

July 2016

Vol. 32 – No. 7

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



## “MEET AND GREET” WITH BERNALILLO COUNTY SHERIFF DUNLAP A SUCCESS

Almost 80 residents attended the Thursday May 12 6:30 pm meeting at the Church of the Good Shepherd at 7834 Tennyson. The President, Vice President, and Chief of Security from Sandia Heights Services attended and participated in the brief introduction and question and answer period. Sheriff Dunlap, with over eighteen years' experience on the force, stated that the Sheriff's Department maintains three shifts, with about ten deputies per shift. He attends neighborhood meetings as needed. During the question and answer period, one resident mentioned the use of <https://nextdoor.com/city/albuquerque--nm/> to report crime in the area, in addition to using the site as a means of social interaction and events. The meeting was adjourned at 7:40 pm. SHHA board members attending commented that it would probably be advantageous to hold this event twice a year.



## BERNCO COMMISSION ADOPTS PEAK DINING AND SANDIA PEAK SKI COMPANY INDUSTRIAL REVENUE BONDS

This release was sent to SHHA from BernCo (Bernalillo County) Neighborhood Coordination: The Bernalillo County Commission, at its Tuesday (May 24<sup>th</sup>) night meeting, approved an industrial revenue bond package of up to \$7 million for a new fine dining restaurant, bistro and bar on behalf of Peak Dining LLC and of up to \$2 million for Sandia Peak Ski Company for the installation of a mountain coaster on behalf of Sandia Peak Ski Company.

The proposed industrial revenue bond will be used for a total renovation of what is now the High Finance Restaurant at the top of Sandia Peak and for the installation of a mountain coaster within the existing ski area, a low-to-the-ground amusement ride.

**“Tourists and locals alike will be able to enjoy a great new dining experience and have a fun time at Bernalillo County’s newest year-round mountain entertainment destination,”** says Bernalillo County Commission Vice Chair Wayne Johnson.

**“We look forward to the positive impact the new restaurant and mountain coaster will create for our local tourism economy,”** says Bernalillo County Commissioner Lonnie Talbert.

There will be no fiscal obligation to the county resulting from the industrial revenue bonds. Peak Dining LLC and Sandia Peak Ski Company will invest up to \$9 million to complete these projects. These projects will result in the creation of up to 114 new jobs and 73 construction jobs.

C&P.....1 & 2 P&S .....3 CSC ....7 ACC .....8



## CORRECTION

The off-setting income produced by ADs in the GRIT was inadvertently left-out of the Article 'SHHA wants your thoughts on GRIT Online vs. Printed' on the front page of the June GRIT. The cost of GRIT mailing & publication (≥\$14,000) is off-set by income from sale of GRIT ADs (~\$14,000).



## Walking and Cycling on the Tramway Blvd. Bike Path

By Anne Manning, Communications and Publications Committee Member

As summer progresses and the weather gets warmer, more and more people, both pedestrians and cyclists, will be on the Tramway bike path in the early morning enjoying the sunrise and the cool air. Recently, when I was out early for my daily walk, I actually felt the need to warn a woman who was walking towards me, that there were cyclists coming up behind her. If I had not stopped, we would all have arrived at about the same spot on the path at the same time – definitely a recipe for disaster!

As I walk I try to be aware of what is going on around me, either behind me and ahead of me, but I can still be startled by a bike whizzing by me on my left. Cyclists, please call out, “On your left” as you come upon a pedestrian. And pedestrians – please try to be aware of what is going on around you. If you are walking a dog or dogs, watch out for them too. Remember, that as a SHHA member, you can get an orange vest at the Homeowners Association office for just \$2.00. See you on the path!



## What's Cool in July

Before our annual rainy season starts, here are some suggestions on cooling off:

**Outpost Ice Arena**, 9350 Tramway Blvd—in Sandia Heights. Even if you just drop by to enquire, this will take you away from the heat of

our blazing sun at this time of year. Depending on what day of the week you choose, hours will vary. Click on <http://www.outposticearena.com/icerental.html> or call 856-7595 for more details. Broomball, anyone?

**The Tram**, 30 Tramway Rd. As SHHA members, we pay only \$5 for a round-trip ticket, instead of the retail \$25 for adults (somewhat less for seniors, children, and some others). Don't forget to bring \$2 for grounds admission. Open daily from 9 am to 9 pm. The Crest can be up to 30° cooler than Albuquerque.

**Parks**--We have our own parks: W. L. Jackson Park at 8600 Tramway Blvd NE, and Little Cloud Park at 1850 San Bernardino Ave NE. For an unusual experience visit Casa Grande Linear Park, one tenth of a mile east of the intersection of Tramway and Comanche. The park goes a short distance north, or meanders further south to Piedra Lisa Park at Menaul, just .2 mile east of Tramway.



Linear Park Play Area

**Pools**—The closest public outdoor pool is Eisenhower, 11001 Camero NE. Call 291-6292 or visit

<https://www.cabq.gov/parksandrecreation/recreation/swimming/outdoor-pools/eisenhower-pool> for more information. Fees range from \$2.25/adult to 25 cents for children 2 and under. Monthly and seasonal fees are available. The closest indoor pool is Los Altos, 10100 Lomas NE. Call 291-6290 or visit

<https://www.cabq.gov/parksandrecreation/recreation/swimming/indoor-pools/los-altos-pool> for hours. No fees unless you want to participate in water exercise classes.





## Bernalillo County (BernCO) Road Maintenance Services

Summer heat can cause havoc with our roads. Below is a list of road services provided by BernCo:

**Public Services**--Street, highway and road maintenance includes road surface grading, base repair, street sweeping, shoulder repair, ditch cleaning and reshaping, culvert installation and repair, **pothole patching**, crack sealing, chip sealing, surface oiling, machine mowing, concrete sidewalk repair, removing and installing asphalt and concrete curb, spot surface asphalt repair and replacement, asphalt overlay and surface treatment, paving fabric application, street cut repairs, and road ice/snow removal. Additional services are weed and litter removal by inmate labor provided through the Metropolitan Detention Center Community Services, also known as the Bernalillo County Community Custody Program (CCP).

**Property Owners' Responsibilities**--Landscaping and/or maintenance of a home's frontage ("setback area"); private driveways and their culverts.

### Contact information for Road Maintenance:

**Location:** 2400 Broadway Blvd. SE, Albuquerque, NM 87102

**Phone:** (505) 848-1500

**Hours:** Monday - Friday, 8 - 5 p.m.

**Link:** <http://www.bernco.gov/public-works/road-maintenance-department.aspx>



## Storm Drains on County Easements and Roads

By Dave Mottle, Parks and Safety

Most properties here in Sandia Heights have a County easement that runs along the edges of the property that border the existing roads. These easements are normally about seven or so feet in width. To handle the runoff water during our rainy season, many residences have storm drains installed either by the County or by the property owner, with County approval, located within these easements which carry water in channels along the road and, if necessary, under existing walkways and driveways that traverse the easements. In some cases, these channels continue under the road so the runoff water empties into an arroyo or into another drainage system to prevent flooding of residential properties.

The County is responsible for inspecting and cleaning these drains but simply does not have the manpower to perform these tasks on a regular basis. As a property owner, if you observe that any of the drains located on County easements or under roads near your property are clogged with dirt or other debris, you can place a call to the County Road Maintenance at 848-1503 and they will inspect and clean out these drains. Please keep in mind that the County will not inspect and clean any drains that are not within the existing easements.





## **BE BEAR AWARE**

Sandia Heights Services kindly asks that if possible, during the next few months, to please not place trash bins out the night before your collection day.

Discarded food and other items can be hard for our furry friends to resist and may attract animals seeking food into the neighborhoods. If possible, place your bins out by 7am on your collection day to avoid attracting bears and other wildlife



### **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 SANDIA HEIGHTS SECURITY PATROL**

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	36	Miscellaneous call	9	Special request	191
Animal control Assist	2	Motorcycle nuisance	0	Speeding vehicle	2
Assault/battery	0	Motorist assist	2	Suspicious person	5
Breaking & entering	0	Neighbor dispute	1	Suspicious vehicle	16
Car accident	1	Newspaper pickup	14	Theft	1
Customer assist	5	Noise complaints	0	Utility Co. assist	4
Dump/spilled material	0	Open door/window	13	Threat/personal	1
Family dispute	0	Parking problem	5	Vandalism	5
Fire	1	Pet nuisance	2	Vehicle burglary	4
Fireworks complaint	0	Rescue assist	2	Wildlife report	3
Home burglary	2	Salesman complaint	4		
Lost/found item or pet	6	Sheriff office assist	0		
Loud music/party	4	Snake call	8	<b>Total Calls</b>	<b>361</b>
Mailbox vandalism	0	Special (extra patrol)	12		



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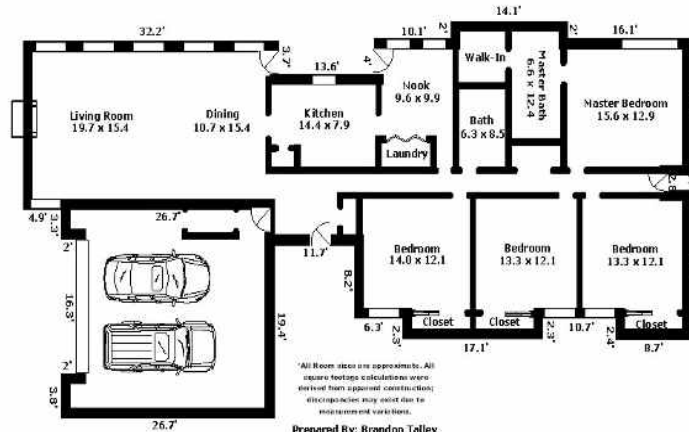
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## SEND IN YOUR PHOTOS NOW!

We are accepting entries for our annual photo contest for the 2017 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 4. If you are the lucky winner, your photo will be featured on the cover of the 2017 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 2016 Directory).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, and may be submitted digitally to [sandiaheights@comcast.net](mailto: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.



## THE FOLLOWING IS A SUMMARY OF ACTIVE CSC VIOLATIONS:

Unit No.	Type of Violation
6, 8, 14	Home maintenance
4, 5, 9	Lighting
21	Trash Bins



## SHHA MEMBER BENEFITS:

Check out the entire SHHA Member Benefits Program at [www.sandiahomeowners.org](http://www.sandiahomeowners.org) and enjoy discounts at our supporting local merchants. The SHHA Merchant Benefits Program includes the following current participating merchants:

- ABQ Dream Homes by Veronica Gonzales/ Keller Williams Realty**
- About Face Medical Spa – *New Listing!***
- Alarm Research Inc.**
- Albuquerque Custom Tint and Glass**
- Avis/Budget Car and Truck Rental**
- Balanced Physical Therapy & Wellness – *New Listing!***
- Bair Medical Spa**
- Brown & Brown Ins. of NM**
- Domino’s Pizza**
- High Finance Restaurant**
- Jade Enterprises**
- Lovely Nails and Day Spa – *New Listing!***
- PCM Electrical**
- Sandiego’s Mexican Grill at the Tram**
- Chiropractor, Mark L Schwartz DC**
- Roofing USA – *New Listing!***

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](http://sandiahomeowners.org). and under the *Notices and Information* Tab you will find *SHHA Members Benefits*. Scroll down to view all the different merchant discounts. If you would like more information or would like to participate in the SHHA Merchant Benefit Program please email us at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)



## ACC Activity Log

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

- 7 Juniper Hill Road – Reroof
- 9 Eagle Nest Drive – Stucco Repair
- 21 Cedar Hill Road – Stucco Repair
- 43 Rock Ridge Drive – Landscaping
- 95 Juniper Hill Road – Replace Swimming Pool and Retaining Wall
- 155 Juniper Hill Road – Reroof
- 174 Big Horn Ridge Drive - Reroof
- 200 Spring Creek Drive – Landscaping
- 305 Big Horn Ridge Place - Reroof
- 405 Live Oak Loop – Photovoltaic Panel Installation
- 423 Live Oak Court - Restucco
- 426 Live Oak Lane – Master Bedroom Closet Addition and Reroof
- 447 Live Oak Loop – Garage Door Replacement, Reroof, Re-finish Trim and Miscellaneous
- 502 Black Bear Loop – Landscaping
- 538 Black Bear Road – Re-stucco and Re-finish trim
- 545 Black Bear – Reroof and Landscaping
- 576 Black Bear Road - Restucco
- 626 Blackhawk Drive - Landscaping
- 659 Roadrunner Lane – Reroof
- 687 Blackhawk Drive – Reroof and Restucco
- 727-12 Cedar Hill Court – Replace HVAC System
- 890 Tramway Lane - Reroof
- 928 Tramway Lane – Window Replacement
- 938 Bobcat Blvd. – Stucco Repair
- 955 Antelope Avenue – Landscaping, Reroof and Restucco
- 958 Antelope Avenue – Fence Line
- 997 Lynx Loop – Driveway
- 1005 Tramway Lane – Install Decking and Restucco
- 1057 Red Oaks Loop – Photovoltaic Panel Installation
- 1113 Goldenrod Drive - Photovoltaic Panel Installation
- 1135 Marigold Drive – Reroof
- 1150 Marigold Drive – Photovoltaic Panel Installation
- 1166 Laurel Loop – Replace Windows and Repaint Garage Door
- 1235 Rockrose Road - Landscaping
- 1417 San Rafael Avenue – Photovoltaic Panel Installation
- 1418 San Rafael Court – Reroof
- 1707 Quail Run Court – Reroof
- 1722 Quail Run Court - Photovoltaic Panel Installation
- 1801 Tramway Terrace Loop – Repaint Trim
- 2004 Quail Run Drive – Photovoltaic Panel Installation
- 2035 Quail Run Drive – Restucco
- 2119 Black Willow - Reroof
- 2155 Black Willow Drive – Gate Replacement
- 2164 Black Willow Drive – Extend Wall Height
- 2321 Calle de Gabriel – Landscaping and Evaporative Cooler Replacement
- 2325 Calle de Gabriel - Landscaping
- 2711 Tramway Circle – Replace Fence and Remove Greenhouse
- 2751 Cliffrose Drive – Repaint House Trim and Replace Fence
- 2865 Tramway Circle - Restucco
- 2867 Tramway Circle – Repaint Garage Door
- 7714 Cedar Canyon Place – Re-finish Trim
- 8209 Indigo Court – Restucco
- 8216 Indigo Court – Restucco
- 8224 Raintree Drive - Restucco
- 8230 Raintree Drive – Façade
- 8239 Raintree Drive – Color Coat Stucco, Stain Trim, and Window Replacement
- 8241 Raintree Drive – Garage/Laundry Room Modification
- 8246 Raintree Drive – Repaint Stucco and Trim
- 12701 Carmel Court – Reroof

*Visit the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org) to read about all projects currently under ACC management.*







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## For Sale, Pending And Sold In Sandia Heights!



**12709 Colony Place NE**  
**\$349,900 • MLS# 866358**

**Custom contemporary retreat** by Roger Smith, in the heart of Sandia Heights, situated on a quiet, serene, panoramic Sandia Mountain & city prime view lot. Courtyard entry, 3BR or 2+study/office, Eat-in Country Kitchen, Expansive greatroom, custom fireplace, Spacious MBR Retreat. Breathtaking city & sunset views! Offered by Sharon McCollum



**1484 Morning Glory Rd NE**  
**\$479,900 • MLS# 847878**

**Southwest Contemporary Custom, Partial Adobe, on a City & Mountain View Lot.** Courtyard entry. 4 BR or 3+study/office; master with FP & private view deck, 3 baths, spacious greatroom, dining room, family room, gourmet country kitchen, butler's pantry, den, gazebo & an oversized 3 car garage. Panoramic vistas surround! Offered by Sharon McCollum



**1518 Eagle Ridge Terr NE**  
**\$599,900 • MLS# 843495**

**One-of-a-Kind, Spacious Two Story Quality Custom on 1+/- Acre View Lot!** Serene pond setting, 5 BR, Separate MBR, FLR, FDR, FR/entertainment area, Gourmet kitchen, view patios, 4 door/4 car carriage house garage, service room with desk. Walk in Pantry. Custom cherry cabinetry. Genuine hardwood flooring. Three custom fireplaces. Privacy, views, space! 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

## Sandia Heights Homes Sell in all Markets

### Sandia Heights Market Activity 2016

**2016 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS .50 ACRES AND LARGER**  
13 homes FOR SALE. Average list price per SF \$184.04;  
6 homes PENDING. Average list price per SF \$167.96;  
26 homes SOLD 2016. Average sold price per SF 158.78;  
34 homes SOLD 2015 Average sold price per SF \$158.94.  
38 homes SOLD 2014 Average sold price per SF \$160.01.

**2016 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES**  
4 homes FOR SALE. Average list price per SF \$174.12;  
6 homes PENDING. Average list price per SF \$161.19;  
9 homes SOLD 2016. Average sold price per SF 165.63;  
30 homes SOLD 2015 Average sold price per SF \$162.67.  
26 homes SOLD 2014 Average sold price per SF \$159.21.



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## **Good News about Solar Panels** **By Odile de La Beaujardiere, SHHA Member**

Please consider installing solar panels to your roof. Now is the time.

But selecting what to do and when is difficult. So allow me to share a website created recently by a Los Alamos scientist living in Santa Fe. It contains lots of very useful information. Here is the link: [www.GoSolarNowNM.info](http://www.GoSolarNowNM.info). If you have any solar questions, please email the scientist at [contact@gosolarnownm.info](mailto:contact@gosolarnownm.info).

Adding solar panels to your house makes sense financially: you will recoup more than the money invested. Each month, your electric bill will be lower. Also, statistics show that, when houses have solar panels they sell 14% higher on average. In addition the price of solar panels is going down, making any installation much cheaper now than a few months ago.

If you are considering solar, I suggest that you go for it as soon as possible in order to take advantage of the 10% NM tax credit which expires Dec. 31, 2016. Below is part of an email that provides important information. It is written by "Positive Energy Solar" (Disclaimer: I never dealt with this institution and know nothing about it.)

### *Going Solar Still Makes Sense*

Hundreds of New Mexicans are going solar and taking advantage of the New Mexico Development Solar Tax Credit (more commonly known as the solar state tax credit). While the state tax credit does not expire until the end of 2016, the 3 million dollar budget established by the state legislature will be expended shortly.

Tax credit funds are allocated on a first come, first served basis as solar installations are completed and applications are submitted to the state. The New Mexico Energy Minerals and Natural Resources Department (EMNRD) administers this tax credit and forecasts that applications submitted by July 8 will most likely receive the solar tax credit.

Even without the solar state tax credit, investing in solar continues to produce a great return. The 30 percent Federal Income Tax Credit is scheduled to be in full effect through 2019 and is not budget limited. In addition, the prices of panels and installation are at an all-time low, which continues to make going solar a smart move.

In conclusion, please consider installing solar panels on your roof ASAP and save money fast. My husband and I had them installed when we moved in, 5 years ago, and are very happy we did it.

### **CLASSIFIED ADS**

**Deployed Grandson Asked That We Sell His Canoe**.... It's a 1980's Fiber Glass Grumann. \$500. or best offer. Call Dana at 505-856-2609

**Estate Sale Saturday, July 30 and Sunday, July 31**

752 Tramway Lane NE 9 AM-4 PM

We're downsizing and moving to a retirement community after 39 years in Sandia Heights. Professionally managed by Wings, our sale includes 30+ pieces of furniture, near-new microwave, Kenmore sewing machine, patio table and new umbrella, a garage full of tools, and a wealth of kitchenware, housewares and decor items.

HALF-PRICE after noon on Sunday. For more information and photos just before the sale, sign up now at [estatesalesbywings.com](http://estatesalesbywings.com)

**Responsible Red Cross Certified Babysitter** available in Sandia Heights or nearby neighborhoods. 14 years old, experienced, caring, fun sitter, Parents can assist with transportation. Contact Shea 505-507-6979 or [sheafitzgerald@comcast.net](mailto:sheafitzgerald@comcast.net)

**WANTED:** experienced online seller--e.g., eBay, Craigslist, for part-time work for four months or more. Call 856-2080 (After 10:00 AM MDT).



## Community Event Bulletin Board

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

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**Sandia Heights “Cork & Fork” Dining Activity:** We are in our eleventh year of the Sandia Heights “Cork & Fork” dinner group. 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. We’re always happy to have new folks join us, so if this sounds like an activity that you might be interested in, please contact Linda Mason at [lindamason307@gmail.com](mailto:lindamason307@gmail.com) or [505-554-2934](tel:505-554-2934).

**Mark your calendars for the Sandia Heights Artists Studio Tour: Saturday and Sunday, September 10 and 11, 10 am to 5 pm.**

Once each year, the artists in the Sandia Heights community open their studios to present their work. The tour began twelve years ago and has grown and added new artists to the group every year since. Many of the artists show their work in local galleries and others only participate in this one show each year.

Don’t miss this opportunity to meet your artistic neighbors and see an astounding display of oil painting, acrylic painting, beaded jewelry, decorative gourds and baskets, watercolors, wood turning, ceramics and pottery, yard art, silver jewelry, photography, glass, fabric wearable’s and accessories, mixed media pieces and more. For further information, call Nancy Mattern at 856-6313. Details including studio locations and artists will be available on our website in July. [www.sandiaheightsartists.com](http://www.sandiaheightsartists.com)

**You're invited to a picnic on Sunday, July 17th, Noon to 4:00PM.** The picnic will be hosted by members of the Church of the Good Shepherd, 7834 Tennyson Street NE. We want to get to know our neighbors, so join us for barbecued chicken with all the fixings! We will have our picnic in the church's downstairs dining hall. There will be games for all ages! So, mark your calendars and come share in the food and fun!! For more information, please email Judy Gibbs at [judysue@comcast.net](mailto:judysue@comcast.net).

### **Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closure:** Monday, July 4<sup>th</sup> in observance of Independence Day.
- **Board meeting** – Wednesday, July 13 at 7pm in the SHHA office.
- **Notary, copies and faxes, email alerts and contractor evaluation binder** free to members.
- **Committee meeting dates** are posted on our website calendar: [www.sandiahomeowners.org](http://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.
- **Tram Passes:** for sale in the SHHA office. \$5 per ticket 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 that offer a discount!

*Notice: Any corrections to anything found in the printed version of the GRIT can be found on the website.*

