



SHHA Annual Meeting
Church of the Good Shepherd on Tennyson,
9 – 11 AM, FEBRUARY 7, 2015

Doors open at 8:30 a.m. Drinks and 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 and new 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.

New SHHA Rules and Regulations for the Association

In order for the Sandia Heights Homeowners Association (SHHA) to be in compliance with the July 1, 2013 NM Homeowner Act (NMHOA), the Board of Directors (BOD) did a review of its current policy and procedures manual and developed a new document called “SHHA Rules and Regulation for the Association”. The document is available on the SHHA website under the Board tab.



SHHA Dues Holiday

At its November Board meeting the SHHA Board of Directors voted to give its members a holiday from the monthly dues for the month of December. This action was made possible due to revenues being slightly greater than budgeted, while expenses were less than budgeted. Thank you and Happy Holidays.



Office Closure: The office will be closed for the holidays for two weeks from December 22 through January 2. The office will reopen on Monday, January 5.



Parks & Safety Committee By George Connor

Information about Land Use Problems in the North Albuquerque Acres Neighborhood Association area west of Eubank and about 1/2 mile north of Paseo Del Norte -- We have heard from the BC Public Works Manager about problems with illegal dumping of trash and off road ATV activities on the vacant property at the east end of Alameda Blvd. BC Sheriff Deputies will be changing the practice of giving warnings for first-time violations to randomly giving first-time violators of posted regulations a Citation/Ticket immediately. A 60 foot wide corridor down the middle of the property is still open for hiking, walking, and other low impact recreational activities.

Continued on page 2



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

Officers

- President – Joe Pappé
- Vice President – Bob Bower
- Secretary – George Connor
- Treasurer – Woody Farber

Board Members

- Don Aunapu
- Meeko Oishi
- Anne Manning
- Michael Pierce
- Josephine Porter
- Emily Rudin
- Marion Simon
- 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

Some of GRIT Editorial Policies are:

- 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 days of a convenient defacto off-road motor-park are over and USERs of the area need to be aware of the changes in posting and enforcement. A full write up about these problems and the changes in enforcement policy, is available on the SHHA website under the outdoors tab.



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.



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 – Wellness at #2 **NEW!**- Wildlife West Nature Park



Officer Elections By George Connor, SHHA Secretary

Officer Election: The following is the slate of officers who will be elected for the 2015-2016 operational year at the December Board meeting:

- Joe Pappé, President
- Josephine Porter, Vice President
- George Connor, Secretary
- Woody Farber, Treasurer

The following candidate returning to the board will be voted on at the February Annual Meeting: Meeko Oishi.





Email Alerts ~ By George Connor, Acting Chair, C&P

Email Alerts: 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 an SHHA event, a wildlife alert or a security issue. To sign up either email our office at sandiaheights@comcast.net or call 797-7793.



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.



Parks & Safety Committee ~ By George Connor, Chairman

It is Property clean-up time again this fall!!! We recommend you start working now and be prepared to take advantage of the following **FREE** pick-up service from Sandia Peak Utility.

Twice a year, Sandia Heights Services Sanitation group offers a special Free Green waste pick-up. The 2014 **GREEN WASTE FALL pickup** is scheduled on your regular trash collection day during the **week of DECEMBER 1 -5**. Place green waste (leaves, grass and brush, **NO CACTI**) in bags weighing 40 lbs. or less at the curb by 7am on your regular trash collection day.

Branches must be bundled and cut down to 4 ft. lengths. Limit ten (10) bags and/or bundles.

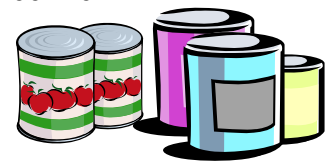
Dead Tree Removal was mentioned by multiple residents at the Feb 2014 annual SHHA meeting as being a neighborhood wide problem. The SHHA Covenants Support Committee (CSC) has described in issues of this year's GRIT, how to **submit Covenant Complaints** (complaints are always treated anonymously). Some dead trees have been removed this year as a result. **BUT**, there are still many dead trees in Sandia Height's neighborhoods and member residents need to report any in their units to the SHHA as covenant violations so they can be addressed by the CSC.



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.

Please help by bringing non-perishable food items to the Sandia Heights Homeowners Association office located at San Rafael and Tramway. Office hours are Monday through Friday 9am-4pm. Look for the big red drop bins inside.



The deadline is Friday, December 12.

Many thanks in advance!

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 from the Sandia Heights Security Patrol:

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	26	Motorist assist.	0	Special request	165
Animal control assist.	2	Motorcycle nuisance	0	Special (extra patrol)	11
Breaking & entering	2	Neighbor dispute	0	Suspicious person	4
Corp. Office assist.	6	Newspaper pickup	19	Suspicious vehicle	11
Customer assist.	2	Noise/Suspicious Noise	1	Theft	7
Dump/spilled material	3	Open door/window	7	Utility Co. assist	0
Home burglary	1	Parking problem	2	Threat/personal	1
Loud music/party	2	Pet nuisance	1	Vandalism	2
Lost/found item or pet	2	Rescue assist.	0	Vehicle burglary	2
Mailbox vandalism	0	Salesman	3	Wildlife report	1
Miscellaneous call	4	Snake call	6	Total Calls	293

SANDIA HEIGHTS SECURITY: As of late, there has been an increase in mailbox vandalism/break-ins city wide. Should you see any suspicious activity please contact the Bernalillo County Sheriff’s Department at 798-7000 and notify Sandia Heights Security at 856-6347 (office) or 263-4654 (cell). Below are some suggestions to better protect your mail:

- Use the letter slots at your post office to mail letters, or give them to a letter carrier.
- Pick up your mail promptly after delivery/every day. Do not leave it in your mailbox overnight.
- Do not send cash in the mail.
- Ask your bank for “secure” checks that cannot be altered.
- Tell your post office when you’ll be out of town and have them hold your mail until you return.

SECURITY HOLIDAY TIPS: With the holidays fast approaching, potential burglars or thieves will prey upon targets of opportunity, and vulnerabilities exist that many don’t think about especially during the hectic holidays. Here are some tips from the Sandia Heights Security Patrol:

- ❖ If you display your Christmas tree in a window, don’t put your presents under the tree where they can be easily seen from the road. This is an open invitation for a thief.
- ❖ When you return home from holiday shopping, pull your car into the garage and close the garage door before unloading your gifts from the trunk. If it is not possible to do this, take a look around before you unload the vehicle.
- ❖ Never leave gifts in the trunk or back of your vehicle overnight. If someone will go to the trouble to steal your stereo or other valuables, they will certainly try to take what is out of the trunk or backseat as well.
- ❖ If you must leave vehicles parked in a driveway or on the street, remove the garage door opener.
- ❖ Contact the Sandia Heights Security Patrol for a special security watch if you are going to be away from your home. This service is available to security subscribers, so if you are not a subscriber contact our office at 505-856-6419 to sign up today!!





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FOR SALE In Sandia Heights!



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2881 Tramway Place NE

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 Offered by Sharon McCollum



963 Antelope Avenue NE
\$549,900 • MLS# 813550

Contemporary Style, Expansive, Spacious Two Story 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, storage basement. Entertainer's haven! Expect to be impressed!
 Offered by Sharon McCollum



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 22 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$179.89. There are 7 homes PENDING on lots larger than .50 acres. The asking price per SF is \$175.56. There have been 36 homes SOLD on lots larger than .50 acres in 2014. The average sold price per SF was \$162.32.

2014 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES
 There are 4 homes FOR SALE on a lot smaller than .50 acres. The average asking price per SF is \$159.74. There are 4 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$168.60. There have been 30 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$158.69.

2014 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are 2 attached townhomes FOR SALE. The average asking price per SF is \$135.22.
 There are currently 2 attached townhomes PENDING. The average asking price per SF is \$128.44.
 There have been 10 attached townhomes SOLD in 2014. The average sold price per SF was \$113.91.





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OFFERED AT: \$1,150,000



Is There Radon in our Houses?

Lately, I've run into problems with some radon issues. I think part of it is that buyers are more aware of it, so they're asking for an inspection, and the apparatus to check for radon levels is a lot more sophisticated than the old "canister" method. So, as your "trusted advisor", I thought it was time to broach the subject. I just had my home checked, and (whew!), I passed!

Radon is a significant issue in many of the houses in the Albuquerque area. Generally, there is a high radon found in 1 in 3 of the houses, and specifically the closer to Sandia Heights, the more likely the house will have higher radon levels.

Radon is a cancer-causing radioactive gas. You cannot see, smell or taste radon, but it may be a problem in your home. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States today. If you smoke and your home has high radon levels, you're at a higher risk for developing lung cancer. Some scientific studies of radon exposure indicate that children may be more sensitive to radon. This may be due to their higher respiration rate and their rapidly dividing cells, which may be more vulnerable to radiation damage.

The alpha radiation emitted by radon is the same alpha radiation emitted by other alpha generating radiation sources such as plutonium.

The primary routes of potential human exposure to radon are inhalation and ingestion. Radon in the ground, groundwater, or building materials enters working and living spaces and disintegrates into its decay products. Although high concentrations of radon in groundwater may contribute to radon exposure through ingestion, the inhalation of radon released from water is usually more important.

Should you test for radon?

The US EPA, Surgeon General, American Lung Association, American Medical Association, and National Safety Council recommend testing your home for radon because testing is the only way to know your home's radon levels. These are no immediate symptoms that will alert you to the presence of radon. It typically takes years of exposure before any problems surface.

Can you fix the problem?

If your home has high concentrations of radon, there are ways to reduce it to acceptable levels. Most radon problems can be remediated with a sub-slab depressurization system. If you want or require the assistance of a professional, you may wish to look at the list of certified radon mitigators for New Mexico at the following website: www.nmenv.state.nm.us/nmrcb/radon.html. Radon is a colorless and odorless and radioactive gas.

WHEN YOU WANT YOUR PROPERTY SOLD OR PLAN TO RELOCATE, TRADE UP, INVEST OR DOWNSIZE—CONTACT GREG TODAY!

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

WASTEWATER SYSTEMS UPDATE ~ By Bob Bower

At its meeting on October 28, 2014, the Bernalillo County Commission unanimously approved changes to the County's Wastewater Systems Ordinance which will go into effect on November 27, 2014. These changes are aimed at preventing groundwater pollution caused by aging septic systems. The Commissioners endorsed the statement by Commissioner Stebbins that "Septic systems are a significant source of groundwater pollution in Bernalillo County and we are taking this proactive step to address contamination before it happens and protect our scarce water resources for future generations". The revised ordinance will impact our community since many of our residences have septic systems that have been in place for many years.

Specifically, the amended ordinance calls for:

- inspection and evaluation of septic systems more than 30 years in age;
- repair or replacement of septic systems found to be failing; and
- a recurring five-year evaluation of septic systems more than 30 years in age.

In addition, the ordinance defines circumstances under which conventional (non-aerobic) septic systems may be replaced with in-kind systems. The County also has income-based financial assistance programs to help residents with evaluation, repair, or replacement of septic systems. Residents interested in reading the full ordinance can visit the County website, www.bernco.gov.



Covenant Support Committee

~ By Dick Wavrik

It's Amazing

In spite of about four GRIT articles a year, those of us on the CSC are always amazed by the number of folks who continue to park their RV's, and Camper Trailers on their property.

We can only conclude that you either don't read the GRIT, didn't read your covenants, or just don't give a darn about your neighbors and your neighborhood. If you have neighbors that fall into the above categories please feel free to file a complaint. The CSC will continue to investigate and remind folks to put their toys into storage. Give the volunteers on the CSC a holiday present and move your equipment to one of the local storage yards. We know it costs money to rent space but that's part of owning campers and boats in a covenanted subdivision. You made the decision to buy or rent in Sandia Heights so please don't pick and chose the sections of your covenants that you will or will not follow.

Complaint Process

When you file a suspected violation you will receive an acknowledgement letter. You will normally not hear anything else from the CSC until the issue is resolved. At this point you will get a letter stating the "file is closed". The CSC does not provide updates or progress reports to the complainant. Sometimes resolution takes months and you may think we forgot about the complaint. Not so - Betsy keeps a log of outstanding complaints and reminds us when it is time to look at the progress (or lack of progress). The complaint will never go away nor will it be closed without notifying the complainant. Unfortunately it takes a lot of time, letters, and lawyers for some folks to decide to make corrections.

The top complaints over the past 6 months were:

1. Campers, RV's, boats parked for extended periods.
2. Landscaping issues - either overgrown or cut down.
3. Light pollution - bare bulbs, floodlights.
4. Unused/registered vehicles.



ACC Activity Log

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

22 Eagle Nest Court – Restucco
30 Cedar Hill Place – Garage Door Replacement
35 Juniper Hill Loop - Landscaping
95 Juniper Hill Road – Reroof
206 Spring Creek Drive – Restucco and Refinish Trim
344 White Oaks Drive – HVAC Replacement
408 Live Oak Loop – Restucco
624 Cedar Hill Road – Kiva
711-32 Tramway Place - Reroof
727-5 Cedar Hill Lane – Deck Roof and Railings and Gates
726-30 Tramway Vista Drive – Replace Furnace Screen
744 Tramway Lane – Garage Door Replacement
830-A Live Oak Road - Restucco
865 Tramway Lane Court #1 – Reroof
865 Tramway Lane Court #2 – Reroof
Furnace Screen
883 Tramway Lane Court – Restucco & Door Replacement
943 Bobcat Blvd. – Reroof & HVAC Installation
948 Deer Drive – After-the-fact Landscaping
990 Lynx Loop – New Fence
1466 Morning Glory Road – Recoat Stucco
1502 Eagle Ridge Road – Stucco Repair
1510 Eagle Ridge Road - Parapet Repair
1907 Quail Run Drive – Coyote Fence, Windows and Door and Overhang Replacement
2186 Cattail Willow Drive – Window Replacement

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

Home Improvement Projects and Legal Issues

By Bob Bower, ACC Chairman

Once again, it's time to remind you of some legal issues that you should consider when planning your home improvement projects. Here are some pointers that I've learned from various sources. Is a contract really necessary? The answer is yes. Legal advisers strongly suggest that you sign a contract with a contractor that, at the very least, includes the following:

- The scope of the work, the total price, and a progress payment schedule
- The legal names of the parties and the physical address of the contractor
- The contractor's license(s) and tax ID number
- The labor and materials being provided to complete the job
- The timeframe in which the project will be completed
- The homeowner's responsibilities which may include the selection of fixtures, paint colors, etc.
- The days and times the contractor(s) will have access to the property

If a contractor will be using subcontractors, the contract should state that all subcontractors are registered and their license numbers should be listed in the contract. Each contract should also require the contractor to carry workers' compensation insurance and show the homeowner proof of that insurance. The homeowner can call the insurer to verify that the policy is still valid.

If workers are injured while on the job who is liable? Injuries to independent contractors and their employees are generally not the property owner's responsibility. However, exceptions are possible such as if the homeowner told the contractor that the electrical power to the work area would be turned off and it was not turned off.

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Christmas Day
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Community Event Bulletin Board

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

St Chad's Episcopal Church at 7171 Tennyson St. invites you to celebrate Advent and Christmas with us. Saturday, Dec. 6th we will have our Multigenerational celebration of St. Nicholas at 5 pm. Join us for a wonderful time of fellowship, crafts and outreach projects, cookie decorating, and stories for the children about St. Nicholas, a 4th Century Bishop of Myra.

On Dec. 7th, the 2nd Sunday of Advent, we will have our Advent Lessons and Carols at both our 8 and 10 am services. Join us to hear the stories of our faith proclaiming the birth of Jesus, along with songs and praise.

On Christmas Eve we will have two services, a family and children's service at 5 pm with a Christmas Pageant presented by our children and youth. Then our 2nd service will start at 9:30 pm with a choral concert and hymns, followed by our Christmas Eve service at 10 pm. Both services will include Holy Communion and child care will be provided at the 5 pm service.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** – Wednesday, December 10 at 7pm in the SHHA office.
- **Office closed for Christmas Holidays from December 22 through January 2.**
- **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 Services Green Waste Collection:** December 1-5. For information please call Sandia Heights Services 856-6419 or visit their website at www.sandiaheightsservices.com

Continued from Page 8

If the contractor or employee was subsequently injured in such a circumstance, the homeowner's insurance policy would likely cover the situation. However, it is wise to check with your insurer to make sure that your policy covers such events.

Make sure you are covered for property damage caused by the contractor(s). Verify that every contractor has general liability insurance in addition to workers' comp insurance. Again, you can call the insurer to determine that the policy is in effect. I hope that these pointers will result in a successful completion of your home improvement projects and that those projects are free of any complicating legal issues with your contractors.



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

