

## Special Meeting, Saturday, November 9 and Proposed Bylaws Amendments

By George Connor, SHHA Secretary

At the June 2013 annual meeting the membership approved a Bylaws amendment which changed the date of the annual meeting to a Saturday in February. Because of that there are three Bylaws amendments that need to be voted on. Therefore, SHHA is holding a Special Meeting of the SHHA Membership at 10am on Saturday, November 9 at the Church of the Good Shepherd solely for the purpose of voting on these proposed amendments. Doors will open at 9:30am. The proposed amendments to the bylaws are on the SHHA website: [sandiahomeowners.org](http://sandiahomeowners.org). The first three amendments are being made because of the annual meeting date change which was approved at the June 2013 annual meeting. A fourth amendment has been added to decrease the minimum requirement of Board members on the Board from fourteen to eleven. If you have any questions regarding the proposed amendments please contact the office.



## Communications and Publications Committee

By Anderson Kressy

The GRIT is a publication of Sandia Heights Homeowners Association, a non-profit organization that represents the interests of all Sandia Heights residents. The cost of publication is supported largely from advertising revenues, so please consider using the businesses advertising in the GRIT!

Please be reminded to check your listing in the 2013 Resident Directory and Guide and let the office know if you have any changes or additions. All changes must be received before

10 November 2013 in order for them to be included in the 2014 Resident Directory and Guide.



## Parks & Safety Committee

by George Connor

### Safety of our children on or near our neighborhood roads

Last month the Parks & Safety Committee received a letter from a mother concerned about safety for children playing on or near our small, winding roads in Sandia Heights. This was before school started.

After school started, we heard from a mother whose daughter was run into by a car, hitting her arm with the car mirror. This was at slow speed, and no one was injured thank goodness. The man did stop and made sure the girl was OK and said he was sorry. These kinds of incidents in our neighborhood will be even more problematic as days become shorter. **So please let's be extra careful of youngsters at school bus stops and if they are walking or at play near our roads.**



What do skeletons say before they begin dining? Bone Appétit!

What kind of mistakes do spooks make?  
Boo boos

What's the ratio of a pumpkin's circumference to its diameter? Pumpkin Pi



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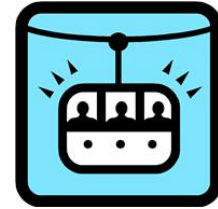
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Fax: 505-856-8544  
Web site:  
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Email:  
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**GRIT Editorial Policy is:**

- Provide information on subjects of interest to the community.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.

**Tram Passes:**

Members can get up to 8 tram passes per day! Please call the SHHA office at 797-7793 or visit our website for details:  
[www.sandiahomeowners.org](http://www.sandiahomeowners.org).



**Please be advised that the Tram will be closed for maintenance Monday, November 4 to Friday, November 15, 2013.**



**SHHA Membership Cards:**

Check out the entire SHHA Member Benefits Program at [sandiahomeowners.org](http://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 – Santiago’s Mexican Grill at the Tram - Southwest Propane - The UPS Store - 3B Yoga - Wildlife West Nature Park**



**Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **SHHA Board Meeting** – Wednesday, October 9 at 7pm in the SHHA Office.
- **Office Closed:** Monday, October 14 for Columbus 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](http://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!



## **You, the SHHA, Covenant Enforcement and Anonymous Complaints**

Throughout the year the SHHA office receives numerous covenant violation complaints. In response to these complaints, the SHHA's Covenant Support Committee (CSC) is charged with the responsibility of assuring that all owners of property in Sandia Heights adhere to the provisions of the covenants applicable to the particular Unit where the property is located. There are about 40 different Units within the Sandia Heights community, and no two sets of covenants are exactly the same. This diversity in our covenants makes community-wide enforcement difficult at best. In addition, the CSC does not have the volunteer manpower to patrol throughout Sandia Heights looking for covenant violations. As such, the CSC has developed procedures that depend on members of the SHHA to report covenant violations.

**Who** can report a violation? First of all, you must be a property owner in Sandia Heights and be a member of SHHA in order to submit a covenant violation form. This form (*Report of Suspected Covenant Violation*) is available at the SHHA office and from the SHHA website. Your anonymity as the complainant will be shielded unless future court action requires that your identity be revealed. Historically, court actions of this nature are very rare. Any SHHA member may submit a covenant violation form, however, the CSC normally will act on submissions from residents in the same Unit where the violation exists, in an adjacent Unit, or in direct line of sight of the violation regardless of the Unit you reside in. The CSC will exercise its discretion as to whether or not to act on violations outside of the normal guidelines.

**What** information is needed on the violation form? Information regarding you as the complainant is on the form since the

CSC may want to contact you for additional details related to your complaint. The specific violation and its location need to be identified, along with the rationale supporting your belief that a violation has occurred. It also helps to identify the specific paragraph in the applicable Unit covenants that you think is being violated. The form asks if you have contacted the violator, but this contact is not a requirement in order to submit the form. The CSC is very sensitive about not creating an adversarial relationship between the complainant and the violator. You may choose to talk to your neighbor to try to resolve the violation first, but as stated previously, the CSC does not require this one-on-one contact. The last item required is your signature on the form. The SHHA staff will recognize electronic signatures that include the member's e-mail address. The CSC will not respond to complaints submitted by phone calls, notes, or anonymously.

**How** does the CSC handle the complaint? A member of the CSC will be assigned to investigate the complaint and to try to resolve it. The member first assesses the validity of the complaint by verifying the information submitted on the violation form. If the complaint is deemed invalid the complainant will be notified by mail and the file will be closed. If it is clear that a valid violation exists, the member will contact the alleged violator either in person, by phone, or by mail and complete an investigative report. The violator will receive written notification from the CSC regarding the specific violation and will be given a reasonable deadline by which to remedy it. The member will follow up with the violator to ensure that the violation is corrected in accordance with the stated timeline. If the violation is successfully resolved at this point, both parties will be notified by mail and the file will be closed.

*Continued on Page 7*

## SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

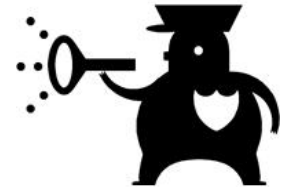
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You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

Previous month	# of calls	Previous month	# of calls	Previous month	# of calls
Alarms	14	Motorist assist	2	Special request	235
Animal control Assist	1	Neighbor dispute	2	Special (extra patrol)	14
Breaking & entering	1	Newspaper pickup	8	Sheriff office assist	0
Car accident	1	Noise complaints		Suspicious person	10
Customer assist	1	Open door/window	9	Suspicious vehicle	18
Dumped/Spilled Material	1	Parking problem	0	Theft	10
Fire	0	Pet nuisance	4	Utility Co. assist	5
Home burglary	5	Rescue assist	1	Vandalism	3
Loud music/party	6	Salesman problem	5	Vehicle burglary	1
Lost/found item or pet	5	Snake Call	17	Wildlife report	28
Misc. Cal	2	Speeding Vehicle		<b>Total Calls</b>	<b>409</b>

### SECURITY TIPS:

- If you have a safe for valuables, secure it to the floor. A burglar won't spend the time to try to break into a safe; though he will take it with him and worry about opening it later if it is not secured.
- If you don't have an alarm system in your home, leave your car keys next to your bed within easy reach. If you hear someone trying to break in, hit the panic button on your car keys. Most have the range to reach your vehicle and the alarm will go off, and continue to do so until you turn it off or your battery dies.
- Be aware of someone knocking on your door or ringing your doorbell during the day. Chances are it could be a burglar checking to see if you are home or not. Always acknowledge the knock or ring. You can yell through the door letting them know you are home. Try to get a description and call 242-2677(COPS) with it so a unit can check the area. NEVER ignore it! If they think no one is at home, they will break in and now you could be confronting burglars with you still at home.
- Please lock your car if it sits outside. Believe it or not, most auto burglaries are done by the thief simply opening the car door. That's why they troll the neighborhoods trying door handles looking for the ones left unlocked. Don't leave the garage remote in the car either. If they get it, they can get inside your home through the garage door.
- Remember this little saying; "If you want to find something of value in your car in the morning, don't leave it in the car overnight!"





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*Continued from page 3*

If, however, the violation is not resolved as a result of the first letter, a second letter will be sent to the violator with an additional timeline for resolution and a warning that failure to comply may result in legal action. If the second letter is unsuccessful in solving the violation, the file will be turned over to the SHHA attorney for further action. Don't put yourself in this latter position by disregarding these letters—it's expensive for both you and the community to pursue legal action!

**Why** should you care about covenant enforcement? Resident surveys conducted over the years have consistently indicated that the primary goal of SHHA should be the enforcement of our covenants. The covenants were designed to benefit all property owners in Sandia Heights in order to preserve and maintain the beauty, quality of life, and property values in this unique community. The SHHA and the CSC actively seek your support for the enforcement of our covenants. This is your community and your covenants—take them seriously!



## **Preliminary and Final Design and Construction Plans**

By Bob Bower, Chairman, ACC

The ACC encourages all property owners of Sandia Heights to submit an application for preliminary approval of design and construction plans, particularly for new construction and major addition projects. Preliminary plans are the ones that are done during the initial stages of the planning process prior to the preparation of final (and much more expensive) plans. Review of plans at the preliminary phase can identify any problems with governing Unit covenants or with any of the ACC Design Guidelines related to the project. This

“early” review will make it easier to correct any compliance problems before incurring further costs as you proceed towards the preparation of final plans. As a minimum, these preliminary plans should contain the floor plans, elevations, and the location of the proposed structure on the lot. It is also advisable to include exterior materials, colors, lighting, etc., if known at the time. The ACC will point out what can and cannot be approved based on the completeness of the preliminary plans. The applicant will be encouraged to submit additional information to address any inadequacies with the initial submission of the preliminary plans in order to avoid the risk of later disapproval of the project. Once the ACC gives its written approval of the preliminary plans, you can then proceed with the preparation of final design and construction plans. Two copies of the final plans should accompany the submittal of another application for final approval of the project, and these documents will be used by the ACC to conduct a neighborhood review of the project, if needed, prior to the final approval of the project. Keep in mind that the ACC only requires final drawings that show the overall floor plan, the elevations, the location of the proposed project on the lot, and any other features that affect the external appearance of the residence. The ACC does not need drawings showing such items as internal electrical wiring, etc., that are not related to what the external appearance of the project will look like when completed.

Once the ACC approves the final plans, you must keep the ACC fully informed if you make any changes to these plans, regardless of how trivial you may think these changes are. Such items as changes to an exterior chimney design or relocating an air conditioning unit from a ground-mounted location to a location on your roof or vice-versa need ACC approval if these changes

*Continued on page 8*

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are not part of the originally approved plans. Experience has shown that neighbors who have examined plans made available to them during a neighborhood review are especially sensitive to any changes during construction that appear to differ from the plans that they were invited to review.

Just for your reference, the ACC currently has six Design Guidelines for use by property owners within Sandia Heights to ensure covenant compliance and to ensure that property development within the community does not unduly interfere with the natural landscape and homeowners' visual access to it, and that the resulting construction is in harmony with the natural surroundings and residences in the immediate area.

These Design Guidelines are available at the SHHA office and on the SHHA website. These Design Guidelines are listed as follows:

- Detached Buildings
- Landscaping
- Roofing
- Setbacks and Variances
- Solar Collectors
- Walls and Fences



## ACC Activity Log

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

- 1 Sandia Heights Drive – Landscaping
- 6 Eagle Nest Court – Re-stucco
- 150 Whitetail Road – Driveway Replacement
- 328 Paintbrush Drive – Raise Portion of Roof, Add Windows, & Re-stucco
- 346 White Oaks Drive – Re-roof
- 441 Live Oak Loop – Re-stucco
- 536 Black Bear Road – Reroof and Window Replacement
- 561 Black Bear Road – Re-stucco Parapets
- 8 The GRIT – October 2013 – Volume 29 – No. 10

- 711-30 Tramway Place – Re-stucco and Repaint Trim
  - 727-1 Cedar Hill Lane – Replace Garage Door
  - 727-19 Tramway Lane – Paint Garage Door and Trim
  - 749 Tramway Lane – Re-stucco and Parapet Repair
  - 760-12 Tramway Lane – Reroof
  - 902 Tramway Lane – Wall
  - 1188 Laurel Loop – Driveway
  - 1202 Marigold Drive – Stucco Repair
  - 1234 Goldenrod Drive – Reroof
  - 1241 Rockrose Road - Landscaping
  - 1467 Morning Glory – Reroof & Re-stucco
  - 1803 Tramway Terrace Loop – Replace Heating Unit
  - 1905 Quail Run Drive - Landscaping
  - 1911 Quail Run Drive – Re-stucco
  - 2037 Quail Run Drive – Replace Wooden Fence
  - 2435, 2437, 2440, 2441, 2442, 2443, and 2444 Tramway Terrace Court – Wall Repair and Re-stucco
  - 2436 Tramway Terrace Court – Repair and Paint Stucco Wall
  - 2734 Tramway Circle – Window Replacement
  - 7737 Cedar Canyon Road – Photovoltaic Panels
- Go to the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org) to read about all projects currently under ACC management.*



## Halloween Trick or Treat

**Reminder:** Please use extra caution as you drive on Halloween and turn off your entry/exterior lights if you prefer not to have trick-or-treaters stop by your home. Thank you



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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 27 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$191.33. There are 12 homes PENDING on lots larger than .50 acres. The asking price per SF is \$183.91. There have been 21 homes SOLD on lots larger than .50 acres in 2013. The average sold price per SF was \$149.87.  
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 11 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$160.31. There are 6 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$157.17. There have been 28 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was \$149.02.  
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 4 attached townhomes FOR SALE. The asking price per SF is \$112.78. There are 4 attached townhomes PENDING. The average asking price is \$127.20. There have been 3 attached townhomes SOLD in 2013. The average sold price per SF was \$126.54.  
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*

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**Church of the Good Shepherd:** Looking for a welcoming, safe, liberal and justice church? Join us Sunday morning at Church of the Good Shepherd, 7834 Tennyson Street NE. All are welcome; no matter where you are on your journey; you are welcome. Services are at 8:30 and 10:45 with education for all ages is at 9:30 a.m. each Sunday. Visit [www.ucccofs.org](http://www.ucccofs.org) or call the church office @ 856-1004 for more information.

**“I Do!” – A Night of Marriage Encouragement and Fun:** “My spouse and I love each other, but why does s/he always give me a hard time about that quirk of mine?” “Why should we stick with this marriage if it’s not fun anymore?” “How can I make time for a ‘date’ with my spouse with all the other demands in life?” If you resonate with these questions or things like them, this event is for you: Sandia Presbyterian Church is hosting “I Do!” an evening of food and laughter to explore what practical support God may offer your personal marriage journey. Dr. Jim Logan, a marriage and family therapist with years of experience and a sense of humor to match, will facilitate the evening. Bring your whole family – dinner and children’s programming provided. And bring friends too! **Wednesday, October 23, 6:15pm, Sandia Presbyterian Church, 10704 Paseo del Norte NE, 87122.** To RSVP or for more info, contact Rev. Matt Pooley at 856-5040 x122, [mattp@sandiapres.org](mailto:mattp@sandiapres.org).

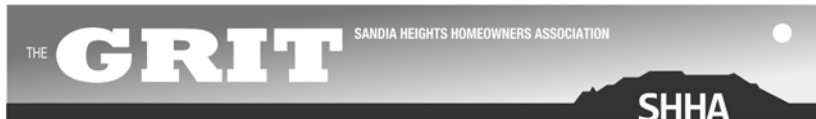
**St. Chads:** In celebration of the feast day of St. Francis of Assisi, St. Chad’s Episcopal Church will hold the annual *Blessing of the Animals* on Sunday, October 6<sup>th</sup> at 4 pm. Everyone is invited and welcome to bring your pets, large or small, wiggly or shy, to St. Chad’s at 7171 Tennyson NE, 87122. The service will be on the lawn with special treats for our animal friends. Please join us and bring your “friends” for blessings, fellowship, and song!

**The Sandia Heights Artists** would like to thank all their neighbors and friends who visited during the Studio Art Tour. Twenty artists express their thanks and hope to see you next fall for the eleventh annual tour.

### **Sandia Heights “Cork & Fork” Dining Activity - Under New**

**Management!** The Sandia Heights “Cork & Fork” couples dining activity is now in its ninth season and is under the guidance of Al and Marie Ratner. We meet in small groups in the homes of our members. Each small group consists, typically, of three couple plus a host couple, with each couple contributing to some part of the dinner menu. By “couple” here, we mean any twosome that makes sense! Singles are welcome to join on their own or with a friend. The emphasis is on food and fun rather than formal elegance. The first set of dinners in our season takes place in November with additional dinners every other month. Please contact Al for the remaining dates and to get more information. We’re always looking for new folks to join us, so if this sounds like an activity that might appeal to you, please call or e-mail Al at 856-1984 or [mariaratner@msn.com](mailto:mariaratner@msn.com)

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



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](mailto: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.