

SHHA Annual Meeting
Church of the Good Shepherd on Tennyson,
9 – 11 AM, FEBRUARY 8, 2014

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

Come and make your input known. Business to be conducted includes:

- Introduction of new officers elected by the Board
- Presentations by the SHHA committee chairs and officers
- Election of returning 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.



**Sandia Heights
 Coffeehouse
 Concert Series
 presents...**

**Troubadour Greg
 Klyma in concert**

Church of the Good
 Shepherd, 7834 Tennyson
 NE on **Saturday, January 11, 7:30 p.m.**

His birthdate puts him squarely in the middle of Generation X, but Boston-area-based Greg Klyma is an old-school troubadour. His enduring themes, articulate and amusing stories, and populist ideals make him one of those rare young artists who is carrying the torch of Woody Guthrie and Ramblin' Jack Elliott. He rolls in off the road, pulls out a guitar, and proceeds to take us back to the basics: family, love, gratitude, laughter. It's the timeless art of

the true troubadour, keeping alive the American folk tradition.

A prolific songwriter, multi-instrumentalist and true entertainer, Klyma brings to every show a deep catalog of material that assumes audiences are both smart and able to laugh. Laughing is guaranteed! Check out his music at www.klyma.com.

This will be an all-ages, alcohol-free event, presented by the Sandia Heights Homeowners Association (www.sandiahomeowners.org). General admission is \$15/adults, \$10/teens and seniors 60+, \$5/12 & under, under 5 free. Admission for SHHA members & their overnight houseguests is FREE. **Lower Hall doors open at 6:30 for MEMBERS ONLY. Doors 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.



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

Officers

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

Board Members

Bob Bower
Sharon Evanich
Meeko Oishi
Michael Pierce
Josephine Porter
Emily Rudin
Ed Stretanski
Dick Wavrik

Office Staff

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

SHHA Office

2-B San Rafael Avenue
Albuquerque, NM 87122
Office Hours: M-F, 9am-4pm
Phone: 505-797-7793
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.

SHHA homeowner members can now log onto the SHHA website at

www.sandiahomeowners.org. You will be able to update certain property information such as adding/changing a mailing address and directory preferences, as well as access member-only features on the website, for example: Tram pass availability. Your account has been created for you, but you must follow the reset password instructions to activate it. The reset password tool is located here

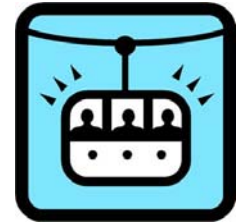
<http://sandiahomeowners.org/my-account?view=reset>

After you reset your password, you'll be required to enter your user name and your new password. Your user name is your first and last name combined in lowercase. For example, Bob Johnson would have the user name bobjohnson. After successfully logging in, you may change your user name. If you have any issues with your user name, you can retrieve it via email here <http://www.sandiahomeowners.org/my-account?view=remind>. Please don't hesitate to contact the office at 797-7793 if you have any questions.



Tram Passes:

SHHA has purchased 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 - 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**





SNOW REMOVAL

Most of the roads within Sandia Heights are County



roads/streets, there are a few private roads. If you need maintenance on your road/street, including snow removal, please call the County at 848-1503. The County is responsible for removing snow from the public roads.



2014 Photo Gallery: Thank you to everyone who submitted a photo for the 2014 Directory. The photo chosen for the cover is by Kendrick Frasier. His photo and other photo submissions are featured on our website under the Photo gallery tab. We encourage you to go to the website: sandiahomeowners.org and take a moment to enjoy the beautiful photographs! You may submit your entry for the 2015 Directory at any time to sandiaheights@comcast.net.



Officer Election Results

~ George Connor, SHHA Secretary

The following is the slate of officers elected for the 2014 operational year:

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

The following returning board member candidates for a second 3-year term will be voted on at the February Annual Meeting: Joe Pappé and Michael Pierce.



What to do with that Christmas tree?



You may take it to the Eagle Rock Landfill Transfer Station (857-8318) where the City mulches it, or you can just put it out with your regular trash, but the trees must be cut in half if taller than 6 feet.



New Developments

By SHHA Board of Directors

Bernalillo County & SHHA have received two Special Use Permit (SUP) requests and information regarding two proposed building sites for residential housing. These two properties are the Mhoon Property (Hawkes Landing – CSU-2013-0039) and the vacant property next to Futures for Children (CSU-2013-0036).

Both of these SUP requests have been initially heard by the County Planning Commissioners and deferred until 2014 to allow time for residents & developers to exchange information and opinions. The Mhoon property was deferred until Wed, March 5, 2014 and the Futures for Children property was deferred until Wed. Feb 5, 2014. These two properties are not a part of SHHA but adjacent to SHHA neighborhoods. We expect resident & developer communication meetings will be scheduled in Jan & Feb 2014. As we know more about meetings, we will put this information on the website and in the GRIT.



Roadrunner Holiday Food Drive

The food drive was a huge success. This year, Roadrunner was able to pick up six full bins. Many of you brought goods to the office for the food drive. Thank you so much!



SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

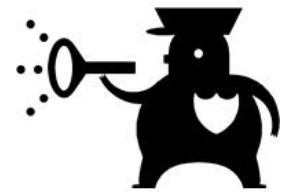
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You 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	25	Motorist Assist	0	Special request	192
Animal control asst.	3	Motorcycle Nuisance	1	Special (extra patrol)	12
Breaking & entering	1	Neighbor dispute	1	Suspicious person	6
Corp. Office Assist	3	Newspaper pickup	9	Suspicious vehicle	12
Customer Assist	2	Noise complaints	1	Theft	1
Fire	2	Open door/window	11	Utility Co. assist	2
Fireworks complaint	0	Parking problem	2	Threat/personal	2
Loud music/party	0	Pet nuisance	6	Vandalism	1
Lost/found item or pet	2	Rescue assist	0	Vehicle burglary	8
Mailbox Vandalism	0	Salesman	2	Wildlife report	1
Miscellaneous Call	4	Speeding vehicle	1	Total Calls	313

SECURITY TIPS:

All primary window locks should be in place and fully operational. Install secondary thumbscrew locks on guide rails. Place them in a location that prohibits the window from being opened more than a few inches. Also, make sure screens are in place and secure. (Note: Windows and pet doors are common illegal entry points)



If it snows while you're out of town, get a neighbor to drive into your driveway (SHS will do this, time and terrain permitting) and walk up to your door. Drifts of snow are a dead giveaway no one is home. Burglars don't take days off due to bad weather.

2014 Resident Directory and Guide

On the right is the winning photo by *Kendrick Frazier* that is featured on the cover of the directory. Directories are being mailed in early January. This year we have included a numerical listing only. The complete directory is online, both numerical and alphabetical where you can search by name or address. Please refer to the login information on page 2. If you have any questions do not hesitate to call the office at 797-7793 for assistance. You may submit your 2015 Directory photos at any time to sandiaheights@comcast.net.



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GREG'S SANDIA HEIGHTS LISTINGS

9 SANDIA HEIGHTS DR. NE



IF VIEWS ARE WHAT YOU ARE LOOKING FOR THIS MAGNIFICENT PROPERTY IN SANDIA HEIGHTS WILL NOT DISAPPOINT. BY DAY, YOU CAN SEE VIRTUALLY ENDLESS EXPANSES OF THE NEW MEXICO TERRAIN. AT NIGHT, THE CITY LIGHTS, BRIGHT STARS AND THE BIGGEST MOON EVER WITNESSED DOMINATE THE SCENE. THIS HOME ENCOMPASSES OVER 6000SQFT TO INCLUDE AN EXPANSIVE MASTER SUITE. OUTDOOR LIVING AREAS ARE COMPRISED OF WELL CONCEIVED SPOTS FOR TAKING IN THE VIEWS, OR ENTERTAINING ON ANY SCALE. ENDLESS AMENITIES.

6,074 SQFT - 5 BR - 4 BA - Two 2 CG - 1.98 ACRE VIEW LOT
OFFERED AT \$1,760,000

984 LYNX LOOP NE



CUSTOM UPDATED SANDIA HEIGHTS BEAUTY W/ INCREDIBLE UNOBSTRUCTED VIEWS OF THE MOUNTAINS, CITY LIGHTS & NM SUNSETS. UPDATED KITCHEN & BATHS, NEWER STUCCO, FRESH PAINT, 2 REFRIGERATED AIR UNITS, 2 CUSTOM WOOD BURNING KIVA FIREPLACES, BRIGHT & OPEN FLOWING FLOOR PLAN WITH SKYLIGHTS THROUGHOUT. LARGE BEDROOMS, LUXURIOUS MASTER SUITE & BATH WITH PRIVATE PATIO. UPSTAIRS MOTHER-IN-LAW/TEEN/GUEST SUITE WITH ITS OWN FULL BATH, SUITE HAS BOTH INTERIOR & EXTERIOR ACCESS. LARGE WEST FACING COVERED PATIO.

3,209 SQFT - 4 BR - 4 BA - 2 CG - .72 ACRE VIEW LOT - CO-LISTED W/ JOE JENKINS
OFFERED AT: \$510,000

Covenant Support Committee ~

By Joe Pappe, Chairman, CSC

Light Pollution

Most of the Sandia Heights Unit Covenants address light pollution. This is done to preserve the enjoyment of the night sky from light pollution. Regardless of the individual covenants for your Unit, the entire North Albuquerque Acres and Sandia Heights fall under the Bernalillo County Code for light pollution. The code includes, but is not restricted to security lighting, street lights, landscape lights, building mounted area lights, building façade lights. In general, lights shall remain OFF between 11:00 pm and sunrise; lights on buildings shall be mounted no higher than 16 feet; lights must be shielded so the light is directed perpendicular to the ground.

To see the entire code and for exceptions, go to the Bernalillo County Website (www.bernco.gov) and look under ordinances, Section 30-186. So, if you leave your lights on at the entry, garage doors, house floods, after 11:00pm and they are not shielded they may be in violation of the County Code. While the CSC does not enforce County ordinances we will work with folks to make them aware of the options and try to get resolution. At night, even a 40 watt bulb in an unshielded fixture can be a distraction to those that wish to enjoy the night sky, the darkness of the neighborhood, or the lights of the city below.

Trash and Recycle Bins

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. Thanks for helping keep Sandia Heights a beautiful place for all of us to live.



Communications & Publications

Committee ~ By George Connor, Acting Chair, C&P

Security Email Alert System:

The office has a security email alert system that is available to all SHHA members whose email addresses are in our database. If you would like to receive email alerts please call the office at 797-7793 or email us at sandiaheights@comcast.net. Also, if you have changed your email address please notify us so that we can update the database.

Online GRIT newsletter viewing is free on the SHHA website

www.sandiahomeowners.org. 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 call the office at 797-7793 or email us at sandiaheights@comcast.net.



ACC Activity Log

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

27 Cedar Hill Place – After the fact Landscaping
27 Juniper Hill Road – Photovoltaic Panels
147 Whitetail Road – Playground Equipment
234 Spring Creek Court – Photovoltaic Panels
350 White Oaks Drive – After the fact Landscaping
418 Live Oak Court – Roof Repairs
515 Black Bear Road – Exterior Additions
633 Cougar Loop – Patio Fence
731 Tramway Lane – Stucco Repairs
940 Bobcat Blvd. – Re-stucco, Refinish Trim, Garage Door & Window Replacements
955 Antelope Avenue – Landscaping
965 Antelope Avenue - After the fact Landscaping
980 Antelope Ave – Reroof
1041 Red Oaks Loop - Photovoltaic Panels
1059 Red Oaks Loop - Reroof
1129 Marigold Drive – Photovoltaic Panels
1143 Marigold Drive – Replace Windows
1174 Laurel Loop – Repaint Stucco
1235 Rockrose Road – Refinish Trim
1476 Morning Glory Road – Driveway Replacement
1941 Quail Run Drive – Windows and Doors
2126 Globe Willow Ave. – Roof Repair
2412 Tramway Terrace Court – Partial Reroof
2510 Tramway Terrace Court – Fence and HVAC Replacement
2728 Tramway Circle – Reroof
2740 Tramway Circle – Photovoltaic Panels

7711 Cedar Canyon Place – Photovoltaic Panels

11108 Bobcat Place – After the Fact Landscaping and Door Replacement

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



Summary of ACC Articles

Published in 2013 by Bob Bower, Chairman, ACC

Following my custom for the January GRIT, articles published in 2013 are shown below for your reference. Please refer to the original articles if you want to view the entire text. Again, I hope that these articles are useful and informative.

Jan: Summary Of ACC Articles Published In 2012

Feb: Responding To Emergency Situations

Mar: Getting The Most Out Of Your Remodeling Projects

Apr: White Roofs In Sandia Heights

May: Fire Season Is Here Again!

Jun: Construction Courtesy And Safety In Sandia Heights

Jul: Summary Of ACC Activities For 2012 (ACC input for SHHA Annual Meeting)

Aug: Water Saving Ideas For Your Landscaping

Sep: Making Lemonade During Times Of Drought and Albuquerque's Treasures: Trees

Oct: Preliminary And Final Design And Construction Plans

Nov: Don't Let Your Water Pipes Freeze!

Dec: A Short Reminder On Submitting ACC Project Applications





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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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FOR SALE In Sandia Heights!



35 Sandia Heights Drive NE
\$359,000 • MLS #767619

Sandia Heights, Prime View Lot. Close to the Sandia Peak Tram. 3 bedrooms, 2 baths, greatroom, formal dining room, family room, country kitchen, Sunroom & 2 car garage-Panoramic views of Sandia Peak Tram, the Sandia mountains & city. Views, views, views!
Offered by Sharon McCollum



1140 Marigold Drive NE
\$425,000 • MLS #767134

Upscale Custom One Level Casa with a flowing floorplan on .75 acre view lot! 4 Bedrooms or 3 + a study/office (private Master & separate in law/teen wing), 3 baths, Greatroom formal dining room, gourmet country kitchen & oversized 3 car garage.
Offered by Sharon McCollum

SOLD In Sandia Heights!



Black Bear Road NE

Distinctive Sandia Heights! Elegant, spacious one-of-a-kind two story custom retreat on a .85 acre city & mountain view lot! 5 bedrooms, 4 baths, greatroom, formal dining room, upscale gourmet kitchen, 3 car garage plus inground/gunite pool.
Offered by Sharon McCollum



Tramway Lane Court NE

Updated one level southwest custom style contemporary townhome on a Sandia mountain view lot. 2 bedrooms 2 baths, expansive greatroom with fireplace, formal dining area, country kitchen, multiple outdoor entertainment areas.
Offered by Sharon McCollum

Sandia Heights Market Activity 2013

How is the Sandia Heights Market?

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 \$171.27. There are 5 homes PENDING on lots larger than .50 acres. The asking price per SF is \$196.32. There have been 33 homes SOLD on lots larger than .50 acres in 2013. The average sold price per SF was \$165.07.

2013 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES
There are 12 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$162.55. There are 4 home PENDING on lots smaller than .50 acres. The average asking price per SF is \$156.85. There have been 40 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was \$150.11.

2013 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are 3 attached townhomes FOR SALE. The asking price per SF is \$131.14.

There are 0 attached townhomes PENDING.

There have been 8 attached townhomes SOLD in 2013.

The average sold price per SF was \$123.06.





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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 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.ucccoogs.org or call the church office @ 856-1004 for more information.

Call For Artists! The organizing meeting for the 2014 Sandia Heights Artists annual Studio Tour will be held January 15, 2014 at Barbara Nahlor's home 1202 Marigold NE at 7:00 pm. If you are a Sandia Heights artist interested in being a part of the tour we look forward to seeing you there.

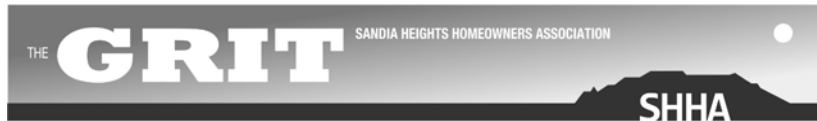
St. Chad's Episcopal Church, 7171 Tennyson St. NE, www.stchadsabq.org, will be holding their *5th Annual Three Kings Party* on *Friday, Jan. 4th at 6pm*. This celebration of Epiphany is a wonderful multi-generational party celebrating the arrival of the three kings to Bethlehem. We will have a short liturgy followed by a dinner of *frankin-furters* (hot dogs), *gold* (Mac'n Cheese) and *s-myrrhs* (an indoor version of s'mores). We invite our friends and neighbors to join us on this special night. Join us also on Sunday, Jan 6th as we celebrate the Feast Day of the Epiphany at our three Sunday services, 8, 10, and 11:30.

The Sandia Heights Book Club has an opening for a new member beginning in January. Both men and women are invited to join. The group meets the third Wednesday evening of each month, January-November at members' homes. Books this year have included: *Canada* by Richard Ford, *The Immortal Life of Henrietta Lacks* by Rebecca Skloot, and *Round House* by Louise Erdrich. If interested please call Joan March at 323-6784 or email her at jmarch@thinkwellassociates.com.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closed:** Wednesday, January 1st
- **SHHA Board Meeting** – Wednesday, January 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

9-11 AM

Saturday, February 8, 2014

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