicycle or a pedestrian is much smaller than that of a car or SUV. Also, neighborhood speed limits apply to both cars & bicycles. Skateboarding on our County roads is allowed ONLY if the skateboarders comply with the same rules as pedestrians (an interesting twist I didn't know until I read Traffic Ordinance 82-1 and got an interpretation of it from a BC Deputy). There is one skateboarding park nearby; it is the North Domingo Baca Skate Park on Wyoming two blocks north of Paseo Del Norte.

There are more children playing in our neighborhood as the weather warms. Please be watchful for pedestrians of all ages as we drive around and through Sandia Heights.

We have many signs in and around Sandia Heights. In general, these signs are of an informational or regulatory nature. Most of the signs along the roads are on County property/easements. They are placed there pursuant to County Ordinances or State or Federal regulations. There is always a conflict between already having enough signs and needing more signs. Because of the semi-rural nature of our neighborhood, and our desire to keep it that way, both your Sandia Heights Homeowners Association and the County road department strive to have the right balance of just enough, but not too much information and safety signage.

Tips For Cyclists

Even before hitting the road, make sure your bike and body are well prepared.

- Just like a car, your bike needs routine maintenance. Check your brakes regularly and keep your tires inflated. An expert at a local bike shop can even do a complete tune-up.

Continued on page 7

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 April | # of calls | Month of April | # of calls | Month of April | # of calls |
|-------------------------|------------|------------------|------------|------------------------|------------|
| Alarms | 40 | Motorist Assist | 0 | Special request | 120 |
| Assault/Battery | 1 | Neighbor dispute | 1 | Special (extra patrol) | 3 |
| Breaking & entering | 1 | Newspaper pickup | 7 | Sheriff Office Assist | 0 |
| Car Accident | 3 | Noise complaints | 0 | Suspicious person | 7 |
| Corporate Office Assist | 6 | Open door/window | 5 | Suspicious vehicle | 12 |
| Customer Assist | 1 | Parking problem | 2 | Theft | 2 |
| Fire | 2 | Pet nuisance | 4 | Utility Co. assist | 3 |
| Home Burglary | 1 | Rescue assist | 1 | Vandalism | 1 |
| Front office | 0 | Salesman problem | 1 | Vehicle burglary | 0 |
| Loud music/party | 0 | Snake Call | 0 | Wildlife report | 1 |
| Lost/found item or pet | 2 | Speeding Vehicle | 0 | Total Calls | 228 |

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: bonfires, agricultural burning, burning of explosive, campfires, ceremonial fires, cooking fires, hot torch burning, ignition of rocket motors, open burning, open flames, 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.” Check your covenants.



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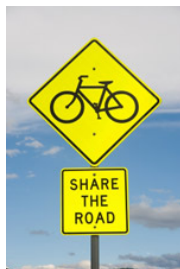
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- Make sure your bike is adjusted to fit you. Again, your local bike shop can make adjustments to optimize the bike for you.
- Get the right accessories. Mirrors, reflectors, a bell to alert pedestrians, and, of course, a helmet. A headlight and taillight are often required by law when riding at night.
- Your bike is in shape, but are you? Before taking a long trip, start with shorter trips and stretch beforehand.
- Dress for the part. Wear light, reflective clothing at night. For longer trips, dress in layers. A helmet is great, but preventing a collision in the first place is even better. Follow these tips to do your part—we've got tips for motorists below.
- Be predictable. Always ride in a straight line, as far to the right as safely possible, but remaining visible to drivers. Don't swerve, and use hand signals if you're slowing down or turning.
- Get personal. Make eye contact with other drivers (in a non-creepy way) to ensure that they see you, and they'll give you more respect on the road.
- Watch for hazards. Piles of leaves, puddles, gravel and other dangers could make you lose control of your bike. In the city, watch for manhole covers, sewer grates and other surfaces that can become slick.
- Obey the law. Since laws vary by state, make sure you know the rules beforehand. Red lights and stop signs apply to you, too.

Tips For Motorists

Bicycles on the road are, by law, vehicles with the same rights as motor vehicles. It's the responsibility of both the rider and driver to share the



road. Here are a few ways to protect those using pedal power:

- Be patient. If the lane is too narrow, if there's oncoming traffic, or if you don't have enough visibility to pass...don't.
- Reduce your speed when approaching a bicycle. Even if there's a bike lane, an opening car door, for example, may cause the rider to swerve into traffic.
- Don't honk. You could startle the rider. Make eye contact and, if you make a mistake, everyone loves a courtesy wave.
- Be extra cautious of children. They can be even more unpredictable and less aware of the dangers around them.



Construction Courtesy and Safety in Sandia Heights

By Bob Bower, Chairman ACC

This is the time of year when much of the heavy outdoor construction efforts commence here in Sandia Heights.

Although some of the following points are included in the construction approval letters sent to the applicant, experience has shown that a few of these points need additional emphasis and that other items not included in the approval letters need to be addressed. When you have significant construction efforts underway at your property, please consider the following points as a matter of courtesy to your neighbors and for the safety of the community:

1. Please limit all noisy work to the hours between 8 AM and 6 PM, Mondays through Saturdays and try not to schedule exterior work on Sundays.
2. Control your construction trash by using appropriate trash containers so our local winds don't scatter the trash outside the borders of your property.

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2. Make sure that the containers are periodically emptied and, if possible, not placed in the street.
3. Make sure your contractors provide receptacles for the safe disposal of smoking materials such as cigarettes. This summer may be the driest in many years and we don't need wildfires caused by the careless discarding of cigarettes at a construction site. Please pay extra attention to this item!
4. Don't allow your contractors to dump used concrete, stucco "swill", or other construction materials on empty lots or down street gutters, into storm drains, or on AMAFCA or County-controlled properties such as water diversion channels. If this happens, you may get stuck with cleanup costs.
5. Please don't allow your contractors to create on-street traffic problems by parking too many vehicles on the sides of our narrow roads.
6. Ask your contractors to limit the use of radios and boom boxes that create excessive amplified music at the construction site.
7. Make sure that your contractors maintain proper sanitary facilities on site for use by workers at all times.

Remember to stay involved with your construction effort. If you see issues such as those listed above, take action to correct any situation that you feel may create a safety issue to the community or be an annoyance to your neighbors.



ACC Activity Log: *Summary of Approved Projects activity since the last GRIT:*

- 6 Juniper Hill Road – Window Replacement
- 44 Rock Ridge Court – Landscaping
- 53 Rock Point Place – Paint House Fascia & Garage Door
- 99 Juniper Hill Road – Re-stucco
- 305 Big Horn Ridge – Repaint Trim
- 347 Paintbrush Drive – Re-stucco

- 370 Big Horn Ridge Road – Door
 - 431 Live Oak Loop – Repaint Trim
 - 440 Live Oak Loop – Landscaping, Deck and Staircase
 - 514 Black Bear Loop – Reroof
 - 536 Black Bear Road – Deck Enclosure, Landscaping & Pool
 - 645 Cougar Loop – Landscaping
 - 727-8 Cedar Hill Lane- Garage Door Replacement
 - 743 Tramway Lane - Fence
 - 810 F Live Oak Road – Shading Device
 - 869A Tramway Lane Court – Patio Cover Replacement
 - 929 Tramway Lane – Fence Extension
 - 989 Lynx Loop – Driveway Replacement
 - 1065 Tramway Lane – Landscaping
 - 1105 San Rafael Ave. – Deck
 - 1114 San Rafael Ave. – Landscaping
 - 1115 San Rafael Ave. – Walkway & Patio
 - 1418 San Rafael Ave. - Pergola
 - 1512 Eagle Ridge Road – Photovoltaic Panel Installation
 - 1862 Tramway Terrace Loop – Garage Door Replacement
 - 1907 Quail Run Road – Reroof
 - 2015 Quail Run Drive – Stucco Repair
 - 2027 Quail Run Drive – Repaint Trim
 - 2033 Quail Run Drive – Replace Cedar House Fascia
 - 2414 Tramway Terrace Court – Repair & Paint Wall
 - 2452 Tramway Terrace Court – Retaining Wall
 - 2722 Tramway Circle – Garage Door Replacement
 - 2813 Tramway Circle – Fence Replacement
 - 2815 Tramway Circle – Reroof
 - 2828 Tramway Circle – Deck
 - 7738 Cedar Canyon Road – Photovoltaic Panels
 - 7740 Cedar Canyon Road – Replace Windows and Swamp Cooler
 - 12609 Carmel Court – Swamp Cooler Replacement
 - 12625 Carmel Court – Resurface Driveway
- Go to the website: www.sandiahomeowners.org to read about all projects currently under ACC management.*

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Selling Sandia Heights Homes!

Sandia Heights Average Sold Prices vs. Other Areas

| Neighborhood | 2006 Avg. \$/SF | 2012 Avg. \$/SF | % Change |
|-----------------|-----------------|-----------------|----------|
| Sandia Heights | \$189.53 | \$149.09 | -21.34% |
| Primrose | \$217.78 | \$171.33 | -21.33% |
| Tanoan | \$171.24 | \$138.30 | -19.24% |
| North ABQ Acres | \$197.08 | \$159.22 | -19.21% |
| High Desert | \$224.69 | \$183.33 | -18.41% |

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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 \$180.65. There are 6 homes PENDING on lots larger than .50 acres. The asking price per SF is \$171.24. There have been 6 homes SOLD on lots larger than .50 acres in 2013. The average sold price per SF was \$156.57.
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 9 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$167.86. There are 5 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$141.00. There have been 10 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was \$151.63.
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 is 1 attached townhome FOR SALE. The asking price per SF is \$134.74. There is 1 attached townhome PENDING. The asking price per SF is \$126.67. There have been 3 attached townhomes SOLD in 2013. The average sold price per SF was \$132.83.
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



Community Event Bulletin Board

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

Church of the Good Shepherd: Looking for a church that “offers a warm Welcome, has inspiring Music, thoughtful Sermons, and is a caring Community?” Look no further! Join us at Church of the Good Shepherd for either their 8:30 or 10:30 services on Sunday located at 7834 Tennyson Street NE. For more information call 856-1004.

Model Train Show hosted by Rio Grande Division #6 on June 7-8, 9am-5pm at the Albuquerque Marriott Pyramid North. Admission – adults \$5, kids under 12 free.
www.RailsalongtheRioGrande2013.org

Sandia Heights Artists: The Sandia Heights Art Studio Tour will be held September 7-8. Please put those dates on your calendar now and plan to visit the art studios and homes of some your neighbors. Oils, pastels and watercolors can be seen along with jewelry, handbound books, photography, turned wood items, cards, and more. Additional participants or volunteers should plan to attend our June 25 meeting at 7 pm. Call Mary Ellen Merrigan at 280-9772 for details or e-mail her at me@marvellenbeads.com. The Sandia Heights Art website is at www.sandiaheightsart.com.

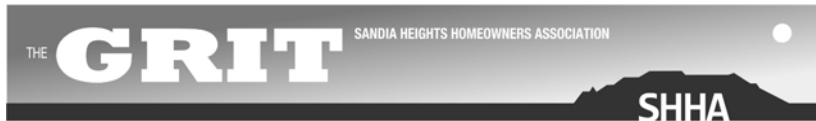
Sandia Heights “Cork & Fork” Dining Activity

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. 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

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Annual Meeting** – Saturday, June 8 at 9am at Church of the Good Shepherd.
- **June 16 – Happy Father’s Day**
- **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