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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.

**The Empty Nest - Rooms for Rent**

Now that the house is "too big" for you it is tempting to make extra money by renting a spare bedroom or offer bed and breakfast (B&B) or Airbnb accommodations. We have received complaints about homeowners listing their homes on B&B websites for room rental by the day, week, or month. However, Sandia Heights is zoned Residential (single family) and therefore renting rooms is a Bernalillo County zoning violation. The Unit Covenants also prohibit renting rooms. The Covenant Support Committee (CSC) therefore asks that homeowners comply with both the Covenants and the zoning regulations and not rent out rooms. If you have already posted your house on a B&B web site please remove it. If you suspect that a neighbor is renting out space in their home please contact the SHHA office and they will help you fill out a complaint. We will immediately investigate and seek compliance either voluntarily or with the help of the County Zoning Department, or other legal channels. Aside from the code and covenant violations it is also a safety concern for the neighborhood. Sandia Heights Security monitors unfamiliar cars and activities in order to preserve the safety of the residents. Remember, this is a Single Family Residential Area. Please help keep it that way.



**SHHA Sewers—4 Things Not to Put Down the Drain**

The following article applies to SHHA members who are on the city sewage system and is in response to a request by a SHHA member, who reported a neighbor’s significant household damage when some grease washed down the drain. It’s tempting to wash any unwanted liquid or solid waste down your sewer drain, but certain items should never be flushed down your drain:

- 1) **Toxic chemicals like paint, cleaning products, oil, and solvents**— These can all cause problems with the environment once they leave the treatment plant;
- 2) **Medications**—These may find their way into drinking water supplies elsewhere;
- 3) **Grease, fats, and oils**—These will wreak havoc if they solidify, plus can disrupt the balance of waterways;
- 4) **Paper towels, cotton balls, pre-moistened wipes, scrub pads, etc.**—All can clog up pipes and cause backups and overflows in your home.

The GRIT will address septic drain issues in a later edition, but the tips listed above apply to septic drains as well.

**PRANKS REPORTED IN UNIT 6**

We have had a notification from a homeowner in Unit 6, stating that individuals (possibly children) have been ringing doorbells and knocking on doors late in the evening causing a disturbance. The homeowner suggests that residents ensure that all household members are safely inside after dark.

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

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## Dead Trees-- Parks & Safety Committee

Do you or a nearby neighbor have a dead tree or shrub in your yard or on nearby County right-of-way? This problem has increased dramatically the last few years because of the prolonged drought. Most of us have not remembered to do deep root watering of our plants on a frequent basis, year round to keep them from dying. So what should we do now? First, start deep root watering any and all of your living plants. And second, consider removing any dead trees and shrubs because they are potential fire hazard.

Articles about New Mexico wildfires indicate that removing dead trees and shrubs around residences is very important in preventing wild fires. If you cannot cut and remove your dead trees and shrubs, stop by the SHHA office and look at our references book for landscape contractors & trash haulers.

SHHA residents have had experience with and “evaluated” many such contractors. If the dead plants are on County right-of-ways adjacent to your property, call the County at 848-1503 and put in a work order to have them removed.

Taking care of your living and dead landscaping this fall will help maintain your property values and make Sandia Heights a nicer place in which to live.

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## Walking dogs along the Domingo Baca Arroyo

Many residents utilize the unofficial trail along Domingo Baca Arroyo every day to exercise their bodies and their dogs. Domingo Baca is a very wide arroyo with a portion of it running between Morning Glory Road and Tramway Lane east of Bobcat Boulevard. Some residents may believe this area is “Open Space” when in fact it is entirely private property.

When dog owners walk their pets along the roadways they are normally leashed and orderly. But when they enter the arroyo some feel that a leash is not required. A few dogs become overenthusiastic when unleashed and knock over bird feeders and trample the landscape. The owners of these animals have allowed their pets to get out of their sight and aren't aware of the destruction they are causing. Please respect this private property and keep your dogs leashed as required by the Bernalillo County ordinance.

## LABOR DAY



### 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**

**Albuquerque Natural Health Center- *New Listing***  
**About Face Medical Spa**

**Alarm Research Inc.**

**Albuquerque Custom Tint and Glass**

**Avis/Budget Car and Truck Rental**

**Balanced Physical Therapy & Wellness**

**Bair Medical Spa**

**Blue Lotus Spa Service**

**Brown & Brown Insurance of NM**

**Domino's Pizza**

**High Finance Restaurant**

**Jade Enterprises**

**Lovely Nails and Day Spa**

**PCM Electrical**

**Sandiego's Mexican Grill at the Tram**

**Chiropractor, Mark L Schwartz DC**

**Roofing USA**

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)

## Back to School Safety Checklist



### **Transportation Safety**

Whether children walk, ride their bicycle or take the bus to school, it is extremely important that they take proper safety precautions.

Here are some tips to make sure your child travels safely to school.

#### **Walking to school**

- Review your family's walking safety rules.
- Walk on the sidewalk, if one is available. When on a street with no sidewalk, walk on the left side of the road facing oncoming traffic.
- Before you cross the street, stop and look left, right and left again to see if cars are coming.
- Never dart out in front of a parked car.
- Practice walking to school with your child. Cross streets at crosswalks when available.

#### **Riding a bicycle to school**

- Make sure your child always wears his/her helmet when leaving the house.
- Make sure helmet is fitted and secured properly.
- Teach your children the rules of the road.
- Ride on the right side of the road, with traffic, and in a single file.
- Come to a complete stop before crossing the street. Walk bike across street.

#### **Riding the bus to school**

- Go to the bus stop with your child to teach them the proper way to get on and off the bus.
- Make sure your children stand six feet away (or 3 giant steps) from the curb.
- If your child and you need to cross the street in front of the bus, walk on the side of the road until you are 10 feet ahead of the bus. You should always be able to see the bus driver, and the bus driver should always be able to see you.

#### **School Safety**

Many school-related injuries are completely preventable. Follow these steps to ensure your child's safety at school.

#### **Preventing backpack-related injuries**

- Chose a backpack for your child carefully. It should have ergonomically designed features to enhance safety and comfort.

- Don't overstuff a backpack; it should weigh no more than 10 to 20 percent of your child's body weight.
- For example, a child that weighs 60 pounds should carry a backpack no heavier than 12 pounds.
- Ask your children to use both straps when wearing their backpack to evenly distribute the weight on their shoulders.

#### **Preventing playground-related injuries**

- Encourage your child to use playgrounds with a soft surface. Avoid playgrounds with concrete surfaces, as they are too hard if your child falls.
- Children under the age of four should use climbing equipment with assistance and adult supervision, and watch older children when they're climbing, especially on monkey bars.

## Day Tour – Tijeras Pueblo and Turquoise Trail



Now that fall is approaching, an easy place to drive to from Sandia Heights is the **Tijeras Pueblo Archeological Site**. You start the tour at the Sandia Ranger Station, 11776 Highway 337; Tijeras NM (505.281.3304 [http://www.fs.usda.gov/detail/cibola/home/?cid=fsbdev3\\_065706](http://www.fs.usda.gov/detail/cibola/home/?cid=fsbdev3_065706)), where you can thank the folks at this Sandia Ranger Station which oversees the Cibola National Forest directly east of our community. Behind the Station is the Archeological Site, always open and the self-guided tour is free. The museum is open on weekends. Free lectures are held every second Tuesday at 6:30 pm, September through November, then February through June. The next lecture is Tuesday, September 13.

If you have an entire day, the Turquoise Trail (<http://www.turquoisetrail.org/> no phone number) Is a great National Scenic Byway tour from Tijeras to just south of Santa Fe. The website has lots of information and tour suggestions depending on your interests.

## SHHA SECURITY ALERT

The SHHA 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 call the office at 797-7793 or email us at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net).

Also, if you have changed your phone number or email address please notify us so that we can update the database. Thank you.



### STATS FROM SANDIA HEIGHTS SECURITY PATROL

If you have questions regarding the following stats, please call Sandia Heights Security 856-6347, mobile 263-4654.

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	25	Mailbox vandalism	0	Snake call	10
Animal control Assist	1	Miscellaneous call	9	Special (extra patrol)	11
Assault/battery	0	Motorcycle nuisance	0	Special request	256
Breaking & entering	1	Motorist assist	6	Speeding vehicle	2
Car accident	3	Neighbor dispute	1	Suspicious person	9
Customer assist	1	Newspaper pickup	32	Suspicious vehicle	21
Dump/spilled material	3	Noise complaints	5	Theft	7
Family dispute	1	Open door/window	19	Utility Co. assist	7
Fire	7	Parking problem	1	Threat/personal	1
Fireworks complaint	6	Pet nuisance	6	Vandalism	4
Home burglary	5	Rescue assist	2	Vehicle burglary	4
Lost/found item or pet	6	Salesman complaint	1	Wildlife report	2
Loud music/party	2	Sheriff office assist	0	<b>Total Calls</b>	<b>477</b>



### ALBUQUERQUE POLICE DEPARTMENT CRIME PREVENTION UNIT Residential Burglary Prevention

**Residential burglary rates are generally dictated by the active involvement of individual citizens and cooperative education efforts by neighborhood associations and other community groups. Homeowners who are willing to take certain steps to prevent this type of crime, along with the assistance of local law enforcement, can reduce and sometimes prevent break-ins and burglaries. Consider the following prevention tips as well as ways to retrieve any lost or stolen property.**

- Each door should be metal or solid core with a deadbolt lock and a minimum 1” throw. Short strike plate screws should be replaced with 3-4” screws that secure the plate into the doorframe. Doors should also be equipped with 180-degree eye viewers. Consider a security screen door.
- Trim all bushes and shrubs below the window level and up from the ground. Trim mature trees up to a level 6-8 feet above ground. Eliminate hiding places or areas that allow someone the opportunity to enter through a window without being noticed.



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## GREG'S SANDIA HEIGHTS LISTINGS



**176 BIG HORN RIDGE DR.**  
**3,152 SQFT**  
**4 BEDROOMS**  
**4 TOTAL BATHROOMS**  
**3 CAR GARAGE**  
**.6 ACRE LOT**  
**OFFERED AT: \$609,900**

WHAT A FIND! A GREAT CUSTOM SINGLE LEVEL SANDIA HEIGHTS HOME WITH VIEWS! ENTER THE HOME VIA THE PRIVATE COURTYARD WITH LARGE FOUNTAIN. UPON ENTRY OF THE HOME YOU ARE IMMEDIATELY GREETED BY THE LUXURIOUS LIVING ROOM, COMPLETE WITH GLEAMING HARDWOOD FLOORS, RAISED WOOD paneled ceiling, and CUSTOM LIT NICHOS. THE LARGE LIGHT/BRIGHT KITCHEN IS LOCATED JUST OFF THE FAMILY ROOM, MAKING ENTERTAINING A BREEZE. FEATURES INCLUDE A GAS COOK TOP WITH HOOD, LARGE BAR TOP, A BUTCHER BLOCK CENTER ISLAND, AND A BRIGHT BREAKFAST NOOK. THE MASTER SUITE OFFERS LUSH CARPETING, A SEPARATE SITTING AREA WITH BUILT IN SHELVING, PRIVATE ACCESS TO THE BACKYARD + A SPA LIKE MASTER BATH WITH DUAL SINKS, GRANITE COUNTERS, AND A JETTED TUB. THE BACKYARD OFFERS STUNNING VIEWS, FIREPLACE AND AND A BUILT-IN BB



**Coming Soon**

**1222 ROCKROSE RD. NE**  
**3,344 SQFT**  
**4 BEDROOMS**  
**3 BATHROOMS**  
**3 CAR GARAGE**  
**.77 ACRE LOT**  
**OFFERED AT: \$619,000**

LOCATED ON A QUITE DEAD END STREET YOU WILL FIND THIS BEAUTIFUL SANTA FE STYLE CUSTOM HOME BUILT BY COGEN. FROM THE CUSTOM WOOD ENTRY DOOR TO THE HERRINGBONE WOOD CEILINGS WITH VIGAS, THIS HOME HAS IT ALL! THE LIVING ROOM OFFERS A ROUNDED WALL OF WINDOWS THAT LET IN PLENTY OF NATURAL LIGHT AS WELL AS SHOW OFF THE STUNNING MOUNTAIN VIEWS. THE KITCHEN OFFERS 20" PORCELAIN TILE AND CUSTOM CABINETS. SPACIOUS FAMILY ROOM COMPLETE WITH A CUSTOM CORNER KIVA FIREPLACE WITH A REGENCY GAS INSERT. THE MASTER SUITE OFFERS AN ATTACHED NURSERY OR WORKOUT AREA COMPLETE WITH CARPET, RECESSED LIGHTING, AND A SPA LIKE MASTER BATH WITH A JACUZZI TUB, DUAL SINKS, AND STUNNING MOUNTAIN VIEWS! 2 NEWER REFRIGERATED AIR COMBO UNITS. CALL GREG FOR MORE INFO!



**31 JUNIPER HILL LP. NE**  
**3,484 SQFT**  
**4 BEDROOMS**  
**3 TOTAL BATHROOMS**  
**3 CAR GARAGE**  
**.68 ACRE LOT**  
**OFFERED AT: \$650,000**

BEAUTIFULLY UPDATED SANDIA HEIGHTS CUSTOM HOME FEATURING A STATE OF THE ART ACTIVE SOLAR SYSTEM. OFFERING EXPANSIVE CITY/MTN VIEWS FROM EVERY ROOM. TOTALLY RENOVATED KITCHEN OFFERS TOP OF THE LINE STAINLESS STEEL APPLIANCES, GRANITE COUNTERS, NATURAL CHERRY WOOD CABINETS, A LARGE WEST FACING KITCHEN WINDOW FRAMES MT. TAYLOR WHILE TO THE EAST YOU LOOK UP TO THE STEEP AND EVER CHANGING BEAUTY OF THE SANDIAS. THE MASTER SUITE OFFERS A REMODELED BATHROOM WITH MARBLE COUNTERS, A KOHLER STEAM SHOWER, & AN OCEANIA AIR TUB. OTHER FEATURES OF THE SUITE INCLUDE A WALK-IN CALIFORNIA CLOSET, & LARGE DECK WITH UNOBSTRUCTED VIEWS TO THE SOUTH AND WEST. YOU ARE IN YOUR OWN PRIVATE, QUIET OASIS WITH A TRAIL SPUR THAT LEADS TO THE TRAMWAY & LA LUZ TRAILS JUST OUTSIDE THE BACKYARD.



**752 TRAMWAY LN. NE**  
**2,135 SQFT**  
**4 BEDROOMS**  
**2 TOTAL BATHROOMS**  
**2 CAR GARAGE**  
**.52 ACRE LOT**

BEAUTIFULLY CRAFTED SINGLE LEVEL 4-BEDROOM CUSTOM HOME BUILT BY WOLFE AND LEWTON ON A SPECTACULAR LOT WITH UNOBSTRUCTED MOUNTAIN VIEWS IN SANDIA HEIGHTS! THE ORIGINAL OWNERS HAVE TAKEN GREAT CARE OF THIS HOME. RECENTLY UPDATED KITCHEN WITH GRANITE COUNTERS, NEW STAINLESS STEEL APPLIANCES, AND NEW WOOD CABINETS. THE HOME HAS A LARGE DECK WITH UNOBSTRUCTED VIEWS TO THE SOUTH AND WEST. YOU ARE IN YOUR OWN PRIVATE, QUIET OASIS WITH A TRAIL SPUR THAT LEADS TO THE TRAMWAY & LA LUZ TRAILS JUST OUTSIDE THE BACKYARD. THE HOME IS IN PERFECT PLACE TO ENTERTAIN. AND AS YOU STEP INTO THE GREAT ROOM, WITH ITS 12' WOOD BEAMED CEILING, MAGNIFICENT STONE FIREPLACE WALL, AND RAISED BRICK DINING AREA, THE PANORAMIC VIEW OF THE SANDIAS TAKES YOUR BREATH AWAY!

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  - The surviving spouse does not control these assets
- \*To control assets to heirs who may not use inheritance as you wish:
  - Trust assets cannot be comingled with a child's spouse's assets
  - Heir with a substance abuse or gambling problem cannot access an abundance of money

**Use of a corporate trustee**

- \*Incapacity for a single individual or a couple without family or friends to manage their assets
- \*Ensure adherence to the testamentary intents such as:
  - Heirs cannot spend outlandishly
  - Trust company can team with a family member or friend (acting as co-trustee) to help ensure the trust assets are managed in accordance with trust and tax laws

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## Why doesn't the Covenant Support Committee (CSC) do anything with my complaint?

By Dick Wavrik

A resident may submit a complaint regarding Covenant Suspected Violations and then get concerned that nothing has happened. Did it fall in the Black Hole or get sent to the trash? Let me explain the process:

1. When the SHHA receives your written complaint on the form found on the Web site or available from the SHHA office staff, you will receive an acknowledgement letter within a day or so of your submission. [Note, the staff will help you fill out the form should you need it.]
2. The complaint is then assigned to one of the CSC volunteer investigators who will:
  - a. Verify that the complainant and violator are in the same or adjacent Unit,
  - b. Verify that the complaint is really a covenant violation for the specific Unit of the violation,
  - c. If the above conditions are met, the investigator will do a site visit and document that the violation is there. This is usually done by a photograph. Sometimes multiple visits are required.
  - d. Make a recommendation that the complaint has no merit and close the file, or, recommend a letter be sent to the violator.
3. SHHA will send an initial letter to the violator, with a time stated to make the corrections. When the time has passed, the investigator will make another site visit. If the violation still exists, a second letter is sent with another time by which make corrections [Yes - it is sad that some of our neighbors don't care about their violations.] The investigator will make a third site visit.
4. After the two letters from SHHA are ignored, the file is turned over to the SHHA attorney who writes an initial letter giving time for correction. After this time the investigator makes a site visit. If the violation still exists the attorney writes a second letter with another deadline. The

investigator makes another site visit. If the issue is still not resolved the attorney (with concurrence of the Executive Committee) will seek a Court Order forcing compliance.

So why does it take so long? It can take four letters, and five site visits before we can file for a Court Order. Each of these letters, including the time given for correction, may take over a month for a total of at least four months.

The CSC investigators are volunteers and have a month to complete their initial investigation. Making site visits are done as their schedule permits. Many times a violation will resolve itself by the time the investigator gets to the site.

When a complaint file is closed, the complainant will receive a written notice. SHHA and the CSC will not give status updates so please don't ask.



### A LITTLE GOES A LONG WAY

When it comes to lights at night a little goes a long way. While you may feel the need to light up your property, your neighbor probably does not get enjoyment from your lights. Unshielded floodlights (typical of "security" lights) that shine into your neighbor's property are a violation of almost all the covenants. Other outdoor lighting may be a violation of the BERNCO lighting ordinance. So please be considerate of your neighbors and keep your exterior lights off. If you need lights for pathways use low voltage low mounting lights or better yet carry a flashlight!

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

Unit No.	Type of Violation
6, 8, 26	Home Maintenance
5, 6, 7	Home Maintenance. No Prior ACC Approval
5	Lighting
8	RV Parking
7	Rooms For Rent

**8 Files Closed Since the Last GRIT**

## Architectural Control Committee (ACC) Activity Log

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

- 21 Juniper Hill Road – Restucco
- 39 Rock Ridge Drive – Window Replacement and Stucco Repair
- 42 Cedar Hill Place – Stucco Repair and Deck Railing
- 48 Rock Ridge Drive – Deck and Railing Replacement
- 91 Juniper Hill Road – Addition/Remodel
- 254 Spring Creek Place - Reroof
- 523 Black Bear Loop – Block Wall
- 726-13 Tramway Vista Drive – Fence Replacement
- 727-19 Tramway Lane – Replace Cooling System
- 865 Tramway Lane Court - Landscaping
- 867-F Tramway Lane Court – Stucco Repair
- 958 Antelope Avenue – Landscaping
- 1009 San Rafael Avenue – Resurface Facia
- 1103 Marigold Drive - Restucco
- 1111 San Rafael Avenue – Replace Windows
- 1716 Quail Run Court – Reroof
- 2036 Quail Run Drive – Covered Patio
- 2172 Black Willow Drive – Shade Structure
- 2452 Tramway Terrace Court - Restucco
- 2521 Tramway Terrace Court – Fence Replacement
- 2728 Tramway Circle – Garage Door Replacement
- 2815 Tramway Circle – Retaining Wall Replacement
- 2864 Tramway Circle – Window Replacement, Stucco Repair and Replace Cooling System
- 8213 Indigo Court – Front Steps Safety Railing

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

## UPDATE ON PNM'S RATE HIKE REQUEST

Bob Bower, ACC Chairman

As you might recall, I wrote an article in February of 2015 on PNM's request to the NM Public Regulation Commission (PRC) to approve rate increases for its customers starting in January of 2016. If approved, most residential customers were looking at about a 14% increase in their monthly energy bills. After considerable delays, appeals, hearings, etc., a state hearing examiner on August 4, 2016 determined that this request was excessive and proposed that the increases be lowered substantially from PNM's original request. If ultimately approved by the PRC, this recommendation would translate into a residential customer increase of about 7%. PNM can file an appeal of the examiner's decision but the PRC is expected to make a final ruling by August 31, 2016. That decision can be appealed to the state Supreme Court so I anticipate further delays in this approval process. I will keep you posted on this subject as it unfolds in the following weeks and months.

NOTE: In last month's GRIT (August), I discussed emergency and non-emergency repairs and upgrades to your residence. I need to clarify what was said regarding emergency roof repairs. As was mentioned, the ACC does not need an application in order for you to commence the repairs of a leaking roof but I ask that you do not use white roofing material to repair your roof. Our covenants restrict the use of white material and, as such, the ACC requests that you use a non-white material (tan or brown is acceptable) for these repairs. This is, of course, not germane if you have tar and gravel, tiles, or some type of shingles on your roof (these materials are typically non-white in color) but if you have a membrane material on your roof, make sure your contractor does not use white material for repairing your roof. Once your roof is repaired and you decide that you want to replace the entire roof, just make sure that the ACC approves your request for the replacement before work is started. Let me know if you have any questions on this subject.





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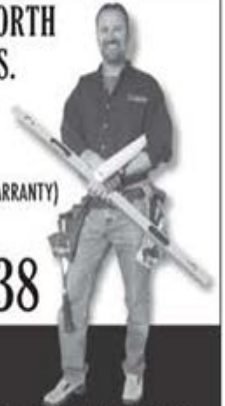
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Sharon and Judson McCollum have promoted Sandia Heights property values for over 25 years. We market to support improving home values in Sandia Heights. Call or Text (505) 269-6217 for your FREE Market Analysis today!

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



**12709 Colony Place NE**  
**\$329,900 • 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**  
17 homes FOR SALE. Average list price per SF \$169.71;  
7 homes PENDING. Average list price per SF \$184.72;  
33 homes SOLD 2016. Average sold price per SF 161.97;  
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**  
13 homes FOR SALE. Average list price per SF \$161.83;  
7 homes PENDING. Average list price per SF \$177.26;  
26 homes SOLD 2016. Average sold price per SF 158.13;  
30 homes SOLD 2015 Average sold price per SF \$162.67.  
26 homes SOLD 2014 Average sold price per SF \$159.21.



**Sharon And Judson McCollum**

**Sell Sandia Heights Homes Like Yours!**



September 2016

## **Community Event Bulletin Board**

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

### **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, 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. This year, 24 artists will show their work at 10 locations on the tour.

Don't miss this once-a-year 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, fiber wearables and accessories, mixed media pieces and more. For further information, call Nancy Mattern at 856-6313. Details including studio locations and artists are available on our website: [www.sandiaheightsartists.com](http://www.sandiaheightsartists.com)

**PREVIEW NIGHT will take place on Friday, September 2 from 5:00-8:00 pm at High Desert Art and Frame** (Tramway and Montgomery) as part of Albuquerque's First Friday events. Enjoy delicious hors d'oeuvres and many door prizes, and get a sneak preview of the talent of your local artists. Thanks for your support!

**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).

**Sandia Heights Little Library:** Experience the Little Free Library at 1606 Quailwood Drive, home of Paula and Mike. It's located on the street just across from the Sandia Heights Homeowner's Association office on San Rafael. The concept is simple: take a book, return a book. Share the books with your friends. Stop by with a book you'd like to share, both adult and children's books alike. When you finish a book, come see what others want to share. The books are always free because the library belongs to everyone. To find out more about the Little Free Library or to build your own, visit [www.littlefreelibrary.org](http://www.littlefreelibrary.org).

## **Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office Closure:** Monday, September 5 in observance of Labor Day.
- **Board meeting** – Wednesday, September 14 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!
- **Lost and Found:** The SHHA office has many lost and found items. Please call the office if you have lost or found an item(s).
- **Reminder:** Please check your listing in the 2016 Resident Directory and Guide and let the office know if you have any changes or additions. All changes must be received before **November 4, 2016** in order for them to be included in the 2017 Resident Directory and Guide.

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