

**SHHA wishes everyone
a safe and happy
Fourth of July!**



Notice: any corrections to anything found in the printed version of this GRIT can be found on the website.



The Bridge

By the rude bridge that arched the flood,
Their flag to April's breeze unfurled,
Here once the embattled farmers stood,
And fired the shot heard round the world.
Ralph Waldo Emerson

I have stood on this bridge on a clear, cool day and turned slowly in a circle trying to grasp the emotions that came with so much feeling as tears gently rolled down my face. I think of the fear that those good men and boys must have felt as they prepared to face the most feared professional army in the world. All were farmers, craftsmen, shopkeepers, family men all. They did not know that their brief stand would never die and its philosophical importance would ignite a nation. Less than one month earlier Patrick Henry of Virginia had delivered his moving speech to the Second Virginia Convention when speaking of the buildup of the British navy and army units in the American Colonies. Henry had almost predicted the battle at Lexington and Concord. Perhaps the Minutemen had Henry's speech on their minds as they formed up on that April day in 1775. The last paragraph of Patrick Henry's speech, March 1775:

“It is in vain, sir, to extenuate the matter. Gentlemen may cry, ‘Peace, Peace’ but there is no peace. The way is actually begun! The next gale that sweeps from the north will bring to our ears the clash of resounding arms! Our brethren are already in the field! Why stand we here idle? What is it that gentlemen wish? What would they have? Is life so dear, or peace so sweet, as to be purchased at the price of chains and slavery? Forbid it, Almighty God! I know not what course others may take; but as for me, give me liberty or give me death!

At Concord that day, they would have heard the drums and fifes of the British as they came out of the woods, seen the bright red uniforms as the British crossed the bridge and with military precision formed up in front of them about 100 yards away. It must have been terrifying, knowing with certainty you were going to die. They had been called out so urgently, no time for goodbyes. Now, here they stood and there were not enough of them to make a real difference. They were afraid of being cowardly; they were not. Witnessed by their families, friends, and mates standing in the ranks with them, they held their positions. Small in number, they fired their muskets, received vicious volleys from the British regulars in return, and taking heavy casualties before they broke. They had made a statement, not yet known to them, that rallied a nation yet to be born.

As I stood on the bridge, looking out at the trees that once had been open farmland, my wife joined me and we stood there together, thankful for the bravery exhibited there that day. It is true what Emerson said: it was ‘the shot heard round the world.’

By Lawrence Fultz, SHHA member and Sandia Heights resident



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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.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office Closed:** Thursday, July 4 and Friday, July 5 for Independence Day Holiday
- **SHHA Board Meeting** – Wednesday, July 10 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.
- **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!



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.



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 yearly report - 2012-2013

~ George Connor, Chairman

The Parks & Safety Committee is a small group of members (6) that care about conditions in our neighborhood that make it a friendlier place in which to drive, walk, and play. To that end, this last year we checked on maintenance and other issues in both Little Cloud & W L Jackson Parks. We resolved issues with overgrown or too many chamisa, weed, and trees along trails and in road right-of-ways, with the help of BC & NM road personnel. We implemented an additional Doggie Pooh collection station in Domingo Baca Arroyo to make it *easier to pick up after your dogs* and help keep the Rio Grande water shed clean. We checked out many *residents’ calls and concerns* about Park issues and various Safety issues in Sandia Heights and resolved or helped

resolve as many as possible. We wrote and published more than one article for the GRIT about:

- Dog leash rules and printed directions to a DOG off-leash park north of Paseo Del Norte.
- Vehicle speed & parking, bicycles & skateboards, pedestrians, emergency vehicle access, and road signage.
- SHHA still sells bright Orange vests at a low cost to help walkers & others be more visible to motorists.

If you have a neighborhood park, recreation, or safety concern, call or email the SHHA and your Parks and Safety committee will take a look at it. We don’t promise that we can FIX or REMEDY every concern - but we will always investigate your concern and get back to you. Be SAFE and ENJOY our wonderful neighborhood!

PARKS & SAFETY COMMITTEE

DEAD Trees & Shrubs in Sandia Heights are unsightly and a serious fire hazard. We are seeing many more dead trees and shrubs in our neighborhood this year because of the prolonged drought.

PLEASE, if you have DEAD trees or shrubs on your property, have them cut down and removed before they accidentally ignite. They are a disaster waiting to happen and a serious danger to you and many of our neighbors in Sandia Heights!!! If one of your neighbors has dead trees or shrubs on their property, talk to them about THE NEED to have them removed soon. And if you notice dead trees or shrubs on County right-of-ways or County property, call the BC road department at 848-1503 and request they remove the dead plants. THANKS to each and every Sandia Heights resident for being vigilant and helping eliminate these unsightly plants and the real danger that dead trees and shrubs pose to our community.

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	22	Motorist Assist	3	Special request	158
Customer Assist	12	Neighbor dispute	1	Special (extra patrol)	2
Breaking & entering	0	Newspaper pickup	10	Sheriff Office Assist	0
Car Accident	0	Noise complaints	2	Suspicious person	9
Dumped/Spilled Material	0	Open door/window	5	Suspicious vehicle	16
Family/Neighbor Dispute	2	Parking problem	2	Theft	3
Fire	3	Pet nuisance	2	Utility Co. assist	3
Fireworks complaint	0	Rescue assist	0	Vandalism	0
Front office	0	Salesman problem	0	Vehicle burglary	1
Loud music/party	2	Snake Call	5	Wildlife report	3
Lost/found item or pet	3	Speeding Vehicle	0	Total Calls	269

Security Reminder:

It is vacation season. We urge our subscribers to please call us before leaving town so that we may add your residence to our vacation watch list. For those of you who are not subscribers, now is a good time to subscribe. Please feel free to visit our website at www.Sandiaheightsservices.com. You can also call us at 856-6347.



Tips for feeding birds, not bears

BearWatch believes that if birdfeeders are hung and maintained properly, you can enjoy your feathered friends and in the process help protect our dwindling bear population.

- **Tip One:** Keep all garbage in your garage or sturdy shed and put it out only on the morning of your trash pickup day..
- **Tip Two:** Hang your seed feeders and hummingbird feeders 10 feet up on a sturdy metal line suspended on poles or tree branches. Position your feeders 10 feet from each end of the poles/limbs. Stop feeding for a time if seed is accumulating on the ground. If you have high eaves, or second story eaves, you can hang feeders from them.
- **Tip Three:** Don't leave pet food outside. Pet food attracts other unwanted critters too.
- **Tip Four:** Feed small amounts of seed that will last only several hours in the morning. This will work only if you've had no bear visitors. If a bear is in your feeders, you will need to stop feeding for a time.
- **Tip Five:** Stop feeding birds from May 1 thru November 15. In past years, people who called NMG&F to complain or ask for trapping of bears for being in their bird feeders were told to stop feeding birds during these recommended dates.



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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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Tramway Lane NE

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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 19 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$178.67. There are 7 homes PENDING on lots larger than .50 acres. The asking price per SF is \$164.29. There have been 9 homes SOLD on lots larger than .50 acres in 2013. The average sold price per SF was \$133.96.
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 10 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$163.32. There are 7 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$165.50. There have been 13 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was \$146.78.
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 \$120.29. There are no attached townhome PENDING.
There have been 4 attached townhomes SOLD in 2013. The average sold price per SF was \$129.90.
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



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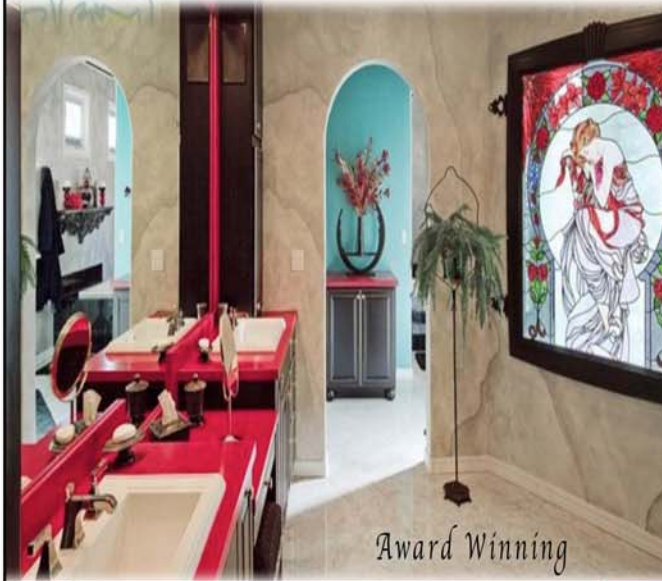
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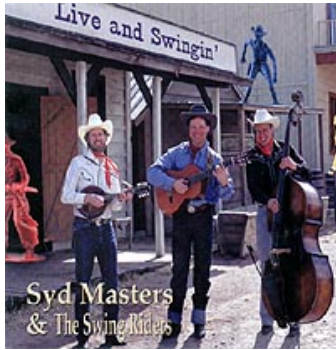
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NEXT COFFEEHOUSE

Back by popular demand on Saturday, September 14: Syd Masters & the Swing Riders, performing western music, mainly from the



40s and 50s. Syd's song "Under New Mexico Skies" is the "Official Cowboy Song of the State of New Mexico"! Listen to his music on www.sydmasters.com. Concert will be in the Church of the Good Shepherd Lower Hall at 7:30 pm. For more information or to volunteer to help, contact Linda Bolton, 856-7100 or nlightsmgt@aol.com.



Covenant Support Committee yearly report - 2012-2013

~ Joe Pappé, Chairman

There are five hard working volunteers on the Covenant Support Committee, which is responsible for investigating covenant complaints filed by members of SHHA. The committee attempts to resolve these issues by interfacing with the complainant as well as the alleged violator to determine whether there is a violation. The committee bases its decision on the specific covenant of the many different Units within Sandia Heights and the relationship between the violator and complainant's Unit.

Since the 2012 Annual Meeting the CSC has received 54 complaints. The majority of these complaints were resolved within a few weeks through the cooperation of all parties. The Committee very much appreciates this cooperation. Four complaints were resolved

after action by the SHHA attorney which cost the association membership \$4254.96. Two complaints were turned over to the ACC as they were architectural violations and four complaints are still in process.

The successful resolution of the above complaints would not be possible without the many hours of work on behalf of SHHA by the dedicated, committed and hard-working members of the CSC.



Covenant Support Committee

Vacation season is rapidly approaching and your Covenant Support Committee would like to pass along a friendly reminder regarding the long-term parking of Recreational Vehicles (RVs), travel trailers and boats in the Sandia Heights neighborhood. This is not a new issue within our community, and at times becomes a major irritant for other residents. Although the published covenants for the earliest developed units do not specifically spell out RVs, the Second Judicial Court in the late 1990s determined long-term parking of RVs, camper trailers and boats on all residential lots in Sandia Heights is prohibited. The court allowed parking of such vehicles for a period of no more than 48 hours for maintenance and provisioning.

The CSC does not police the neighborhood for violations, however, if a complaint is received, your homeowners association and the CSC will act upon it with the full authority and backing of the judicial system. We would ask all residents with RVs, travel trailers and boats to be good neighbors and respect the rights of other residents and adhere to the covenants. Please keep in mind that the covenants are here to ensure we can continue to live in a pristine community and maintain the value of our homes.



ACC Activity Log

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

5 Juniper Hill Road – Replace Window and Gate
33 Juniper Hill Road – Deck
52 Cedar Hill Road – Driveway Extension
179 Big Horn Ridge Drive – Fence Replacement
358 Big Horn Ridge Road - Driveway
422 Live Oak Court – Stucco/Canale Repair
505 Black Bear Loop – Stucco Repair
524 Live Oak Place – Repaint Soffit & Fascia
882 Tramway Lane - Landscaping
883 Tramway Lane - Landscaping
901 Tramway Lane – HVAC Installation
913 Tramway Lane – Patio Floor Replacement
1101 San Rafael – Resurface Driveway
1105 San Rafael - Pergola
1176 Laurel Place – Replace Swamp Cooler
1241 Rockrose Road – Replace Swamp Cooler
1708 Quail Run Court – Reseal Driveway
1802 Tramway Terrace Loop – HVAC Replacement
1822 Tramway Terrace Loop – Shed
1850 Tramway Terrace Loop – Recoat Driveway
1851 Tramway Terrace Loop – Window/Door Replacement
1868 Tramway Terrace Loop – PV Panels
1911 Quail Run Road – Window Replacement
1928 Quail Run Drive – Landscaping
2021 Quail Run Drive – Swamp Cooler and Window/Door Replacement
2828 Tramway Circle – Landscaping

2829 Tramway Circle – Reroof
2308 Calle de Rafael - PV Panels
2533 Tramway Terrace Court – Fence
2727 Tramway Circle – Fence Replacement
2740 Tramway Circle – Furnace Replacement
2774 Tramway Place – Reroof, Re-stucco and Window Replacement
2817 Tramway Circle – Window Replacement and Repaint Garage Door/Trim
2828 Tramway Place- Landscaping
12625 Carmel Court – Garage Door Replacement

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



SUMMARY OF ACC ACTIVITIES FOR 2012 ~ Bob Bower, Chairman

Just as a reminder, your ACC is chartered by all SHHA Unit covenants and manages the architectural review process for SHHA. Specifically, the ACC reviews all external construction efforts to ensure that these projects are in harmony with the natural surroundings and with nearby residences. The ACC may conduct neighborhood reviews of major projects and strives to make a final approval decision within 30 days from the submission of the project application.

The year 2012 was similar to the past few years in terms of the number of applications reviewed and approved. A total of 326 projects were approved (there were 303 approvals in 2011). The Committee is staffed with nine dedicated volunteers and continues to meet on the first and third Wednesdays of the month.

Continued on page 11




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Community Event Bulletin Board

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

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 Artists: Sandia Heights Studio Art tour is September 7-8. Plan to visit the artists in your neighborhood. The participating artists and a tour map may be found at www.sandiaheightsart.com. This year we welcome Very Special Arts as participants with us. The next meeting for tour artists is Thursday, July 25 at 7 pm at the home of Beverly Abshere, 51 Rock Ridge Road.

Route 66 Sounds is looking for women who like to SING! What? You don’t read music! YOU haven’t sung since high school or a long time ago in the church choir? THAT’S no problem!! We sing ‘a cappella in four part harmony’ and we teach you to sing harmony with learning CD’s, vocal coaches, section leaders, and knowledgeable directors ... all here to help refresh your vocal chords! There are a lot of us up here in Sandia Heights (we might even be your neighbor). We rehearse at Hope Church, in the Family Life Center, on Juan Tabo, between Spain and Montgomery on Tuesday nights from 7 to 9. We are part of Sweet Adelines International. It’s like Girl’s night-out every week! For more information call Helen at 433-3102 or visit the website: www.route66sound.org

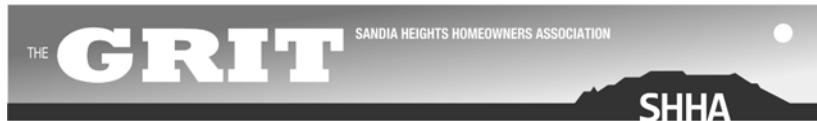
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Some of the significant events that occurred in 2012 are as follows:

- All ACC records were electronically archived and the large format rolled plans were returned to residents. This effort was started in 2011.
- The *Administrative Guidelines for the Architectural Control Committee* document was revised in March of 2012.
- The *ACC Design Guideline for Landscaping* was revised in September 2012.

To date, the year 2013 appears to be as busy as 2012 and the ACC will continue to provide the necessary architectural oversight necessary to ensure that the Sandia Heights community enjoys a continuation of the high standards set for the overall appearance of our residences.





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

PHOTO CONTEST!

We are accepting entries for our annual photo contest for the 2014 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 1. If you are the lucky winner, your photo will be featured on the cover of the 2014 Directory, and you will be acknowledged as the photographer.



Submission criteria:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2013 Directory).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, and may be submitted digitally or by email to sandiaheights@comcast.net.
- The resident must submit a statement that the photograph is an original taken by the homeowner, that he/she is not a professional photographer (in business as a photographer), and that you grant permission to SHHA to use your photo(s) in the Directory or on our website.

All entries may be picked up at the office once the Directory is published.