

SHHA 2016 Annual Meeting was held February 6, 2016 Officer and Committee Annual Reports are Published in this Month's GRIT

Annual Report from the President~

Joe Pappe, President

- A recent development on the Mhoon Property was sent as an email alert on February 4, 2016. It is on the SHHA website, and is published below.
- SHHA has officially assumed CSC responsibilities of North Tramway Estates (NTE). ACC responsibilities will be transferred to SHHA at a later time. NTE does require mandatory membership.
- SHHA worked with the County on the drag racing issue. The County passed a Vehicle Seizure and Forfeiture Ordinance, which took effect on January 8, 2016.
- SHHA worked with the Art Council on a proposal for metal sculptures for the WL Jackson Park.
- SHHA hired Amanda Allen as the new Office Administrator. The office staff works very hard and SHHA is happy to have them.
- The July 2013 Home Owners Act (HOA) procedures were reviewed to ensure compliance. The HOA makes certain information available to members. SHHA accessible information required by the HOA can be found on the SHHA website or by requesting the required information in writing.

Mhoon Property Update

At a hearing held December 2, 2015, the Bernalillo County Planning Commission voted unanimously to change the zoning designation on the Mhoon property from A-1 to R-2 with no development restrictions. SHHA's counsel testified against the R-2 decision because there would be no development restrictions, no covenant requirements, and because straight R-2 zoning is inconsistent with the zoning of the

surrounding properties. The properties to the north and south of the Mhoon property, along the Tramway corridor, have mainly been developed pursuant to Special Use Permits (SUP). The 8 acre plus undeveloped Mhoon property is located at the easternmost end of Paseo del Norte as it turns into Tramway Boulevard.

After the Planning Commission's decision, the SHHA Board of Directors determined the interests of Sandia Heights residents would be best protected through direct communication with development representatives to work toward a resolution of the issues. We initiated and coordinated discussions with all interested parties and a settlement has been mediated that will require: 1) implementation of an SUP governing the development, which would be enforceable by the County, including site conditions requiring flat, parapeted roofs, earth tone stucco colors, height restrictions, and no exterior street lights; 2) a withdrawal by Panorama Homes of the R-2 zoning request upon the Commission's approval of the SU application; 3) that the arroyo be subject to AMAFCA requirements, with a trail on the northern boundary of the arroyo and open space with natural vegetation, with input from interested parties as to the specifics; and 4) that SHHA have ultimate authority to enforce acceptable covenants after the development is complete. Presently, the site plan will have 34-35 homes including townhouses along Tramway Boulevard. The developer's original proposal was for 36 homes.

Continued on page 2





Officers & Board

Members

- President – Joe Pappe
- Vice President – Josephine Porter
- Secretary – George Connor
- Treasurer – Woody Farber
- Carnie Abajian
- Don Aunapu
- Bob Bower
- Anne Manning
- Cindy Mottle
- Dave Mottle
- Meeko Oishi
- Michael Pierce
- Emily Rudin
- Marion Simon
- Bill Wiley

Office Staff

- Amanda Allen-
Administrator
- Betsy Rodriguez –
Administrative Assistant

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 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.

Continued from the front page

The hearing on the appeals of the Planning Commission’s December 2, 2015 zoning decision and the issue of whether the Board of County Commissioners would approve the R-2 zoning application was set for February 16, 2016. The County has sent out notices to anyone who signed up to speak at the December 2 hearing.

The County and the parties, including SHHA, appealing the December 2 decision have requested that the matter of approval of the R-2 application be deferred to allow for finalization of the settlement agreement between all parties. The County Commissioners will decide whether to approve the deferral on February 16.

When the settlement agreement is approved, the conditions set forth above would govern the development of the property and result in certainty as to how the property will be developed with enforceable covenants.



SHHA Secretary Report ~ George Connor, SHHA Secretary

The Secretary has overseen the production of the Board meeting minutes, certified the presence of a quorum for the conduct of business, ensured the published notification of the annual meeting, and ensured the preparation and filing of the Association's annual report for non-profit corporations to the State. The Secretary is responsible for the Official Record Book (ORB).

Board members are reviewing all questions or concerns presented at the 2016 SHHA Annual Meeting held at the Church of the Good Shepherd Saturday, February 6 from 9:00am to 11:00am. The Board is putting together written responses to each item. We anticipate posting the questions with our written answers, reviewed by Board members, by the end of March. If you spoke and asked a question(s) or expressed concerns about a Sandia Heights neighborhood issue, please look for your answer(s) on the website. In some cases, where the question or concern is about only one or two items, we may also be able to send the individual submitting the item a direct response. In addition, the Annual Meeting PowerPoint Presentation Slides have been posted to the website at the following link:

https://sandiahomeowners.org/images/downloads/2016_SHHA_Annual_Meeting_v3.pdf





Annual Report from the Finance Committee ~

Woody Farber, Treasurer and Chair

The 2015 Year-end financials will be posted on the website under the Board Tab after the March Board meeting.

The 2016 SHHA Budget:

- After reviewing the proposed 2016 budget at its December 9th meeting, the Board approved the budget.
- The Finance Committee developed the budget based on the current and projected reserves and the revenues needed to cover the services needed by the property owners.
- The Board maintained the dues at \$8.00/month for 2016.
- This allows for a reasonable targeted Net Income. Each year the income and expenses will be reviewed to establish the best course of action for the following years.
- Budgets are projections which may change as the year progresses, so please go to the Finance tab on the Board section of the SHHA web site for current details. The Budget vs actual will be posted on the website on a monthly basis.



Annual Report from the Communications & Publications Committee ~

George Connor, 2015 Chair

The committee has three main areas of responsibility:

1. Publishing our monthly newsletter, the GRIT, currently a printed copy, mailed out to Sandia Heights Homeowner members. It is also published on the website in color in PDF format. Members are encouraged to sign up for electronic notification by contacting the office. There are approximately 234 homes that have signed up for the electronic version.
2. Publishing the annual Resident Directory: The directory included an alphabetical listing as well as a numerical one and a unit map. Additional maps are available in the office and on the website.
3. Managing the website: URL address sandiahomeowners.org.

The committee is also responsible for the operation and maintenance of the SHHA office technology infrastructure.

Security and safety alerts are posted on the website as well as emailed out to residents for those who have signed up for email alerts. Members can log onto the website to update their contact information, check on Tram pass availability and access the online directory.

The GRIT is currently mailed and is also available on the website in PDF format. If you would like to **save a tree** and sign up for the electronic version please contact the office.

The C&P Committee members are Anne Manning, Burt O’Neil, George Connor, Cindy Mottle, and the SHHA office staff.



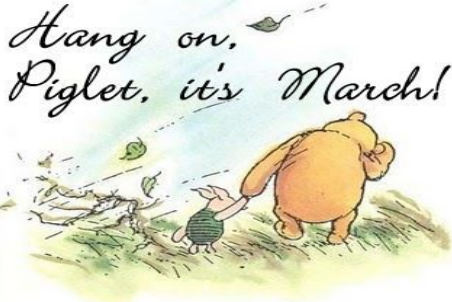
Annual Report from the Parks & Safety Committee ~

George Connor, 2015 Chair

During calendar year 2015 we had 4 Parks & Safety meetings, and took care of many issues with Bernalillo County and in and around Sandia Heights. Issues discussed and worked on include the following:

1. Resolved issues with Chamisa, weed, and trees in right-of-way with the help of Bernalillo County & New Mexico Department of Transportation road personnel.
2. Major Project – Helped residents get dead trees cut and removed by obtaining discounts with landscape companies during August, September and October. We measured the results of this program before and after and realized a 50% reduction in dead trees across Sandia Heights.

The P&S Committee members are George Connor (Chair), Bill Wiley, Burt O’Neil, Dave Mottle, Emily Rudin, Ross Schneider, and Susanne Schneider.





BERNCO AND SHS REPORT INCREASE IN MAIL THEFT

Bernalillo County and Sandia Heights Services both report recent increases in mail theft, with BernCo reporting mail sacks being stolen from USPS trucks, in addition to smash-and-grab techniques for both cluster and individual mail boxes. The increase is thought to be related to thieves' interest in tax forms, such as W-2's, to use in identity theft attempts.

Stealing mail is a federal offense punishable by fine or five years in prison, according to the federal legal code.

If you experience mail theft or see anyone in a vehicle checking mailboxes, notify the BernCo. Sheriff's Office (BCSO) (798-7000), the USPS inspector (1-877-876-2455), and Sandia Heights Security (856-6347 and 263-4654). If you witness a crime in progress notify BCSO and Security.

Stats and more from the Sandia Heights Security Patrol:

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	17	Motorist assist	2	Special request	182
Animal control asst.	3	Motorcycle nuisance	0	Special (extra patrol)	7
Breaking & entering	2	Neighbor dispute	0	Suspicious person	9
Car accident	3	Newspaper pickup	8	Suspicious vehicle	21
Customer assist	2	Noise complaints	6	Theft	3
Dump/spilled material	0	Open door/window	8	Utility Co. assist	3
Fireworks complaint	0	Parking problem	2	Threat/personal	1
Home burglary	5	Pet nuisance	2	Vandalism	1
Lost/found item or pet	3	Salesman complaint	1	Vehicle burglary	3
Fire	3	Snake call	1	Wildlife report	1
Miscellaneous call	3	Speeding vehicle	0	Total Calls	303

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 preceding stats, please call Security 856-6347, mobile 263-4654.



BOW HUNTING IN CIBOLA

On January 19 an alert SHHA resident reported seeing persons dressed in camouflage with bows and arrows walking into the Cibola National Forest, Sandia Ranger District (the area adjacent to Sandia Heights). A call to the New Mexico Game and Fish revealed that bow hunting in 2016 is allowed between January 1 – 15 and September 1 – 15 only. Legal shooting hours are from ½ hour before sunrise to ½ hour after sunset. To report poaching, call 1-800-432-4263 or visit

<http://www.wildlife.state.nm.us/enforcement/operation-game-thief-overview/>



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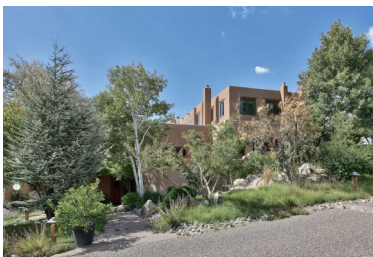


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Annual Report from the Covenant Support Committee ~

Josephine Porter, Chair

Since the 2015 Annual Meeting the CSC has received 54 complaints. The investigator makes many visits to ensure the complaints are resolved.

- RV, Boats, Cars – 15
- Maintenance/Landscaping/Dead Tress – 11
- Trash Bins - 3
- Lights – 8
- Miscellaneous - (barking dogs, noise, traffic, children) – 17

Some complaints are County code violations and the complainant is referred to the County to evaluate and enforce (i.e., light pollution, noise, traffic, animal control). The CSC is not able to make noise and light measurements. The County can measure, and fine for non-compliance if necessary.



Annual Report from the Community Service & Membership Committee ~

Executive Committee

The Executive Committee manages this committee:

The Tram Pass program continues to offer eight passes per day. In 2015, 2417 passes were used and 311 unused which is an 87% usage rate. We will continue to have eight passes per day in 2016.

SHHA Merchant Benefits Program is a program that allows SHHA members to get a discount from the 8 participating merchants. Their discounts are displayed on the SHHA website at www.sandiahomeowners.org.

Association Membership: Total membership in SHHA continues to increase slowly. We started the year with 1717 members, and

ended with 1731. Total membership stands at 82% percent of 2115 households.



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:

- **Albuquerque Custom Tint and Glass –**
- **Avis/Budget Car and Truck Rental –**
- **Bair Medical Spa – Chiropractor, Mark L. Schwartz DC – Domino’s Pizza –**
- **Jade Enterprises –PCM Electrical**

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.



Sandia Homeowners Backyard Ski Area- by Burt O’Neil

In our backyard there exists the first class Sandia Ski Area. This season has dumped over a 100 inches of snowfall. March promises to bring even more late season snow. Go to our website at <https://sandiahomeowners.org/grit-newsletter> and click on the “March GRIT newsletter” tab and read more about our own backyard ski area.





2015 Annual Report— Architectural Control Committee

By Bob Bower, Chairman

The ACC is chartered by the covenants for all SHHA Units. It manages the architectural control process for SHHA by approving all changes to the external appearance of properties within the community (e.g., new construction, additions, remodels, landscaping). There has been a decline over the past three years of larger projects, particularly new construction on the few remaining vacant lots within the community. As such, the ACC now concentrates most of its efforts on remodeling projects. Depending on the scope of these efforts, the ACC may conduct neighborhood reviews to obtain inputs on these proposed projects from nearby neighbors.

The ACC meets on the first and third Wednesdays of the month and throughout most of 2015 the Committee had seven active members. Guidelines (these are on the SHHA website) are published and are periodically updated to assist residents with design projects. The ACC also maintains a Project Log on the website which displays all current ACC projects. The GRIT also lists the projects approved for the month. Articles are routinely published in the GRIT to help educate the residents on the ACC process and on a variety of other topics. A list of titles of GRIT articles published in a given year is always summarized in the January edition of the next year.

In 2015, the ACC processed a total of 324 projects which was a slight increase over the 309 projects approved in 2014. The Committee continued to work with the County on new development efforts within the community; namely, North Tramway Estates (NTE) and the Hawks Landing developments. This latter effort is also known as the Mhoon Property Development. Several of the 14 homes planned for the NTE have been completed and some have been sold. The Hawks Landing project will most likely be approved sometime in 2016.

The ACC will continue to keep the community informed on the following efforts:

- PNM rate hike decisions.
- Additional changes to the County's Wastewater Ordinance and how those changes will affect our residents who own septic systems.
- The Hawks Landing development effort.



ACC Activity Log

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

- 33 Juniper Hill Road - Reroof
- 33 Sandia Heights Drive – New Construction
- 38 Rock Ridge Drive – Photovoltaic Panel Installation
- 55 Rock Point Place - Landscaping
- 505 Black Bear Loop – Restucco
- 628 Cougar Loop - Reroof
- 720-3 Tramway Lane – Window Replacement
- 725-5 Tramway Vista Loop - Reroof
- 727-10 Cedar Hill Court – Reroof
- 790-10A Tramway Lane - Photovoltaic Panel Installation
- 1141 Marigold Drive - Reroof
- 1466 Morning Glory Road – Resurface Patio
- 1539 Eagle Ridge Place – Reroof
- 1805 Tramway Terrace Loop – A/C and Furnace Replacement
- 1846 Tramway Terrace Loop - Reroof
- 1869 Tramway Terrace Loop – Photovoltaic Panel Installation
- 2034 Quail Run Drive - Reroof
- 2530 Tramway Terrace Court – Retaining Wall
- 2813 Tramway Circle - Fence

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

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Offered by Sharon McCollum



963 Antelope Avenue NE
\$498,900 • MLS# 832672

Expansive, Spacious Two Story Quality Custom Contemporary on .65 Acre View Lot! Airlock entry, 4 BR + hobby room + oversized service rm/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
\$469,900 • 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

Sandia Heights Market Activity 2016

How is the Sandia Heights Market?

2016 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS .50 ACRES AND LARGER

15 homes FOR SALE on lots .50 acres and larger. The average list price per SF is \$173.27. 6 homes PENDING. The list price per SF is \$157.57. 34 homes SOLD in 2015. The average price per SF was \$158.92. 38 homes SOLD in 2014. The average sold price per SF was \$160.01.

2016 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

3 homes FOR SALE on a lot smaller than .50 acres. The average list price per SF is 179.67. 0 homes PENDING. 3 homes sold to date 2016 with avg Sales price per sf 154.85 30 homes SOLD in 2015. The average price per SF was \$162.67. 26 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$159.21.

2016 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There currently are 2 attached townhomes FOR SALE. The average list price per SF is \$117.76
0 attached townhomes pending, 0 townhomes closed to date 2016.
9 attached townhomes sold in 2015. The average sold price per SF was \$121.70.
9 attached townhomes sold in 2014. The average sold price per SF was 113.15.



March 2016



Social Security Update

FINANCIAL SOLUTIONS
PLANNING & INVESTMENTS

Our hope is to educate, we hope you find this useful & enjoyable

Social Security Update

Pre-retirees and retirees who were counting on exercising a coordinated claiming strategy to maximize Social Security benefits recently learned most of those options have been virtually eliminated. Social Security rule changes were slipped into a budget compromise designed to keep the county from running out of money. Those who are age 66 or will turn 66 within six months of the new law being enacted (around May 1, 2016), still have the right to file and suspend under the old rules.

Those who turned 62 or older by Dec. 31, 2015 will still be permitted to claim just spousal benefits when they turn 66—assuming their mates have either claimed Social Security or have filed and suspended their benefits before the 5/1/2016 deadline.

For more in-depth conversation, please feel free to contact us at 505-798-6941 or visit our website: www.NMFinancialSolutions.com

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Community Event Bulletin Board

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

ATTENTION: CALL FOR ARTISTS

Calling all Sandia Heights artists: Do you paint? Sculpt? Make jewelry? Knit or weave or create wearable fabric art? Create pottery pieces? Do photography or woodwork? Mixed media pieces? If the answer is "yes," we would love to have you join us for the 2016 Sandia Heights Artists Studio Tour, which will take place on Saturday and Sunday, September 10 and 11. This is a unique opportunity to show (and sell) your work and to get to know your artistic neighbors. Our next organizational meeting will take place Thursday, March 10, 7-8 PM, at Barb Nahler's house, 1202 Marigold NE. For further information, please call Nancy Mattern at 856-6313. Check out our website at www.sandiaheightsartists.com

2016 Annual Smart Meetings Seminar

"Revitalize Your Membership"

Homeowner association members annually attend this seminar and respond that they gained information useful to their association. If people complain about how the meetings are conducted, encourage them to attend this seminar and get ideas for conducting productive meetings!!

Saturday, **April 9**, 8 am – 12:00 noon, MCM Elegante Hotel, 2020 Menaul Blvd. NE, Albuquerque.

\$50 Early Bird Registration or **\$60** at the door, includes continental breakfast.

Access the Early Bird Registration form at www.nmsap.org **or** email jan_str@msn.com

Concurrent sessions are offered. All courses are appropriate to any level of experience and are taught by Professional and Registered Parliamentarians, in accordance with *Robert's Rules of Order Newly Revised, Eleventh Edition*.

Program

8:00 – 8:30 Registration

8:30 – 9:30 Session 1 GENERAL SESSION

Will Your Organization Be Here in Ten Years???, Adam Hathaway, PRP

9:45 – 10:45 Session 2

Course A: **Committees: The Secret Solution**, Jan Strand, PRP

Course B: **Using the Agenda to Your Advantage**, Valoree Althoff, PRP

11:00 – 12:00 Session 3

Course A: **Advantages and Pitfalls of Virtual Meetings**, Daniel Ivey-Soto, PRP

Course B: **Your Part in a Productive Meeting**, Barbara Posler, RP

Educational publications will be available for sale at this event.

For additional information, contact Jan Strand, NMSAP Treasurer by email at jan_str@msn.com

"Your local band ALCHEMIE will be performing at the County Line this March 25, 2016 (Friday) from 6-9PM; please come out for the best in barbecue, bar, and music! It's our neighborhood place and we are so pleased to be playing there. Our recent cover article in the "Sandia and High Desert Magazine" was photographed at the County Line. We play originals, rock, and pop plus some good old standards!" We will also be at Isleta Casino in the TIWA Lounge: Friday and Saturday nights, April 1-2, 10PM-1AM; ages 21+. Come and celebrate April Fools' Weekend with us!

ALCHEMIE 505-400-8333

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting:** Wednesday, March 9 at 7pm in the SHHA office.
- **Notary, copies and faxes, 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. Cash or check only.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies

Sandia Homeowners Backyard Ski Area

We see the west side of the Sandia Mountains from our Sandia Heights homes and marvel at the spectacular shear granite and limestone cliffs. When looking at the walls of stone one thinks of rock climbing not skiing. However, the east side of the Sandia Mountains is a beautiful micro climate of forest and rolling hills, ideal for downhill and cross country skiing. The Sandia Mountains top out at 10,600 feet and the elevation ensures an average of 120 inches of winter snowfall. As of now (1/28/2016) there is over 110 inches of total snowfall and 45 inches on the ski trails.

There is a very unique way for SH residents to get to the ski area. In 1964 a major tramway was built. Below is a picture of the tram just after a major snowstorm.



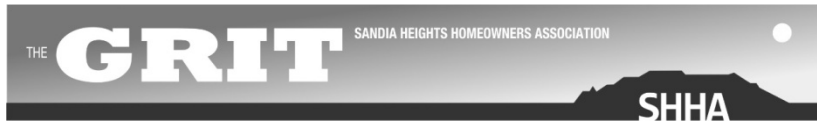
SH association members can go to the SHHA office and obtain tickets at a reduced cost of \$5.00. This tram takes a skier to the top of "Exhibition" ski run. Besides the incredible views, the tram is a very convenient 15-minute ride to the ski area. The alternative is to drive one hour to the east side of the mountains. The base of the tram is directly adjacent to the North part of Sandia Heights.

The Sandia Ski area has 30 major ski runs. Some of these runs are over two miles long. The ski area currently has over 40 inches of snow and is operating Friday,



Saturday and Sunday. Above is a picture of skiers and boarders at top of "Aspen" run. The vertical rise of 1,700 feet allows for some of the longest runs in New Mexico. There is an excellent beginners ski area at the base of the ski runs. This area is served by two lifts. Most of the runs are for intermediate skiers but there are a few runs for advanced skiers. Just recently I skied "Suicide" run which was in excellent shape. This is a run for advanced skiers and except for this year, rarely has enough skiable snow. The slope difficulty is: easiest 35%, more difficult 55% and most difficult 10%. There is a restaurant, "High Finance" at the top of the mountain offering spectacular views and also a restaurant at the base. My two favorite runs are "Double Eagle" on the north side of the area and "La Madera" on the south side. These are two long, picturesque runs through a winter wonderland. From the upper mountain runs one can see clear over to the Santa Fe ski area, a distance of 70 miles.

For up to date information on rates, snow conditions, and weather, go to www.sandiapeak.com



Sandia Heights Homeowners Association
2-B San Rafael Ave NE
Albuquerque, NM 87122

Don't forget to

Spring

Forward on Sunday,
March 13!

