

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.

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.

There are no Bylaws Amendments this year. Please review the rules for the Annual Meeting found on page 11 of this GRIT. The agenda can be found on our website.

The dates and times of the SHHA Board meetings are published on the website as well as all approved Board meeting minutes at: www.sandiahomeowners.org.

Greg Ruggiero Concert

On Saturday, February 15, 2014, SHHA will again present Jazz Guitarist, Greg Ruggiero.



This event will be held at the Church of the Good Shepherd, 7834 Tennyson NE. The doors will open at 6:30pm and the concert will start at 7:00pm. **This is an event for SHHA members only and their guests.** Greg Ruggiero was once a New Mexican, and now resides in New York City. His travels have taken him across this country, as well as internationally.



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
Woody Farber
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, such as 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

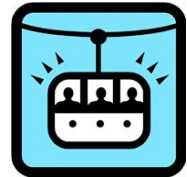
<http://sandiahomeowners.org/my-account?view=reset>

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 – Santiago'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, and 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.



An appeal for volunteers for the SHHA Board and committees ~

By Ann Zimmerman, SHHA President

Do you have an interest in helping to maintain our “peak of living” here in Sandia Heights? Please consider volunteering for a position on the Board. Even if you don’t have experience volunteering with homeowners’ associations, you are welcome to join us, and we’ll help you learn the ropes. Qualifications include a desire to help the community, time and willingness to work (yes, being a member of the Board does take time and requires work!), and ability to work well with other people. You can pick up a Statement of Interest at the SHHA office (or our office staff will cheerfully e-mail a copy to you). If you don’t have the time to serve on the Board, we encourage you to volunteer for one of our committees. You can find a description of the committees on the SHHA website in the Residents’ Guide. The Residents’ Guide is also in the SHHA Residents’ Directory and Guide. We’re looking for interested people with ideas and the time to be an active committee member. The time commitment varies by committee, so check

them out and talk to the committee chairs for more details.



Communications & Publications Committee ~

By George Connor, Acting Chair, C&P

Letters to the Editor is a feature where we provide a means of presenting relevant and topical issues\opinions within the community. However, we reserve the right to limit based on space and relevancy. When a topic has been fully explored, discussed and a decision made we will consider it no longer relevant and will cease publication of letters on that issue. Also, letters must be free of personal attacks and they must center just on the topic at hand. We encourage civil discourse on issues within the community and will continue to publish relevant letters.



Septic Tank Quick Tips

For more details, read the US Environmental Protection Agency’s *A Homeowner’s Guide to Septic Systems*

- Spread out laundry loads during the week-don’t do all the laundry on the same day.
- Minimize the amount of household cleaners you send down the drain, and use less toxic products.
- Don’t use the garbage disposal for excessive amounts of food waste.
- Use the proper type of bathroom tissue. Septic-friendly tissue disintegrates quickly in water into many small fragments.
- Don’t flush anything down the toilet except septic-friendly bathroom tissue and human waste.



SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

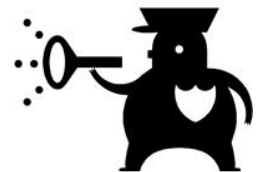
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You 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	17	Motorist Assist	0	Special request	170
Animal control asst.	0	Motorcycle Nuisance	0	Special (extra patrol)	13
Breaking & entering	0	Neighbor dispute	0	Suspicious person	7
Corp. Office Assist	0	Newspaper pickup	25	Suspicious vehicle	8
Customer Assist	4	Noise complaints	1	Theft	5
Fire	2	Open door/window	7	Utility Co. assist	3
Fireworks complaint	0	Parking problem	0	Threat/personal	0
Home burglary	2	Pet nuisance	9	Vandalism	2
Lost/found item or pet	6	Rescue assist	1	Vehicle burglary	0
Mailbox Vandalism	0	Salesman	3	Wildlife report	0
Miscellaneous Call	1	Speeding vehicle	0	Total Calls	286

SECURITY TIPS:

ALBUQUERQUE POLICE DEPARTMENT CRIME PREVENTION UNIT - Residential Burglary Prevention



Residential burglary rates are generally dictated by the active involvement of individual citizens and cooperative education efforts by neighborhood associations and other community groups. Homeowners who are willing to take certain steps to prevent this type of crime, along with the assistance of local law enforcement, can reduce and sometimes prevent break-ins and burglaries. Consider the following prevention tips as well as ways to retrieve any lost or stolen property.

- Establish trusted relationships with neighbors on your block. Agree to watch out for each other and report any suspicious activity in and around your home. Remember, residential burglaries statistically occur during the day, so if possible, identify trusted neighbors who might be home during this time.

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.



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Covenant Support Committee ~

By Joe Pappe, Chairman, CSC

The Empty Nest - Rooms for Rent

Now that the house is "too big" for you it is tempting to make extra money by renting a spare bedroom or offer bed and breakfast (B&B) accommodations. We have received complaints of homeowners listing their homes on B&B websites for room rental by the day, week, or month. However, Sandia Heights is zoned Residential (single family) and therefore renting rooms is a Bernalillo County zoning violation. The Unit Covenants also prohibit renting rooms.

The CSC therefore asks that homeowners comply with both the Covenants and the zoning regulations and not rent out rooms. If you have already posted your house on a B&B web site please remove it. If you suspect that a neighbor is renting out space in their home please contact the SHHA and they will help you fill out a complaint. We will immediately investigate and seek compliance either voluntarily or with the help of the County Zoning Department, or other legal channels. Aside from the code and covenant violations it is also a safety concern for the neighborhood. Sandia Heights Security monitors unfamiliar cars and activities in order to preserve the safety of the residents. Remember, this is a Single Family Residential Area. Please help keep it that way.



Parks & Safety Committee ~

By George Connor, Chairman P&S

We are very pleased to see many of you walking on the correct side of the street when out on our roads. However, there are still a few of you who are walking on the wrong side. Remember, if you cannot make

eye contact with oncoming drivers, you are not walking on the correct side of the road. Also, although wearing a reflective vest is unnecessary during the daylight hours, it becomes very important early in the morning, near dusk and later in the evening. It is wonderful to see how many of our neighbors are improving their health by making the effort to walk out of doors a little more! Let's also work at making our neighborhood a friendlier place by smiling and waving at our neighbors as they drive by us. A smile can really brighten your day as well as that of others!

Reminders to hikers and dog walkers:

1. Help keep our county water supply clean and use one of the Sandia Heights dog waste bag dispensers and waste disposal stations at one of our neighborhood parks or at Domingo Baca Arroyo.
2. We still have orange reflective vests for sale in the SHHA office at a low price.



Reminders to drivers:

1. Be extra vigilant when driving our curvy roads,
2. Watch your speed and go no faster than the posted speed limits, and
3. Watch for pedestrians and cyclists on the trail when turning onto or off of Tramway Blvd.

Contact the SHHA office by email or phone if you have any Park or Safety concerns. We will either address them or let you know whom to contact at Bernalillo County about your concern. BE SAFE and ENJOY our wonderful neighborhood.



ACC Activity Log

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

- 28 Cedar Hill Place – Stairwell Addition
- 59Juniper Hill Court – Cantilevered Carport
- 218 Spring Creek Lane – Garage Addition
- 638 Cougar Loop – Windows and Doors Replacement
- 785-3 Tramway Lane – Photovoltaic Panels
- 868 #4 Tramway Lane Court – Window Replacement
- 991 Lynx Loop – Roof Repair
- 1015 Tramway Lane – Re-roof
- 1059 Red Oaks Loop – Replace Windows and Doors
- 1502 Eagle Ridge Road – Roof Repair and Garage Door Replacement
- 1515 Eagle Ridge Road – Re-roof
- 2035 Quail Run Drive – Install Gate
- 2321 Calle De Gabriel – Windows and Door Replacement
- 2894 Tramway Place – Window Replacement
- 2900 Tramway Place – Window Replacement
- 11108 Bobcat Place - Landscaping

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



Choosing Your Contractor

By Bob Bower, ACC Chairman

Once again, it's time for my periodic article on choosing a contractor for your home improvement projects. Credit for this article goes to Jessica Speck of JADE Enterprises, Inc., a local contractor with many years of experience in the design and construction business here in the Albuquerque area. It is well worth reading. Know who you are dealing

with when hiring a contractor—the wrong one can cost you lots of headaches and money.

With our slow-growing economy and near-stagnant residential real estate market, many homeowners are choosing to remodel their current homes rather than purchase a new one. But in order to cut costs, some homeowners are hiring unlicensed and uninsured contractors. These contractors can become a sizeable liability to the homeowner through shoddy workmanship or even by failing to complete the remodeling task. Keep in mind that contracting without a license is illegal in New Mexico and hiring unlicensed and uninsured contractors has had a strong negative impact on the local home remodeling industry.

There has been a recent rise of unlicensed individuals entering the home remodeling market equipped with a set of tools, a truck, and minor remodeling skills. They deliver bids to the homeowner at prices too good to be true! Unfortunately, many of these individuals end up getting hired for the remodeling job. Remember the old adage: “You get what you pay for”, and this is very true for the home remodeling industry. The use of low quality materials and shoddy workmanship can go unnoticed for months or years. The cost of redoing poor work and paying for a licensed contractor to build what was originally planned for can be avoided by using some “up-front smarts” when choosing the contractor in the first place.

The lack of proper insurance is one of the most obvious and devastating ways construction costs are cut. If a contractor should fall off the homeowner's roof, use faulty materials and methods, or damage the homeowner's home or belongings, there is no coverage to protect the homeowner. In these circumstances, the uninsured contractor cannot afford to pay for personal injuries and other damages, leaving the homeowner with an uncompleted project and significant costs to settle claims against the homeowner's insurance policies.

Continued on page 11



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9 SANDIA HEIGHTS DR. NE



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Selling Sandia Heights Homes!

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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Cedar Hill Rd NE

Custom residence on .83 acres +/- with 100 +/- trees & Cabana. 4 bedrooms or 3 + study, 3 baths, greatroom, formal dining room, family room, entertainment room, gourmet kitchen & 2 car garage + workshop. Comfortable elegance!
Offered by Sharon McCollum

Sandia Heights Market Activity • 2008 - 2014

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

2007 - 2014 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS LARGER THAN .50 ACRES

There are 11 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$181.90. There are 4 homes PENDING on lots larger than .50 acres. The average asking price per SF is \$220.99. There have been 0 homes SOLD on lots larger than .50 acres in 2014.

33 Homes on lots larger than .50 acres SOLD in 2013. The average sold price per square foot was \$165.07
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

2007 - 2014 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 \$159.38. There is 2 home PENDING on lots smaller than .50 acres. The average asking price per SF is \$162.12. There have been 0 homes SOLD on lots smaller than .50 acres in 2014.

40 Homes on lots smaller than .50 acres SOLD in 2013. The average sold price per square foot was \$150.11
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

2007 - 2014 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are 3 attached townhomes FOR SALE. The asking price per SF is \$128.73. There is 1 attached townhomes PENDING. The average asking price per SF is \$78.91. There have been 0 attached townhomes SOLD in 2014.

8 Attached Townhomes SOLD in 2013. The average sold price per square foot was \$123.06
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



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 11:00 with education for all ages is at 10:00 a.m. each Sunday. Visit www.ucccoqs.org or call the church office @ 856-1004 for more information.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Annual Meeting** – Saturday, February 8 at 9am at Church of the Good Shepherd.
- **Greg Ruggiero Concert** – Saturday, February 15 at 7pm at Church of the Good Shepherd.
- **Office Closed:** Monday, February 17 President’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!

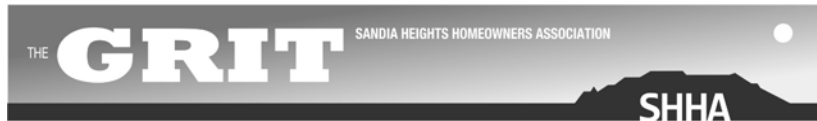
Continued from page 8

If you have been the victim of unlicensed contracting or would like more information on the topic, you can visit the New Mexico Regulation and Licensing Department’s Construction Industries Division website at: www.rld.state.nm.us/CID/unlicensed.htm. Note: When hiring a contractor, look for license number, liability coverage, and workers’ compensation. Don’t be afraid to ask for copies of these documents to make sure they are up to date. Good luck with your home improvement projects. Remember to provide comments (pro and con) to the SHHA office for inclusion in our contractor evaluation books so other members can take advantage of your experiences with your contractors.



The Annual Meeting and Town Hall Meeting Standing Rules are:

1. All cell phones shall be silenced or set on vibrate and remain so during the meeting.
2. All motions must be made in writing and a copy given to the presiding officer. Betsy, at the back table, has motion forms should you need one.
3. We will address motions under the New Business section of the Annual Meeting. Members who wish to make a motion shall address the chair and be recognized by the President, asked to use the microphone and state their name and motion and then give the written motion form to the President.
4. Members who wish to speak will be called and recognized by the President, asked to use the microphone and state their name and topic.
5. No member may speak twice to the same motion or on the same subject until all who wish to speak have had the opportunity to do so.
6. Each speaker is limited to three minutes. No member shall speak longer than three minutes at a time without permission of the members by a two-thirds vote without debate.
7. Debate on any subject shall be limited to twelve minutes, except by request of the chair or two-thirds vote of the members without debate.



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