

Communications and Publications

~ George Connor, C&P Chairman

Classified Ads: are free for SHHA members as space allows. E-mail your ad as you wish it to appear to: sandiaheights@comcast.net. Please provide your name, address and phone number in your e-mail. 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

Current ad (also listed on the website):

- 1) For sale: Lovely oak curio cabinet/bookcase. 40”w x 12” deep x 58” h. In excellent condition. \$450.00. If interested, please call 505-440-2728.



Parks and Safety Committee ~

George Connor, P&S Chair

Below is an excerpt from a Sunday Apr 26 Albuquerque Journal article about home solicitations – by Ellen Marks, Assistant Business Editor. Contact her at emarks@abqjournal.com or 505-823-3842 if you are aware of what sounds like a scam.

This week’s tips:

The door-to-door magazine sellers appear to be hitting the streets . . . use caution.

The most important advice: Never let a salesperson you don’t know or trust into your home. Sometimes a purported magazine sales crew also has a sideline in the burglary

business, according to the National Consumers League. Never take this kind of chance.

On the other hand, *don’t ignore a ringing doorbell and pretend you’re not there*, advises Steve Sink, crime prevention manager for the Albuquerque Police Department. Would-be burglars sometimes pose as solicitors as a way to check on whether anyone’s home. They’re looking for vacant houses, so if you don’t answer, Sink says, they might think the coast is clear.

At all times, keep your door or screen door closed and locked, while looking outside to see who’s there. Tell anyone you don’t know (or yell to them, if your door is shut) to leave.

A quick clue about whether the seller at your door is legitimate is to ask whether he or she has a permit, Sink says. The city of Albuquerque requires solicitors to carry a permit with a picture ID and to show it upon request. If they don’t have one, close the door. *Note that youths under 17 and political and religious groups are exempt from these requirements.*

If you don’t want to be bothered by door-to-door sales calls, you have the right to post a “no soliciting” sign. If someone violates it and knocks on your door (with the exception of the protected groups above), *call 242-cops and report it.* They have just broken the law.

Note from SHHA. A Parks & Safety Committee member has checked on the availability of various “no soliciting” signs in the neighborhood and found that True Value Hardware (Spain & Eubank), Wal-Mart, and Lowe’s have a variety of signs for \$2- \$15.



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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.

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 – Avis/Budget Car and Truck Rental – Bair Medical Spa – Bob's Painting – Chiropractor, Mark L. Schwartz DC – Gonstead Family Chiropractic – High Finance Restaurant – Jade Enterprises – Lash out Loud – PCM Electrical – Ready Blinds & Shutters – Sandiago's Mexican Grill at the Tram – Skye's The Limit Realty LLC – Southwest Propane – Wellness @ 2

Each merchant participating in the Member Benefits Program offers a discount to SHHA members. To identify what discounts each merchant offers visit the SHHA website at: sandiahomeowners.org. and under the *Notices and Information* Tab you will find *SHHA Members Benefits*. Scroll down to view all the different merchant discounts.



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.



Bernalillo County Ordinance regarding animals:

The Bernalillo County Ordinance No. 88-16 Section VI. E. states “Animal Nuisances on Sidewalks, Public Parks, Alleys, and Other Places Open to the Public. It is unlawful for the owner of any animal to permit, either willfully or through failure to exercise due care of control, any such animal to commit any nuisance upon the sidewalk or public park; or upon the floor or wall of any common hall in any multiple dwelling; or upon any entrance way, stairway or wall immediately abutting on a public sidewalk, or upon the floor or wall of any theater, shop, store, office building or other building used in common by the public; or upon any private property other than the owners of the animal.” Leaving your dog’s mess is not only unsightly but also inconsiderate. Please be considerate of your neighbors and pick up your dog’s waste material.



Covenant Support Committee
Cases June 2015 ~ Dick Wavrik,
 Chair

The SHHA CSC investigates all member complaints concerning potential covenant violations. This follows rigorously adhered to procedures, (see the SHHA website for a description of procedures). The following is a summary of active CSC violations at the time of the May CSC meeting:

Unit No.	Type of Violation
1	Home maintenance, no prior ACC approval
6	Vehicle/equipment parking, landscaping. No prior ACC approval
6	RV parking
27	Light intrusion
27	Trim color. No prior ACC approval

1. In this month's GRIT you will find a summary of active covenant violations that the CSC is working on. The purpose of this summary is to give you an idea of the type of complaints and the Unit. We have not included house addresses nor have we included complaints that have been closed out during the month. Some of the violations are failure to get ACC approval prior to starting a project. All unit covenants require submission to the ACC for exterior architectural and landscaping changes. Failure to do so results in a covenant violation.
2. Landscaping
 April showers bring May flowers and weeds. Please don't let your property "get away" from you. There is a diversity of what homeowners consider as acceptable Southwest landscape. Dead trees and branch piles are not

included in "acceptable". If you hire the work out, ask the landscaper where they intend to dump the trash. We have had complaints of debris being dumped on neighbors' properties. This is especially true of construction material and hard material (rocks, concrete, etc) as this requires a long trip to the landfill.

3. RV's and Campers
 The warm weather also brings out the campers. Usually when your neighbor files a complaint it is because the camper has been on-site for a week or two. By the time CSC investigates another week has passed. This is way beyond a reasonable time to clean and load the RV for a trip. Many of our complaints are against repeat offenders who are well aware of the covenant restrictions. Please be a good neighbor and don't keep your recreational vehicles on site.

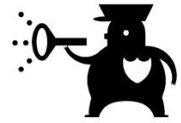


Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting:** Wednesday, June 10 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 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 (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.

April Stats and more from the Sandia Heights Security Patrol:

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	25	Motorcycle Nuisance	1	Special (extra patrol)	11
Animal control asst.		Neighbor dispute	2	Speeding vehicle	2
Car Accident	2	Newspaper pickup	11	Suspicious person	23
Customer Assist	4	Noise complaints	1	Suspicious vehicle	28
Dumped/spilled material	3	Open door/window	4	Theft	9
Fire	1	Parking problem	1	Threat/personal	1
Home Burglary	1	Pet nuisance	1	Utility Co. assist	2
Lost/found item or pet	3	Rescue assist	1	Vandalism	2
Mailbox Vandalism		Salesman Complaint	3	Vehicle burglary	2
Miscellaneous Call	5	Snake call	2	Wildlife report	2
Motorist Assist	1	Special request	161	Total Calls	315



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**** As each banking institution is unique, please check with your specific bank to inquire about potential fees and how to set up online bill pay. ****



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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BOBCATS: Of all the large predators living in or near Sandia Heights (aside from humans, of course, we have mountain lions, black bears, bobcats, and coyotes), the one we often see is the bobcat (*Lynx rufus*). The wild predators have lived here for eons, but only recently have humans invaded their territory by building houses and paving streets. It's up to us to adapt to living in wildlife habitat, and that means we may need to change our habits in order to coexist with our wild neighbors. This article will focus on bobcats.

Like all predators, bobcats are territorial, and typically have ranges of 4 to 10 square miles. They are solitary, with males and females meeting only for mating. Kittens are born in the spring and stay with their mother for 9 to 12 months. About twice as large as a domestic house cat, bobcats usually weigh 15-30 pounds when full grown. The bobcat gets its common name from its short "bobbed" tail, 4 to 7 inches long. It has long legs and big paws. The coat color ranges from an orangeish brown to pale gray with black spots and bars on its legs and chest, and less distinct spots over its body. They have black streaks on their cheeks and sharp ears ending in tufts of black fur. Bobcats' diet includes rabbits, mice, packrats, squirrels, birds, and sometimes insects. They rely on their keen eyesight and hearing to locate enemies and prey, as their sense of smell is not especially acute. Bobcats hunt by stealth, waiting motionless and then pouncing.

Bobcats pose no threat to humans, but they have been known to take small domestic dogs and cats. Keep small dogs indoors and watch them carefully when they are out of doors. Cats should always be kept inside, as they will fall prey to bobcats (and other predators like coyotes, owls, and hawks) and may also become infected with plague if they catch infected rodents.



Photo by Ruth Friesen

If you see a bobcat, there's no need to call Animal Control or Game and Fish—they could kill the animal outright, even if they tell you they will relocate it. Just enjoy the sight of this fascinating and beautiful creature. If you would prefer not to have bobcats in your yard, then you should remove anything that might attract them, like bird baths, water features, and bird seed. Water is an obvious attractant, but bird seed attracts the animals bobcats eat, and bobcats go where the food is plentiful. We hope that a better understanding of bobcats will help Sandia Heights residents happily coexist with them. They are truly amazing and magnificent members of our wild neighborhood.

Kate Fry, Sandia Heights Resident and SHHA member



SHHA Secretary ~ George Connor

Every month the board meeting agenda will be published on the homepage of the website 48 hours before the monthly board meeting. The website is: sandiahomeowners.org.

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.



ACC Activity Log

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

420 Live Oak Court – After the fact Landscaping

657 Roadrunner Lane – Shed

2776 Wolfberry Place – After the fact Window Replacement

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

9 Juniper Hill Loop – Addition and Landscaping

37 Sandia Heights – Remodel

39 Rock Ridge Drive – Window Replacement and Refinish Trim

60 Juniper Hill loop – Window Addition

65 Cedar Hill Place – Replace Deck and Railing

182 Big Horn Ridge Drive – Repaint Solar Panel Frames

341 Big Horn Ridge Drive - Reroof

365 Big Horn Ridge Drive – Landscaping

419 Live Oak Court – Landscaping

454 Live Oak Road – Reroof and Restucco

508 Black Bear Road – Retaining Wall Replacement

536 Black Bear Road – After the fact Landscaping

642 Cougar Loop – Landscaping

726-26 Tramway Lane – Carport

727-15 Cedar Hill Court – Photovoltaic Panel Installation

727-20 Tramway Lane – Window Replacement

741 Tramway Lane – Repaint Stucco

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748 Tramway Lane – Repaint House Trim

821 Live Oak Road #B – Reroof

1009 Tramway Lane - Landscaping

1033 Tramway Lane - Landscaping

1144 Marigold Drive - Reroof

1183 Laurel Loop – Landscaping

1458 Bluebell Drive - Reroof

1519 Eagle Ridge Terrace – Window Replacement and Restucco

1569 Eagle Ridge Court – Resurface Deck and Repaint Railings

1943 Quail Run Loop – Repaint House Trim

2007 Quail Run Drive – Landscaping

2016 Quail Run Drive – Garage Door Replacement and Patio Extension

2036 Quail Run Drive – Miscellaneous Projects including Reroof, Restucco and Landscaping

2103 Navajo Willow Drive – Swamp Cooler Replacement

2401 Tramway Terrace Court – Reroof

2419 Tramway Terrace Court – Swamp Cooler Replacement

2532 Tramway Terrace Court – Photovoltaic Panel Installation

2888 Tramway Place – Reroof and Skylight Replacement

2888 Tramway Place – Window and Door Replacement

8231 Raintree Drive - Reroof

Go to the website:

www.sandiahomeowners.org to read about all projects currently under ACC management. All ACC applications are listed on the website under Architectural Control Committee Forms.





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102 Juniper Hill Place NE
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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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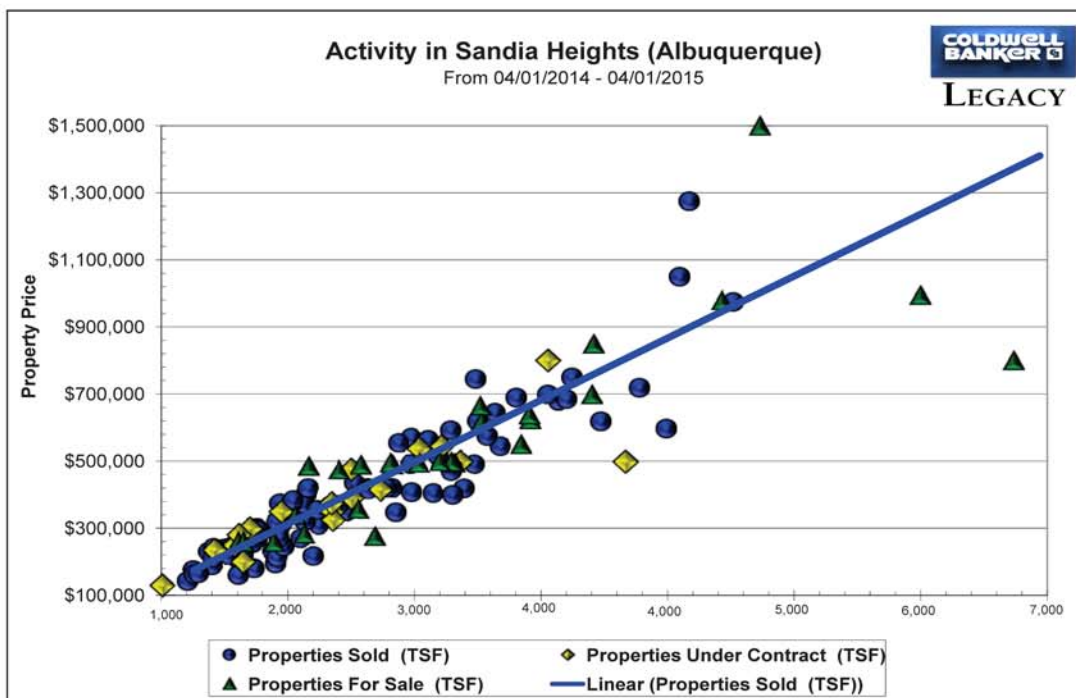


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Community Event Bulletin Board

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

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 was March 14 and May 9 in small groups. A whole group activity is planned 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 at mariaratner@msn.com or 856-1984.

Sandia Heights Artist: Final call for Sandia Heights artists to join us for the 2015 Sandia Heights Artists Studio Tour! If you are an artist interested in participating in this year’s (September 12 and 13) studio tour we’d like to welcome you at our June meeting. Please call Barbara Nahler 823-1264 or Marta Burckley 798-1765 for date, time and location of the meeting

Sandia Heights Day Time Bridge Players in Section 11: Looking for three or more bridge players to start a weekly day time bridge group. Would take turns hosting and if enough interest could have two tables. If this sounds like an activity you might be interested in, please call Florence at 892-8661.



Letter to the Editor:

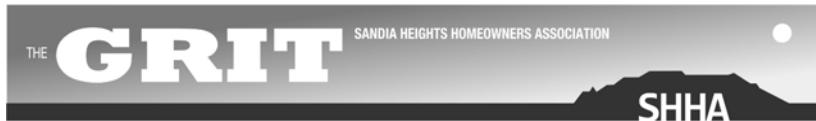
This past weekend (May 2-3), around 2 AM, the dragsters on Tramway Blvd moved their motorcycle racing to Tennyson Street, which those of us on the west side of Tramway Blvd know is quite narrow, with blind corners at every side street. Thanks to phone calls, including mine, the BernCO Sheriff’s deputies issued 34 citations and 4 arrests, making it costly to the offenders. The saturation initiatives by BCSO have resulted in large numbers of citations and multiple arrests.

While the Sheriff is working on a strategic plan for permanently stopping this dangerous and deadly activity, it takes time and resources, both of which are in short supply with BCSO. The drag racing has been going on since 2005 (when the criminals were chased off Montgomery), and some of us in Sandia Heights retain that historical memory. To assist the Sheriff, you are asked to call their non-emergency number, 798-7000, to report the dragsters, no matter which street in Sandia Heights they may be on. It takes every single one of us being security and safety conscious to keep our neighborhoods safe. So, call when you first hear them. Help the Sheriff!

Marsha Thole, Sandia Heights Resident and SHHA member



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.