



October 2016

Vol. 32 – No. 10

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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.

**SECOND “MEET AND GREET” WITH BERNALILLO COUNTY
SHERIFF’S DEPARTMENT SCHEDULED**

The attendance and interest at the May 12 meeting with Sheriff Justin Dunlap, has led to the next Meet and Greet scheduled for Thursday October 13, 6:30 pm, at the Church of the Good Shepherd at 7834 Tennyson. Parking is available at the rear of the building, where the entrance to the event is located.

Sandia Heights Services will be present at the meeting as well. All SHHA residents are welcome to attend and hear about current activities as well as how the department plans to continue to increase safety resources for Sandia Heights.

Meet and Greet Procedures of Conduct:

1. Please silence all cell phones during the meeting.
2. Each speaker is limited to three minutes.

FALL BEAR ALERT

We are now in the season when the bears are trying to pack on the pounds so they can make it through the winter in hibernation. Bears usually go into dens in November, so please continue to be vigilant. Keep garbage in the garage and put it outside no earlier than the morning of trash pickup. Don't feed your pets outside. Bring bird feeders inside at night. Bears can demolish *empty* bird feeders during the summer—they know those things usually have birdseed in them, and they will go after feeders even if they are empty. Keep ripe fruit picked and clean up fallen fruit.

Above all, enjoy the privilege of living in this beautiful area and sometimes getting a glimpse of our wild neighbors!

2017 SHHA Resident Directory Deadline

Please check your listing in the 2016 Resident Directory and let the office know if you have any changes or additions. All changes must be received before Friday November 4, 2016 in order for them to be included in the 2017 Resident Directory.





What do skeletons say before they begin dining? Bone Appétit!
What kind of mistakes do spooks make? Boo boos
What's the ratio of a pumpkin's circumference to its diameter? Pumpkin Pi



Fourth of July Canyon Visit

Would you like to see more red and orange this fall? Densely wooded with bigtooth maples, 4th of July Canyon is spectacular in early October. The forest blazes with hues of burgundy, reds and oranges. A one-mile, moderately-easy trail leads through the most spectacular portion of the canyon. At the head of the canyon, return or continue on the 6.5-mile loop. A spur leads to the ridgetop for tremendous views of the Rio Grande and Estancia valleys. The trail winds past viewpoints and along a spring-fed creek, then back to FS 55 for the last mile. From Sandia Heights, take I-40 East, Exit 175 South. NM 337 winds through the scenic piñon-juniper hills and canyons of the Manzano Mountains. After about 7 miles at the T-intersection of NM 55, turn right (west) to Tajique. Just through town, turn right on the dirt FS 55. RVs and cars should have no problem.



SHHA MEMBER BENEFITS:

Check out the entire SHHA Member Benefits Program at 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-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. 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



Volunteers Needed!

The Communications and Publications Committee is looking for new members!

If you would like to volunteer to work with words or editing, reviewing restaurants/movies/happenings, or have business, sports, travel, local, or any news that might interest our readers, this is the place for you!

Contact the SHHA office

(sandiaheights@comcast.net) for details.



Street Right of Way Maintenance

The County right of way usually extends a few feet beyond the paved edge of the street into Sandia Heights properties. Each of us is responsible for maintaining our part of the right of way. Please be reminded about the dangers of thick vegetation along driveways and consider cutting thick vegetation away from the entrance/exit of your driveways so that both you and oncoming cars and pedestrians have better visibility.

The County works closely with SHHA to cut along all roadsides at a 45-degree angle in order to help improve visibility. This has helped a great deal, but it does not solve all problems for pedestrians or drivers. We want to encourage each of you to call the SHHA office if you note specific areas where either the chamisa is too overgrown or perhaps signs are being blocked by trees and vegetation at intersections. (The County prefers to have one contact with SHHA for reporting such nuisance areas.)

If you have a Siberian elm growing in the County right of way of your property, please call the County directly at 848-1503. They will remove the tree and treat it with Garlon to prevent regrowth. (In this case, the County requires the homeowner to make the request directly to them, rather than by way of the SHHA, to be sure that the homeowner wants the tree removed.)



Bernalillo County Road Work

By Joe Pappe, SHHA President

Does your road need some clean up after a big rain? All County work order requests should be made directly to the Bernalillo County Contact Center at 848-1503 or email: contactcenter2@bernco.gov.



Halloween Trick or Treat Reminder

Please use extra caution as you drive on Halloween and turn off your entry/exterior lights if you prefer not to have trick-or-treaters stop by your home. Thank you.



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.
- 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.



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

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	35	Mailbox vandalism	0	Snake call	10
Animal control Assist	3	Miscellaneous call	8	Special (extra patrol)	9
Assault/battery	0	Motorcycle nuisance	1	Special request	200
Breaking & entering	0	Motorist assist	6	Speeding vehicle	0
Car accident	1	Neighbor dispute	2	Suspicious person	14
Customer assist	3	Newspaper pickup	24	Suspicious vehicle	32
Dump/spilled material	1	Noise complaints	1	Theft	1
Family dispute	1	Open door/window	7	Utility Co. assist	9
Fire	2	Parking problem	2	Threat/personal	2
Fireworks complaint	2	Pet nuisance	9	Vandalism	3
Home burglary	3	Rescue assist	3	Vehicle burglary	3
Lost/found item or pet	8	Salesman complaint	1	Wildlife report	3
Loud music/party	2	Sheriff office assist	0	Total Calls	411



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.

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.

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

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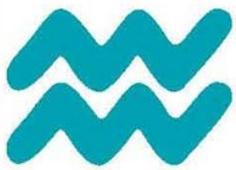
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For Sale, Pending And Sold In Sandia Heights!



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
22 homes FOR SALE. Average list price per SF \$178.84;
5 homes PENDING. Average list price per SF \$189.36;
38 homes SOLD 2016. Average sold price per SF 163.66;
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
14 homes FOR SALE. Average list price per SF \$151.31;
3 homes PENDING. Average list price per SF \$164.74;
30 homes SOLD 2016. Average sold price per SF 155.62;
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!



October 2016



THE FOLLOWING IS A SUMMARY OF ACTIVE CSC VIOLATIONS:

Unit No.	Type of Violation
S2	Home Maintenance. No Prior ACC Approval
SHHA Legal Action	
S7	No Prior ACC Approval
SHHA Court Action	
S5, S6	No Prior ACC Approval

6 Files Closed Since the Last GRIT

Covenant Support Committee (CSC)

By Dick Wavrik, Chairman

Summer is over and it's time to return your campers, RV's, and boats (that you should not have been keeping at your residence) to a storage facility. Leaving them in your driveway or yard is not permitted by your covenants. Please be considerate to your neighbors and after you have unloaded your rolling stock remove it from Sandia Heights. [If you wish to construct a house or garage for your toys please consult with the Architectural Committee first to discuss your plans before you start.]

Now is also a good time to spruce up your yard for Fall and Winter. The Summer has brought out a growth of the natural vegetation and weeds. Look around your lot for dead trees and bushes and please remove them. If the tree does not have leaves by now you can probably consider it dead. Although you may think it is neat for bird nesting or part of the natural landscaping, your covenants generally require you to remove dead trees and bushes and some units require you to maintain your landscape. Again, the CSC asks that you be considerate of your neighbors and take care of your lot.



DON'T LET YOUR WATER PIPES FREEZE!

By Bob Bower, Chairman, ACC

Well, once again it's time for my annual article on how to prevent your water pipes from freezing. It's too early yet to tell if Albuquerque's

upcoming winter of 2016-2017 will be unusually cold or not but I think it's always a good time right now to remind you how to protect your water pipes from the effects of very cold weather. Most of the "local experts" on this subject generally agree that steps need to be taken to protect water pipes if temperatures are expected to drop below 21 degrees Fahrenheit. A broken water pipe inside your home can cause a lot of extensive and expensive damage! For you "old-time residents" there is nothing new in this article so it is really for the benefit of our newcomers who have joined our community during the past year or so.

Let's start with the outside of your home. Disconnecting water hoses and protecting outdoor water faucets are very important. Water that freezes in outdoor hoses connected to faucets causes a buildup of pressure on interior plumbing that can result in a rupture of the interior pipes if the pressure is too high. Damage to these interior pipes near an outdoor water faucet is often difficult to repair due to the inaccessibility of these pipes. Disconnecting hoses from these outdoor faucets and protecting the faucets with hard foam insulating cups are good ways to reduce the chances of damage to these water pipes that extend through your exterior walls. These inexpensive foam cups can be purchased at most home improvement or hardware stores and are easy to install. I've also found that it is wise to wrap the outdoor faucet with some insulation prior to placing the foam cup over the faucet, particularly if the faucet is located on the north side of your home or is located in an area that does not receive any winter sunshine. Also, if you have any water pipes that are located outside your home that are exposed to the outside temperatures, you should consider using insulating tape or heat tape around these exposed pipes.

Now, let's consider the inside of your home. If Albuquerque experiences a spell of extremely cold weather where temperatures, particularly at night, drop to below the 21 degrees Fahrenheit "benchmark", leave the water supply line on at a very slow drip rate somewhere inside your home. Water in "slow motion" is much less likely to freeze than water that is motionless inside of a pipe. Normally, a faucet located far away from where the water enters your home is the one that you should use for this purpose. The cost of water used is insignificant compared to the cost of repairing damage caused by a broken water line inside your home.

Continued on page 8

Continued from page 7

Normally, these very cold spells don't last long so leaving an indoor faucet dripping for a few days and nights should get you through these spells until warmer temperatures return. If you are away from your home during the cold season, make sure that there is adequate heat inside your home to prevent internal pipes from freezing. Even when trying to save energy costs, don't turn the heat too far down (experts recommend no lower than 55 degrees F) and don't turn the heat off altogether unless you have all of the water lines properly drained. Believe me, I have seen the damage caused by pipes that have not been properly drained and have subsequently burst inside the home where the heat has been turned off!

One final note for those of you who have swamp coolers. If you have not already done so, be sure to drain the water reservoir and disconnect and drain the water supply line. It doesn't take much of a freeze to damage these cooler components. Have a great winter!!

ACC Activity Log

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

7 Juniper Hill Loop – Fence Installation
61 Pinon Hill Place – Roof Repair
82 Juniper Hill Place – Repaint Garage Door and Trim
140 Big Horn Ridge - Landscaping
218 Spring Creek Lane – Re-Roof and Photovoltaic Panels
236 Spring Creek Court – Windows and Doors Replacement
359 Big Horn Ridge – Exterior Light Fixtures and Security Door
359 Big Horn Ridge – Re-Roof and Miscellaneous
515 Black Bear Loop – Enclose Back Patio Cover
535 Black Bear Road – Re-roof
552 Black Bear Road – Window Replacement and Re-stucco
611 Cedar Hill Road - Landscaping
674 Blackhawk Drive - Landscaping
686 Blackhawk Drive – Re-stucco, Parapet Repair and Window Installation

711-23 Tramway Place – Window and Door Replacement
711-37 Tramway Place – Window Replacement, Re-Roof and Repaint Trim
726-34 Tramway Vista Drive – Plant Trees
727-12 Cedar Hill Court – Re-stucco
727-19 Tramway Lane – Stucco Repair
742 Tramway Lane – Re-Roof Gazebo
806 Tramway Lane - Pergola
952 Deer Drive – Re-stucco
959 Antelope Avenue – Addition
1016 Tramway Lane - Fence
1025 Tramway Lane – Photovoltaic Panel Installation
1049 Red Oaks Loop – Stucco Repair
1065 Tramway Lane – Re-stucco and Re-paint Trim
1144 Marigold Drive – Garage Door Replacement
1236 Rockrose Road – Install Downspouts
1243 Rockrose Road – Window and Trim Replacement and Stucco Repair
1452 Honeysuckle Drive – Resurface Asphalt Driveway
1705 Quail Run Court - Variance
1907 Quail Run Road – Heat Pump Replacement
1929 Quail Run Drive – Fence Repair
2026 Quail Run Drive - Awning
2304 Calle de Gabriel – Garage Door Replacement
2321 Calle de Gabriel – Evaporative Cooler Replacement
2412 Tramway Terrace Court – Pergola and Landscaping
2770 Wolfberry Place – Re-stucco and Repaint Trim
2833 Tramway Circle - Landscaping
2864 Tramway Circle - Addition
7706 Cedar Canyon Place - Balcony
7716 Cedar Canyon Court – Re-Roof
9108 Lynx Loop – Security Doors

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



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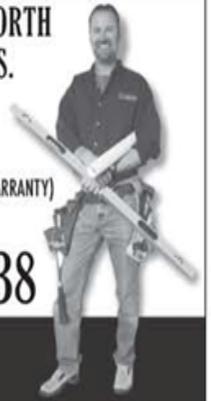
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2ND ANNUAL Sandia Heights Holiday Food Drive

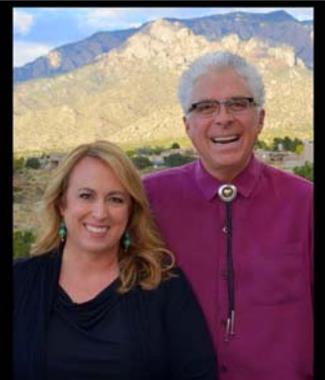
NON-PERISHABLE ITEMS*

- | | |
|---------------------|--------------|
| Canned Meats | Cereal |
| Canned Vegetables | Beans |
| Condiments | Sauces |
| Boxed Meals | Pasta |
| Canned Fruit | Rice |
| Shelf Stable Milk | Soups |
| Peanut Butter/Jelly | Fruit Cups |
| Pop Top Food | Granola Bars |



DROP-OFF INFO:
Saturday
November 12th
9am - 2pm
2-B San Rafael Ave NE

* Please do not donate items in glass containers or items that have been opened. Please ensure that all food donations include complete ingredient information.

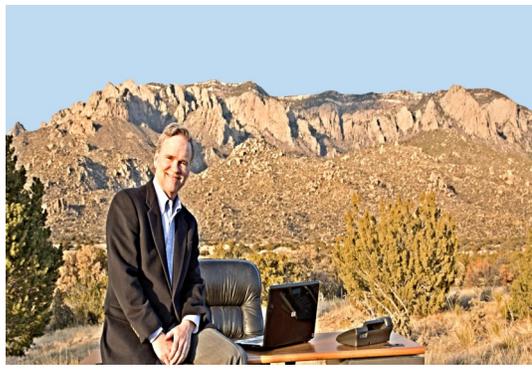


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31 JUNIPER HILL LP. NE
3,484 SQFT
4 BEDROOMS
3 TOTAL BATHROOMS
3 CAR GARAGE
.68 ACRE LOT
OFFERED AT: \$650,000

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.



1222 ROCKROSE RD. NE
3,353 SQFT
4 BEDROOMS
3 BATHROOMS
3 CAR GARAGE
.77 ACRE LOT
OFFERED AT: \$629,000

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 WORK-OUT 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!



Up to Four Free Tram Passes are available from me every day. Call early to reserve your passes, as they are available on a first come, first served basis

Email me at greg@greglobb.com
Call 269-GREG (4734)

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 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 or [505-554-2934](tel:505-554-2934).

CLASSIFIED AD

The Acura listed for sale in the mailed GRIT has been sold and removed from the online publication.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closure:** Monday, October 10 in observance of Columbus Day.
- **Board meeting** – Wednesday, October 12 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.
- **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).

Contractor Evaluations:

The SHHA office has two binders in which we keep contractor evaluations that Sandia Heights residents have filled out on all kinds of different services. We have evaluations from Air Conditioning to Windows and everything in between. These binders are available for SHHA members to peruse. We collect these forms when an Architectural Control Committee homeowner project has been completed. The evaluations are very useful in a similar way to Angie’s list. We are in need of some updated information for pest control, house and pet sitters, septic tanks and appliance repair companies. You may obtain a Contractor Evaluation form from the office or online at:

https://sandiahomeowners.org/images/forms/acc_contractor_evaluation_form.pdf

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