



Sandia Heights/Bernalillo County Residents:

The BioPark River Otter Exhibit Needs Your Vote in the General Election. Please vote “YES” for the Recreational Bond Package (#3) in the November 4, 2014, Bernalillo County General Election. This bond package includes \$2 million to support construction of the BioPark River Otter Exhibit. This can be our thanks to Albuquerque residents for building, maintaining, and supporting the BioPark facilities we all enjoy visiting. We will all enjoy watching the antics of curious, playful, and funny river otters. Let us make this happen for the BioPark and for us as well. If you have any questions, please contact Joan Bauer at 797-8418 or visit the BioPark Society’s website at <http://www.bioparksociety.org/main/otters>.



New Development Update:

County Item – Appeal of ZCSU-20130039 - Mhoon Property Development: (Special Use Permit). At 4 PM on Tuesday, September 2, 2014, before a large audience of Sandia Heights residents, the Bernalillo County Commissions voted to deny the appeal by Sandia residents. The result is to allow a Special Use Permit for the 30 home residential development on the 10.4 acre Mhoon property between Tramway Lane & Tramway Blvd.



APPRECIATION: SHHA COFFEEHOUSE CONCERT SERIES

By Emily B. Rudin, SHHA Board Member

The Sandia Heights Homeowners Association expresses appreciation to members Linda and Kerney Bolton for generously arranging and producing the SHHA Coffeehouse Concert Series. Thanks to the Boltons, hundreds of SHHA members and their guests have been introduced to

and entertained by a diverse array of professional musicians on tour. The September 13 concert, which featured the Nashville-based Carolyn Martin Band, marked the Series’ last event.

The Boltons first proposed the Series to the SHHA Board in 2005 and, with Board approval, launched it in 2006. Eight years and 26 concerts later, the Boltons have concluded the Series.

“We moved here from the Boston area in 1997,” Linda explains. “We had been involved in the music industry since 1989, I as an artist representative—or booking agent—for folk and bluegrass musicians, and Kerney as a sound engineer.” Among their clients were Jonathan Edwards (whose hit song, “Sunshine,” earned a Gold Record in the 1970s) and the New England bluegrass band Northern Lights.

“Kerney and I traveled coast to coast with the band for eight years,” Linda continues. “Our venues included the American Folklife Center and Smithsonian Institution in D.C., Strawberry Music Festival in California, Zion National Park in Utah, The Barns at Wolf Trap in Virginia, plus countless concert series, church coffeehouses, and festivals. Over the years we became personally acquainted with many nationally known folk and bluegrass performers.”

After moving here, the Boltons observed that many Sandia Heights residents were reluctant to drive into the city to see quality live music. “Since we had come from an area rich in folk-music coffeehouses held in churches,” Linda says, “we thought it would be nice to have a high-quality music venue featuring national performers that people could reach in just minutes. At the same time,” she continues, “a coffeehouse would enable Sandia Heights residents to meet each other and socialize. Since SHHA held its annual meetings at the Church of the Good Shepherd, it made sense to hold the Coffeehouse there.”

Continued on page 2



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

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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.

Continued from front page

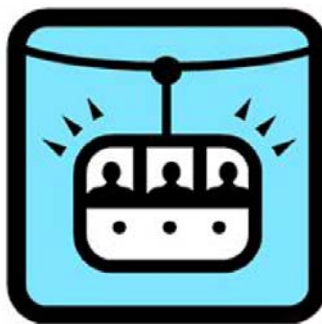
The high-caliber entertainers whom the Boltons brought to SHHA—some for encore performances—including Syd Masters and the Swing Riders, the Boulder Acoustic Society, Bryan Bowers, Tim Grimm, Acoustic Eidolon, Robin and Linda Williams and Their Fine Group, the Chapmans, and Spring Creek.

The Boltons have volunteered their talents to SHHA beyond the Coffeehouse Concert Series. Linda is a member of the Community Service and Membership (CS&M) Committee. Kerney has served on, and chaired, both the CS&M and Architectural Control Committees.

The SHHA wishes Linda and Kerney well as they pursue new ventures. We are grateful for the enjoyment they brought right to our doorstep, and for their inspiring and memorable example as SHHA volunteers.



Photo: Emily B. Rudin



Tram Passes: SHHA has purchased 8 corporate tram passes per day. The cost is \$5 per pass. Please try to plan at least two weeks ahead if possible. For details you may call the SHHA office at 797-7793 or visit our website:
www.sandiahomeowners.org.

ANNOUNCEMENT: The Tram is closed for maintenance November 3-14.



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



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 – Albuquerque Custom Tint and Glass - Bair Medical Spa - Best Way Carpet - Bob's Painting – Avis/Budget Car and Truck Rental - Chiropractor, Mark L. Schwartz DC - 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



Pedestrian Safety Reminders

By George Connor, Chairman, Parks & Safety

Safety is so very important, especially when it gets darker early. It is difficult for drivers to see walkers and joggers. Please consider the safety tips below:

Pedestrian Safety Tips

- Walk **Facing** Traffic; make eye contact with drivers approaching you.
- Wear a reflective vest or brightly-colored clothing, particularly in the evening. SHHA members can purchase a vest in the office for only \$2!
- If you are walking a dog, keep the dog to your **left**.
- Whenever cars approach, a group of pedestrians should walk in **single file**.
- If you expect to be out before sunrise or after sunset, please carry a **light**.

Safety of our children on or near our neighborhood roads. Please be aware of

children walking and/or playing on or near our small, winding roads in Sandia Heights before and after school and at school bus stops.



Sandia Heights Septic System Update

At its meeting on September 9, 2014, the Bernalillo County Commissioners met to consider approving an amendment to the County’s Wastewater Ordinance. However, the Commissioners voted to postpone their vote on the amendment and asked that the entire Ordinance, including the proposed amendment, be republished as a single document and be made available to the public for comments prior to a final vote by the Commissioners at their October 28, 2014 meeting. The Ordinance, including the proposed amendments, is now available on the SHHA website. Public comments will be accepted by the Commission no later than Tuesday, October 10, 2014. Keep in mind that there may be some minor changes to the Ordinance as a result of additional public comments and discussions at the October meeting.

The amendment to the Ordinance will affect all homeowners in Sandia Heights who have septic systems for wastewater treatment. The amendment will affect four areas of the existing Ordinance as follows:

1. Septic System Inspections.
2. Installation of Replacement Systems.
3. Installations for New or Upgraded Systems.
4. Maintenance Contracts. NOTE: The County has agreed to be available for consultation if homeowners are required to obtain a maintenance contract. SHHA will provide additional details on the four areas listed above once the Commission votes to implement the amendment or makes additional changes to the Wastewater Ordinance.

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	28	Motorist Assist	2	Special request	189
Animal control asst.	1	Motorcycle Nuisance	0	Special (extra patrol)	9
Breaking & entering	0	Neighbor dispute	1	Suspicious person	6
Corp. Office Assist	3	Newspaper pickup	7	Suspicious vehicle	5
Customer Assist	0	Noise complaints	1	Theft	11
Dump/Spilled Material	1	Open door/window	1	Threat/personal	2
Fire	2	Parking problem	0	Utility Co. assist	2
Loud music/party	4	Pet nuisance	8	Vandalism	1
Lost/found item or pet	9	Rescue assist	0	Vehicle burglary	0
Mailbox Vandalism	0	Salesman complaint	4	Wildlife report	6
Miscellaneous Call	3	Snake call	8	Total Calls	314

Communications and Publications Committee:

Please consider using the businesses advertising in the GRIT! Please be reminded to check your listing in the 2014 Resident Directory and Guide and let the office know if you have any changes or additions. All changes must be received before 7 November 2014 in order for them to be included in the 2015 Resident Directory and Guide.

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Sandia Heights Homeowners Association Roadrunner Holiday Food

Drive: Be a part of taking action this holiday season and get involved in our food drive! The Holidays can be difficult for many New Mexicans. Food drives enable the food bank to provide a wide variety of high quality, nutritious food items throughout the year. The Roadrunner Food Bank of New Mexico distributes more than 22 million pounds of food a year to hundreds of nonprofit agencies throughout New Mexico. Each one of us can make an impact.

We have already begun collecting. Please help by bringing non-perishable food items to the Sandia Heights Homeowners Association office located at San Rafael and Tramway. Please do not bring open containers or boxes or samples. Office hours are Monday through Friday 9am - 4pm. Look for the big red drop bins inside.

Most Needed Items: Macaroni & Cheese, Canned Fruits, Canned Vegetables, Canned Meats, Canned Entrees, Cereal Bars, Rice, Sugar, Pastas, Soups, Baby Food, Boxed Meals. Plastic, boxed, bagged and canned containers present less chance of breakage and less loss of good food.

**MANY THANKS IN ADVANCE
FOR YOUR GENEROSITY!**





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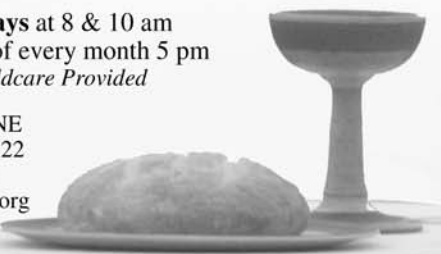

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- Experienced Investor
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MAIL THEFT

Mail theft is a continuing problem! Please be advised to take your outgoing mail to the Post Office. If the option is available it might be best to have sensitive information like checks, insurance and mortgage papers sent to your bank branch and you can pick them up from there, rather than having them sent to your house. Likewise, consider opening a post office box and have your mail sent there. Otherwise, keep your eye out for the postman and get your mail out of your box quickly.



Plague and Tularemia

By George Connor, Chairman, Parks & Safety

Sandia Heights residents, please be aware that both plague and tularemia have been found in dead animals in our neighborhood. Thus far, there have been no reports that the diseases have been transferred to household pets or humans. However, some pets have been placed on an antibiotic regimen because of direct contact with infected dead animals. Exercise extreme caution when handling dead animals: cover up, use gloves, and be upwind of the animal.

Excerpts from the Albuquerque Environmental Health Department website:

Tularemia has been found in the East Mountains, North Albuquerque Acres, and Sandia Heights. Tularemia is more active April-October and does overlap with plague in its seasonality and locality. Residents in these endemic areas who find a rabbit or rodent which died for no apparent reason should contact 311 to have the animal removed.

Preventive strategy:

- Keep pets confined to prevent them from ingesting infected animals

- Regularly treat pets and their bedding with flea and tick control
- Eliminate rodent harborage such as wood piles, or trash, bird feeders, water fountains, etc.

For more information please visit the Albuquerque Environmental Health website:

<http://www.cabq.gov/environmentalhealth/urban-biology/pest-management/rodents>



Renters and Membership Benefits

Did you know that people renting houses in Sandia Heights can participate in many of the benefits of SHHA membership? All that is needed is for the property owner to maintain membership in SHHA. Many property owners mistakenly believe that if they move from Sandia Heights and rent their house to another family, they must cancel their membership in SHHA. Not true! Membership dues will continue to be collected as part of the monthly utility bill for that address, whether the property owner pays the bill or the tenant pays the bill. If you as a property owner pay the bill, you are free to pass along the cost of membership to the tenant if you choose. Renters are eligible for all SHHA membership benefits except voting privileges and filing covenant violation complaints. Tram passes are among the most popular member benefits, so be sure you maintain your membership so your tenants can experience some of the great “perks” of living in Sandia Heights!



ACC Activity Log

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

- 22 Eagle Nest Court – Landscaping
- 422 Live Oak Court – Garage and Shop Addition
- 547 Black Bear Loop – Garage Addition
- 548 Black Bear Road – Retaining Wall
- 564 Black Bear Road – Resurface Asphalt Driveway
- 624 Cedar Hill Road – Landscaping and Wall
- 664 Roadrunner Lane – Reroof and Re-stucco
- 711-23 Tramway Place – Repaint Door/Gate/Trim, Parapet Repair and Re-stain Deck
- 720-7 Tramway Lane – Replace Sidings
- 868 Tramway Lane Court #D – Reroof
- 995 Lynx Loop – Garage Addition and Courtyard Wall
- 1046 Red Oaks Loop – Re-stucco
- 1059 Red Oaks Loop – Window Replacement
- 1105 San Rafael Avenue – Door Replacement
- 1226 Rockrose Road – Re-roof
- 1459 Bluebell Drive – Landscaping
- 1863 Tramway Terrace Loop – AC Unit Installation
- 1911 Quail Run Road – Door Installation
- 2430 Tramway Terrace Court – Fence Replacement
- 2431 Tramway Terrace Court – Fence Replacement
- 2811 Tramway Circle – Window Replacement
- 2867 Tramway Circle – Restucco
- 2871 Tramway Circle – Window Replacement

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



Bernalillo County Road work By Joe Pappe, SHHA President

Does your road need some clean up after a big rain? All County work order requests should be made directly to the Bernalillo County Contact Center at 848-1503 or email: contactcenter2@bernco.gov.



Street Right of Way Maintenance By Joe Pappe, SHHA President

The County right of way usually extends a few feet beyond the paved edge of the street into Sandia Heights properties. Each of us is responsible for maintaining our part of the right of way. Please be reminded about the dangers of thick vegetation along driveways and consider cutting thick vegetation away from the entrance/exit of your driveways so that both you and oncoming cars and pedestrians have better visibility.

The County works closely with SHHA to cut along all roadsides at a 45-degree angle in order to help improve visibility. This has helped a great deal, but it does not solve all problems for pedestrians or drivers. We want to encourage each of you to call the SHHA office if you note specific areas where either the chamisa is too overgrown or perhaps signs are being blocked by trees and vegetation at intersections. (The County prefers to have one contact with SHHA for reporting such nuisance areas.)

If you have a Siberian elm growing in the County right of way of your property, please call the County directly at 848-1503. They will remove the tree and treat it with Garlon to prevent regrowth. (In this case, the County requires the homeowner to make the request directly to them, rather than by way of the SHHA, to be sure that the homeowner wants the tree removed.)

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380 BIG HORN RIDGE PL. NE
4-6 BR - 4 BA - 5,516 SQFT

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OFFERED AT: \$1,150,000



64 JUNIPER HILL LOOP NE
4-5 BR - 4 BA - 5,093 SQFT

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OFFERED AT: \$1,100,000



984 LYNX LOOP NE - MLS 805886
4 BR - 4 BA - 3,290 SQFT

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ALL INFORMATION DEEMED RELIABLE, BUT IS NOT GUARANTEED. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



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Neighborhood	2007 Avg. \$/SF	2013 Avg. \$/SF	% Change
Sandia Heights	\$188.05	\$153.96	-18.13%
Primrose	\$205.80	\$183.14	-11.01%
Tanoan	\$172.05	\$148.75	-13.54%
North ABQ Acres	\$216.00	\$156.94	-27.55%
High Desert	\$221.89	\$191.85	-13.54%

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1167 Laurel Loop NE
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Custom One Level Contemporary Retreat on a Panoramic Sandia Mountain & City View Lot! 4 bedrooms or 3 + lower level bedroom/game room, 3 baths, greatroom, formal dining room, family room, gourmet kitchen, 3 car garage and manicured exterior spaces. Views, views, views!
Offered by Sharon McCollum



FOR SALE!

2881 Tramway Place NE
\$399,000 • MLS#821066

One Level, Custom Contemporary SW Style Hacienda Retreat on a Peaceful Panoramic, Corner Sandia Mountain View Lot! 3 bedrooms, private/separated master bedroom retreat, 2 baths, spacious greatroom, formal dining, country kitchen, sunroom, oversized 2 car garage. Breathtaking vistas surround!
Offered by Sharon McCollum



FOR SALE!

963 Antelope Avenue NE
\$559,900 • MLS# 813550

Contemporary Style, Expansive, Spacious Tri Level Custom on .65 Acre View Lot! Airlock entry, 4 bedrooms + hobby room + oversized service room/office, Separate MBR, FLR, FDR, FR, country kitchen, view deck, solarium, covered Porte Cochere + 2 car garage. Entertainer's haven! Expect to be impressed!
Offered by Sharon McCollum



SOLD!

760-9 Tramway Lane NE

Two Story Custom Residence On A Panoramic Sandia Mountain and City View Lot! Private courtyard entry, sunken greatroom, sunroom, gracious formal dining room, eat-in country kitchen, 3 bedrooms, HUGE upper level master retreat, 3 baths, 2 car garage, lush backyard!
Offered by Sharon McCollum

Sandia Heights Market Activity 2014

How is the Sandia Heights Market?

2014 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS LARGER THAN .50 ACRES
There are 24 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$177.67. There are 6 homes PENDING on lots larger than .50 acres. The asking price per SF is \$191.50. There have been 24 homes SOLD on lots larger than .50 acres in 2014. The average sold price per SF was \$163.29.

2014 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES
There are 6 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$162.07. There are 3 home PENDING on lots smaller than .50 acres. The average asking price per SF is \$168.27. There have been 18 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$160.11.

2014 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES



There are 3 attached townhomes FOR SALE. The average asking price per SF is \$112.55.
There are currently 0 attached townhomes PENDING.
There has been 6 attached townhomes SOLD in 2014. The average sold price per SF was \$113.14.



Community Event Bulletin Board

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

Join **St. Chad's Episcopal Church** on Sunday, October 5th as we celebrate our 40th Anniversary! Bishop Michael Vono will be with us at the 10am service and we will have a special celebration of 40 years of wonderful ministry, worship, and outreach in the far northeast heights of Albuquerque. Services that day and every Sunday are at 8 and 10 am.

Join St. Chad's Episcopal Church at 7171 Tennyson St. on **Sunday, October 5th at 4 pm** on our church lawn for the Blessing of the Animals in celebration of St. Francis! All are welcome and all pets and domesticated animals are welcome!! **Join Us For Fun, Fellowship & Worship!!**

Tuesday, Oct. 21st, and every 3rd Tuesday of the Month we invite you out to Pints with the Padre at O'Neill's Pub on Juan Tabo starting at 6 pm. Join us for refreshments and/or dinner and some wonderful conversations with Fr. Brian Winter, Rector of St. Chad's Episcopal Church focusing on our spiritual walks in life.

Mugs with the Madre will be Tuesday, Oct. 28th and every 4th Thursday of the month at The Egg and I on Menaul starting at 7:30 am. Join us for coffee and/or breakfast for a faith time with Mother Jan Hosea, Associate Rector of St. Chad's Episcopal Church.

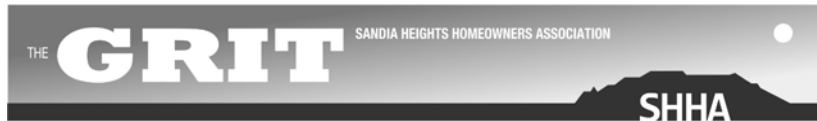
Sandia Heights Artists: We say goodbye to the (11th annual) Sandia Heights Studio Tour for 2014 and thank our many friends and neighbors for making it a successful and enjoyable weekend. The hours raced by as we talked with new and repeat resident and non-resident tour-goers. Many used the opportunity for early Christmas shopping and some just wanted beautiful objects for their own delight. We thank Terry Winfield for the opportunity for Sandia Heights Artists to display and sell our work at High Desert Frame and Gallery Sept. 1-31, 2014. We hope you can stop by the Gallery at 12611 Montgomery NE (Smiths' shopping center, Montgomery and Tramway). Again, thank you for a wonderful studio tour --- we look forward to next year's.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closed Columbus Day - Monday, October 13.**
- **Board Meeting** – Wednesday, October 8 at 7pm in the SHHA office.
- **Notary, copies and faxes, tram passes, email alerts and contractor evaluation binder** free to members.
- **Committee meeting dates and times** 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!
- **Tram passes, \$5 each**

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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!

Have you sent in your photo yet? We need your great photos for our annual 2015 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office **by Friday, November 7**. If you are the lucky winner, your photo will be featured on the cover of the 2015 Directory, and you will be acknowledged as the photographer. All photos will be displayed on the website.



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 2014 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 hard copy entries may be picked up at the office once the Directory is published.