



SHHA Secretary Report

~ By George Connor, SHHA Secretary

The many questions received at the February Annual and Town Hall meetings have been answered and posted on the website on the home page (this link will remain on the website until the end of April) and are also now a part of the Annual Meeting Minutes. In addition, the Annual Meeting PowerPoint Presentation Slides have been posted to the website. They will remain on the website through the end of April.

If you have a concern or a question or need information please email us at shha@sandiahomeowners.org. Any request for information will be responded to within 8-10 business days of receipt.

Members are welcome to attend monthly board meetings. The meeting schedule can be found under the Board Tab: Board Meeting Schedule. Please call or email the office to notify us if you wish to attend.



NM HOA Act & SHHA service

Feedback ~ By George Connor, SHHA Secretary

Sandia Heights Homeowners Association (SHHA) has been serving members and residents since Alvarado Realty subdivided Ben Abruzzo's foothills cattle ranch into plots for building homes and got Bernalillo County approval in 1976 for a semi-rural residential development called Sandia Heights.

Current Board members and our SHHA office staff put in a lot of hard work restructuring SHHA information and changing slightly the procedures we use to manage it to comply with the 2013 NM HOA Act. It was nice to get

unsolicited feedback about how we did the work over six long months, and that our office staff still has their excellent customer service orientation when a Sandia Height's resident recently sold their home.

- In response to an information request to the SHHA office from a realtor in early March regarding the sale of a Sandia Heights resident's home, SHHA sent the requester the completed form (certificate required by the HOA Act). The Bylaws, Covenants, Financials and Rules of the Association are all on the website: sandiahomeowners.org, under the Board Tab.
- SHHA received from Sharon McCollum, Remax Elite Reality, the following statement:

“You are great. I have to tell you SHHA is so responsive compared to other HOAs.”



Communications and Publications

~ By George Connor, C&P Chairman

Security Alert:

The office has a security email alert system by which SHHA can send notices to people whose email addresses are in our database. If you would like to receive email alerts, please email us at sandiaheights@comcast.net or call us at 797-7793. Also, please let us know if your contact phone numbers have changed. Thank you.

The GRIT:

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



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

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Vice President – Josephine Porter
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Administrator & Publications
& Communications Editor

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Web site:
www.sandiahomeowners.org
Email:
shha@sandiahomeowners.org

For the GRIT Editorial Policy please visit our website: sandiahomeowners.org. The policy can be found in the SHHA Rules and Regulations for the Association under the Board tab.

Tram Passes: \$5 each pass

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.



Tram closure: The tram will be closed for maintenance beginning on Monday, April 6 until Friday, April 17.



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 - Dance Fitness Party – Gonstead Family Chiropractic - Hairstyling by Carlos - High Finance Restaurant - Jade Enterprises – Lash out Loud - Los Equipales - Massage Envy – Mesh Hair Studio - New Mexico School of Music – PCM Electrical - Ready Blinds & Shutters – Sandiogo’s Mexican Grill at the Tram – Skye’s The Limit Realty LLC **new listing! -Southwest Propane - The UPS Store - 3B Yoga – Wellness @ 2 - Wildlife West Nature Park**



Free Classified Ads for SHHA members:

Classified ads are posted to the Classified Ad page on the SHHA website and can be found on the top bar menu under Classifieds. Space permitting they will also be printed in the GRIT. Email your ad as you wish it to appear to: sandiaheights@comcast.net. Please provide your name, address and phone number in your email. If you are age 19 or younger, state your age. Classified ads are restricted to the following:

- Ads for items wanted or needed.
- Ads for sale of personal items.
- Ads for children looking for work such as babysitting or yard work.
- Ads for non-commercial events such as club meetings.



Finance Committee

~ By Woody Farber, FC Chairman

Did you know that the 2015 Board Approved Budget is posted on the website under the Board Tab – Operating Budget. The monthly financial reports for the previous month are also posted following Board approval. This financial information can be found on the website:

sandiahomeowners.org. If you have any questions or concerns please feel free to email the treasurer at shha@sandiahomeowners.org. Any request for additional information will be responded to within 8-10 business days of receipt.



Covenant Support Committee

~ By Dick Wavrik, CSC Chairman

RVs, Campers, Motor Homes, and Boats

Spring is here and folks bring out their recreational equipment for summer enjoyment. While we know that a lot of people enjoy the RV (and boat) lifestyle, please remember that Sandia Heights has restrictive covenants that must be followed. Since the CSC does not patrol the neighborhood, looking for violations, you know that when there is a complaint it originates from one of your neighbors. Please review your specific covenants before you bring these items into your neighborhood. You may wind up having to store them off-site between uses. The inconvenience and cost of storage should be considered part of the price of ownership. If you are an owner of rental property in Sandia Heights, you are still responsible for the property and you need to make your tenants aware of the covenants, hopefully before they move in, so they are not disappointed when they have to remove their boat or camper.

Landscaping

Spring is also the growing season. Please don't let your yard "get away from you". Weeds growing over a one- acre lot may not be as

noticeable as those in the denser, smaller lot units. Remember, as a property owner, it is also your responsibility to alert the tenant or property manager to the responsibility of maintaining the landscape. In Sandia Heights there is a range of what homeowners consider to be acceptable landscaping. The CSC recognizes this diversity in their enforcement of the covenants. We would suggest that you look at your property and those of your surrounding neighbors and try to determine if you blend in or stick out.

Who Owns the Covenants

A unit's covenants are a legal document that defines the architectural and use restriction of your property. They were originated by the developer. Only the lot owners of a unit can change or modify their covenants. This is done by an Amendment passed by usually 75% of a unit's owners and filed with the County. There is no overall set of covenants for Sandia Heights. There are 37 units in Sandia Heights, each with their own set of covenants. While similarities exist there are also differences. In filing a complaint you will need to look at your specific covenant to determine if there is a violation. SHHA was an assignee of the developer for the enforcement of the covenants. SHHA did not write them, we can't modify them, we can only enforce them as they are written. So who owns the covenants? You do!



Announcements & Notices:

Office hours: Monday – Friday 9am – 4pm.

Board Meeting – Wed. April 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 are posted on our website calendar:

www.sandiahomeowners.org.

Classified ads can be found on the website.

Safety Vests for sale - \$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 (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	26	Motorist assist	7	Speeding vehicle	2
Animal control asst.	0	Motorcycle nuisance	0	Special request	117
Breaking & entering	2	Neighbor dispute	0	Special (extra patrol)	4
Car accident	1	Newspaper pickup	32	Suspicious person	8
Customer assist	5	Noise complaints	1	Suspicious vehicle	14
Fire	3	Open door/window	3	Theft	1
Fireworks complaint	0	Parking problem	1	Threat/personal	1
Home burglary	1	Pet nuisance	1	Utility Co. assist	1
Lost/found item or pet	1	Rescue assist	2	Vandalism	4
Mailbox vandalism	0	Salesman complaint	2	Wildlife report	3
Miscellaneous call	4	Snake call	1	Total Calls	248

Security Tips from Sandia Heights Security:

- Never hide house keys under the door mat or a rock near your door. Instead give your key to a trusted neighbor.
- If someone comes to your door asking to use the telephone, make the call yourself. Do not let them in!
- Install outdoor floodlights or motion-sensor lights to eliminate any areas where someone might hide.
- If someone in a vehicle asks for directions, answer from a distance. Do not approach the vehicle!
- Prune shrubbery and trees so they do not obscure windows or doors. Plant thorny bushes or cacti under your windows.
- Sliding glass doors offer easy access if not properly secured. You can secure them by installing commercially available locks or placing a broomstick or wooden dowel in the inside track to jam the door.
- Mark your valuables with your driver's license number. Videotape the contents of your home.



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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Sharon and Judson McCollum have promoted Sandia Heights property values for over 25 years. We market to support improving home values in Sandia Heights. Call (505) 269-6217 for your FREE Market Analysis today!

FOR SALE In Sandia Heights!



1167 Laurel Loop NE

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



963 Antelope Avenue NE
\$549,900 • MLS# 832672

Contemporary Style, Expansive, Spacious Two Story Quality Custom on .65 Acre View Lot! Airlock entry, 4 BR + hobby room + oversized service room/office, Separate MBR, FLR, FDR, FR, country kitchen, view deck, solarium, covered Porte Cochere + 2 car garage, storage basement. Practical quality family home with great storage. Privacy, views, space.
Offered by Sharon McCollum



102 Juniper Hill Place NE
\$528,000 • MLS# 832784

Contemporary, Custom Retro Style Residence by Homes by Marilyn on a .8 of an acre, cul de sac, City & Mountain view lot. Open floorplan with 4 BR or 3+study/office; main level master retreat with private patio, 3 baths, spacious greatroom, dining room, family room, country kitchen, upper level sunroom & a 2 car garage. Panoramic vistas surround!
Offered by Sharon McCollum



2881 Tramway Place NE
\$349,000 • 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

Sandia Heights Market Activity 2015

How is the Sandia Heights Market?

2015 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS .50 ACRES AND LARGER

There are 16 homes FOR SALE on lots .50 acres and larger. The average list price per SF is \$175.72. There are 4 homes PENDING. The list price per SF is \$174.31. There have been 3 homes SOLD in 2015. The average price per SF is \$158.24. There were 38 homes SOLD on lots .50 acres and larger in 2014. The average sold price per SF was \$160.01.

2015 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

There are 3 homes FOR SALE on a lot smaller than .50 acres. The average list price per SF is \$157.36. There are 3 homes PENDING. The list price per SF is \$166.70. There has been 1 home SOLD in 2015. The average price per SF is \$171.75. There were 26 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$159.21.

2015 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There currently is 1 attached townhome FOR SALE. The list price per SF is \$133.33.

There are currently no attached townhomes PENDING.

There were 9 attached townhomes SOLD in 2014. The average sold price per SF was \$113.15.





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304 SPRING CREEK PL. NE

4 BEDROOMS - 4 BATHROOMS - 3 CAR GARAGE - 4,412 SQFT

Absolutely stunning views offered from virtually every room of this SANDIA HEIGHTS area custom home. This home is light and bright and offers 2 living areas which make it great for entertaining! Also included you will find a teen quarters/in-law suite, breakfast nook, Pella windows, and a 3 car garage with plenty of extra room for storage. Outdoor living at its finest offering 2 open patios, and an open deck all of which offer either Mountain or the city! You can watch the tram come up and down the mountain, or step outside and enjoy the close proximity to hiking and biking trails. This home is a must see, MILLION DOLLAR views in the highly sought after area of Sandia Heights.

OFFERED AT: \$ 850,000

WHO SAYS IT'S A SLOW MARKET?

GREG LOBBEREGT'S 2014 SANDIA HEIGHTS SALES:



64 JUNIPER HILL LOOP NE

- 4-5 BEDROOMS
- 4 BATHROOMS
- 5,093 SQFT (APPROX)
- SOLD IN 34 DAYS!



380 BIG HORN RIDGE PL.

- 4-6 BEDROOMS
- 4 BATHROOMS
- 5,516 SQFT (APPROX)
- IN-GROUND POOL



984 LYNX LOOP NE

- 4 BEDROOMS
- 4 BATHROOMS
- 3,290 SQFT (APPROX)
- TEEN/IN-LAW QUARTERS

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

505-269-GREG (4734)

OR **GREG@GREGLOBB.COM**

Birds of special interest and concern are found in Sandia Heights ~ By Judy Liddell

The Sandia Heights neighborhood, nestled at the base of the Sandia Mountains, is situated in piñon-juniper habitat. The most prevalent tree/shrub/plant species are piñon pine, juniper, Apache plume, mountain mahogany and four-wing saltbush. These plants host a variety of bird species not found elsewhere, including Bushtit, Juniper Titmouse, Crissal Thrasher, Western Scrub-Jay and Pinyon Jay, all of which can be found year-round. Western, and sometimes Mountain Bluebirds seek out this habitat for their winter residence. And in the summer, various species, e.g. Scott's Oriole, Cassin's Kingbird and Black-chinned Sparrows, return to breed in piñon-juniper habitat.

Two of these bird species have been identified by wildlife biologists who are part of the New Mexico Partners in Flight as being in serious decline:



Juniper
Titmouse
and

Pinyon
Jay.



In addition, the threat to the Pinyon Jay is so severe that it is on the 2014 State of the Birds Watch List, which lists species most in danger of extinction without significant

conservation action

(<http://www.stateofthebirds.org/2014SOTB>)

The small, gray titmouse, distinguished by its jaunty tuft of feathers, gleans insects and seeds in both piñon pine and junipers. If you listen carefully, you might hear it tapping lightly on a branch to loosen an insect or to break open a seed.

The Pinyon Jay, distinguished from the more common Western-Scrub Jay by its uniform powder blue and shorter tail, is more social and travels together over its large territory in large flocks, or family clans. During the winter, they often visit feeders, descending en-masse and jostling for position on the feeder and landing on nearby trees. Their visits are brief and then they are on their way again. As with other jays, the Pinyon Jay caches its seeds. While it is known for its excellent spatial memory and seems to know where it has stashed each of the piñon-pine nuts, many do not get consumed and play an important role in maintaining the habitat.

The warming climate and drought have created conditions that are jeopardizing the health of piñon pines, making them more susceptible to scale and a type of bark beetle. The beetles are already decimating many of the piñon pines in areas of the Manzano Mountains. Those of us who are lucky enough to have piñon pines growing on our property have a special responsibility to preserve and protect them.

Judy Liddell is President of the New Mexico Audubon Council and the author, with Barbara Hussey, of two books on birding in New Mexico: Birding Hot Spots of Central New Mexico (<http://birdinghotspotscentralnm.com/>) and Birding Hot Spots of Santa Fe, Taos and Northern New Mexico. Judy and Barbara will give a talk on birding and sign their books on April 11 at 10:30 am at the Rio Grande Nature Center.



ACC Activity Log:

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

534 Black Bear Road – Restucco

657 Roadrunner Lane – Re-roof

804 Tramway Lane – Fence Replacement

941 Bobcat Blvd. – Window/Door Replacement

991 Lynx Loop – Re-roof

1928 Quail Run Drive – Replace HVAC Enclosure

2315 Calle de Rafael – Re-roof

2324 Calle de Gabriel – Increase Wall Height

12622 Colony Place – Door Replacement

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



KNOW HOW YOUR ARCHITECTURAL CONTROL COMMITTEE (ACC) WORKS ~

By Bob Bower, ACC Chairman

I realize that this article contains old information for many of our long-term residents, but for the relative newcomers, I hope this article is useful. Are you planning a home improvement project soon? If it will change the exterior appearance of your property, you are required to submit an application to the ACC. Please make sure that you complete all of the applicable information in the application form.

The initial step in planning your project should be to review and understand the covenants in your individual unit. The ACC also has a set of design guidelines. Your unit covenants and the ACC guidelines are available at the SHHA office or on the SHHA website. Most issues found with your project by the ACC, can be avoided if you do

your homework prior to submitting your application.

The ACC processes about 300 applications each year. Many of these applications involve routine requests for re-roofing, re-stuccoing, window/door replacements, heating and air conditioning system upgrades, minor landscaping efforts, etc. These requests can usually be approved in a week or less. However, projects that involve major construction such as second story additions, new garages, new walls and fences, installation of solar panels, etc., may need more time to process. These projects are assigned to one of the ACC members who will meet with you at the construction site to review the project. The ACC may also elect to conduct a neighborhood review to gather relevant comments from your immediate neighbors concerning possible impacts on their properties that could result from your project. On these more complex projects, the ACC strongly advises you to take advantage of an ACC review of your project at the early (preliminary) design stages of the project before you commit to a final design. You may find out that some aspects of your design may not be approved by the ACC and it is best to find this out at the beginning instead of when the design is more mature.

One area where you can really help the ACC understand your project, particularly if it involves major construction, is to submit a plot plan that shows the location of your home and proposed project relative to your property lines. The property survey that you received with your property deed will usually be sufficient for this purpose.

One final note: Please don't ask the ACC to expedite your application so your contractor "can start next week" or that you need a fast approval to take advantage of year-end tax breaks. The ACC will work hard to expedite your application but needs adequate time to do its job. Remember that starting a project before you receive ACC's approval is a violation of your covenants. With a little bit of advance planning, you can avoid these issues. Come talk to us if you need our advice on any of your projects—large or small!

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www.SandiaPrice.com

Get the Most Current, Accurate, Market Data for Sandia Heights
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CALL FOR A FREE MARKET ANALYSIS

Community Event Bulletin Board

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

Bring the world into your home! Host a student like Liliana from Moldova or Arthur from Brazil. This is the first time that Liliana will be traveling by plane; she has dreamed of visiting the US since she was little. Arthur is passionate about soccer, as many Brazilians are. He is funny, outgoing, and adapts well to new situations. From host mother, Wendy Moniz, “It (the hosting experience) will remain with you for life, and that is pure happiness. We have had an incredible year. How could we not!” Now is the time to consider hosting as spots within the schools are limited. Contact Jan Randall at 856-7576 or jan@swcp.com.

Sandia Heights “Cork & Fork” Dining Activity: We are in our tenth year of our Sandia Heights “Cork & Fork” couples dining activity. We meet bimonthly in small groups in the homes of our members. Each small group is usually three couples plus a host couple, with each couple contributing to some part of the dinner menu. All couples and singles are welcome. The emphasis is on food and fun rather than formal elegance. Our 2014-2015 season is in full swing. The schedule for the second half of the season is March 14 and May 9 in small groups, then a whole group activity in July as a culminating event for the season. We’re always looking for new couples to join us, so if this sounds like an activity that might appeal to you, please e-mail or call Al or Marie Ratner for more information- mariaratner@msn.com or 856-1984.

Sandia Heights Artist: Call for artists; come join us! As we plan for the ever-expanding, exciting, annual (Sept. 2015) Sandia Heights Artists Studio Tour we encourage all artists living in Sandia Heights to join us. We are delighted to welcome several new and returning artists to the tour and hope more interested Sandia Heights artists will participate in this year’s tour. Call Barbara Nahler 823-1264 or Marta Burckley 798-1764 for location, time and date of Sandia Heights Artists next meeting.

St. Chad’s Episcopal Church: 7171 Tennyson NE, will be holding Holy Week events as follows:

Palm Saturday Saturday, March 28th, City Wide Episcopal Intergenerational Palm Saturday event - 5:30 pm,

Palm Sunday - 8, 10 Liturgy of the Palms and Holy Eucharist,

Wed. April 1 Tenebrae service 7 pm,

April 2 Maundy Thursday foot washing and service 7 pm,

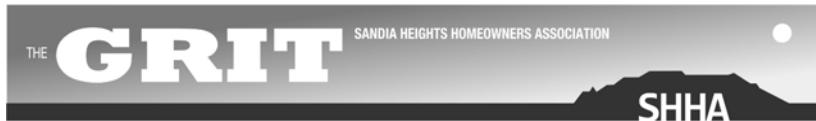
April 3 Stations of the Cross – Noon,

Good Friday Liturgy 7 pm,

April 4 Easter Vigil service 7:30 pm,

April 5 Easter Day Services and Eucharist 8 and 10 am

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

SEND IN YOUR PHOTOS NOW! We are accepting entries for our annual photo contest for the 2016 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 6. If you are the lucky winner, your photo will be featured on the cover of the 2016 Directory, and you will be acknowledged as the photographer.

Submission criteria:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2015 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 they are not a professional photographer (in business as a photographer), and that they grant permission to SHHA to use their photo(s) in the Directory or on our website.

All entries may be picked up at the office once the Directory is published.