

Officers

President - Joe Pappe
Vice President – Emily Rudin
Secretary – Bob Bower
Treasurer - Woody Farber

Board Members

Carnie Abajian
Don Aunapu
Dave Mottle
Hugh Prather
Marion Simon
Bob Thomas
Dick Wavrik
Bill Wiley

Office Staff

Betsy Rodriguez – Administrator
Jessica Seeley – Administrator

SHHA Office

2-B San Rafael Avenue
Albuquerque, NM 87122
Office Hours: M-F, 9am-4pm
Phone: 505-797-7793
Fax: 505-856-8544
Website:
www.sandiahomeowners.org
Email:
shha@sandiahomeowners.org

Committee Chairs

Bob Bower – Architectural
Control Committee (ACC)
Dave Mottle - Parks & Safety
Committee (P&S)
Emily Rudin - Nominating
Committee (NC)
Dick Wavrik - Covenant Support
Committee (CSC)

NOTE FROM THE PRESIDENT: SECOND IN A SERIES
Joe Pappe

As I promised in my first column, I will share with our membership my concerns about our community and its future. This column is the second in a series you will see each month in *The GRIT* through the end of the year.

I ask you, our members, again: **Do you want the Association to continue? If so, we need your support.** We need new volunteers to carry on the work of the Association. I had expected my first article to appeal to your sense of voluntary service to preserve the worth of your most precious investment, which is your property, and to help sustain our collective investment in one of Albuquerque’s most sought-after communities. I was hoping to entice Association members to volunteer as Board and committee members. But so far that has not happened. This lack of response causes me to believe there is a lot of apathy in our Association of over 1,700 members, because the Association has been meeting the members’ needs and because our members are content to let others do the work of the Association.

If you want the services the Association now provides to you to continue, then we urgently need volunteers from Association members. Volunteers get the job of the Association done. If you are saying to yourself that you do not have the time to volunteer, I offer you this. In December 2016, the Board did a time survey of the Association’s four Officer positions (President, Vice President, Treasurer, and Secretary). The results showed that these positions required an average time commitment of less than 100 hours per year. I consider the expenditure of this amount of time, along with the time spent by other Board and committee members, to be very reasonable for a community of our size.

Continued on page 2

Continued from front page

Do you want the Association to cease to operate?

Without new volunteers to replace the Board members we are losing this year, the Association will not be able to operate according to the By-laws. This means the Association will cease to provide the services Association members have come to expect from the Board and committee members. The work of the Association is intimately tied to your property values, and the dissolution of the Association will almost certainly have a dramatically negative impact on those property values throughout our community. Are you willing to put the value of your property at risk? Think about this and ask yourself if you are willing to commit some of your time to help sustain your Association. And look for my third column in the next issue of the GRIT.



NEW COLOR REFERENCE TO BETTER MEET YOUR NEEDS!

Emily Rudin

Member, Architectural Control Committee

Sandia Heights homeowners, you spoke...we listened!

Say goodbye to the old stucco samples and paint charts you've consulted in the SHHA Office over the years when applying to the Architectural Control Committee (ACC) for your projects.

The ACC is pleased to offer you a dynamic new master color guide. We hope you'll find it useful—even inspiring!—whether you're proposing to maintain, construct, or upgrade your house façades, perimeter and courtyard walls, accents, and trim. These example colors are intended to represent a range of options acceptable to the ACC.

Gone are the corporate color names and materials samples to look at in the Office. No longer might you spend time trying to locate and purchase a specific company's color you saw and liked. Over time, some of you have told us you'd selected El Rey's Color X, or Valspar's Color Y, which you'd seen displayed in the Office—only to learn that it was no longer readily available or even in production.

Designed as a color wheel, our new master chart will guide your choices as you apply to the ACC. It is available in two formats when you visit the SHHA Office. You'll see a large poster on permanent display on the wall. For your convenience, you can also borrow—as with a library book—a portable, high-quality version of the chart from the Office for one month. A refundable deposit of \$20 is required (by cash or check payable to Sandia Heights Homeowners Association or SHHA).

We think you'll find that the chart is easy to use as a guide, and expands the color possibilities for you to consider. Please be aware that (a) it does not apply to roofs, and (b) white is not acceptable. The chart's design and colors, which were created by the ACC, are copyrighted and thus may be reproduced only by SHHA. The chart will be available in hard copy from the SHHA Office and not on our website.



Policies for Member Feedback

SHHA welcomes input and articles from SHHA members and local officials, as well as nonprofit organizations and individuals with information appropriate to our area. Deadlines for article submissions are the 10th of each month. Members may also email their input to sandiaheights@comcast.net.

- SHHA will not print any unsigned letters or articles.
- Letters may be edited for clarity or length, but in general, letters will be published, “as is” or returned to the author for revision.
- SHHA reserves the right to edit or disapprove any submission. Content that requires significant editing will be returned to the person submitting the content along with the comments of the GRIT staff. GRIT staff will not rewrite submitted content.
- SHHA will not publish anything that is defamatory, insulting, or demeaning to any person, group, or organization. Content that is not suitable for publication will be returned to the person submitting the content along with the reasons why the content is not suitable.
- SHHA publications will present all sides of any issue in which there are opposing perspectives.
- SHHA publications will maintain a neutral tone for any issue involving a conflict between the SHHA and a resident.

ACC Activity Log:

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

47 Pinon Hill Place – Ground-Mounted Photovoltaic Panel Installation
148 Whitetail Road – Landscaping
361 Big Horn Ridge Dr – Install New Security Door
421 Live Oak Ct. – Landscaping and New Wood Shade Structure
632 Cougar Loop NE – Landscaping and Retaining Wall
662 Roadrunner Lane – Replace Evaporative Cooler
711-37 Tramway Place – Install New House Numbers
1064 Red Oaks Loop – Landscaping
1177 Laurel Place – Deck Replacement
1212 Marigold Drive – Install Wooden Fence
1430 Honeysuckle Road – Garage Door Repair
1477 Morning Glory Road – Reroof
1559 Eagle Ridge Road – Fence Replacement
1701 Quail Run Court – Window Replacement
1866 Tramway Terrace Loop – Replace Exposed Beams
1908 Quail Run Drive – Install Handrail and Replace Beams
1920 Quail Run Dr NE – Window Replacement, Siding, Driveway Replacement
8214 Indigo Court – Restucco

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



CSC Active Violations Log August 2017

Unit No.	Type of Suspected Violation
S14	Lighting Issue
SHHA Court Action	
S5	No Prior ACC Approval
SHHA Legal Action	
S8	Accumulation of Trash/Debris

4 Files Closed Since the Last GRIT



SHHA MEMBER BENEFITS:

Check out the entire SHHA Member Benefits Program and the discounts offered to SHHA members at www.sandiahomeowners.org, under the *Notices and Information* tab. Each participating merchant offers a discount to SHHA members. The following is a list of 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**
- Drive Data Recovery**
- Domino's Pizza**
- Jade Enterprises**
- Lovely Nails and Day Spa**
- PCM Electrical**
- Chiropractor, Mark L Schwartz DC**
- Roofing USA**
- Tensegrity Fitness**

JULY CALLS TO SANDIA HEIGHTS SECURITY PATROL

The following statistics are the latest provided by Sandia Heights Security since the last GRIT. If you have questions, please call Sandia Heights Security at 856-6347, mobile 263-4654.

July 2017	# of calls		# of calls		# of calls
Alarms	32	Mailbox vandalism	2	Snake call	4
Animal control assist	2	Miscellaneous call	1	Special (extra patrol)	9
Assault/battery	0	Motorcycle nuisance	2	Special request	230
Breaking & entering	1	Motorist assist	0	Speeding vehicle	2
Car accident	0	Neighbor dispute	1	Suspicious person	7
Customer assist	16	Newspaper pickup	5	Suspicious vehicle	9
Dump/spilled material	0	Noise complaints	0	Theft	1
Family dispute	0	Open door/window	4	Threat/Personal	0
Fire	1	Parking problem	0	Utility Co. assist	0
Fireworks complaint	2	Pet nuisance	0	Vandalism	0
Home burglary	2	Rescue assist	0	Vehicle burglary	0
Lost/found item or pet	2	Salesman complaint	0	Wildlife report	3
Loud music/party	0	Sheriff office assist	0	Total Calls	338



SEND IN YOUR PHOTOS NOW!

We are accepting entries for our annual photo contest for the 2018 Sandia Heights Resident Guide and Directory. Submissions are due to the SHHA Office by Friday, November 3. If you are the lucky winner, your photo will be featured on the cover of the 2018 Guide and 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 2017 Guide and 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 member must submit a statement that the photograph is an original taken by the homeowner, that he or she is not a professional photographer (in business as a photographer), and that he or she grants SHHA permission to use his or her photo(s) in the Guide and Directory or on our website.

All entries may be picked up at the Office after the Guide and Directory is published.



GREG LOBBEREGET

Associate Broker, CRS

Proudly Serving Sandia Heights Since 1983

505-292-8900



For a complete list of Greg's current listings please visit any of his websites
 GREG@GREGLOBB.COM | WWW.ABQFORSALE.COM | WWW.GREGLOBB.COM
 CELL: 505.269.GREG (4734) • FAX: 505.237.8535

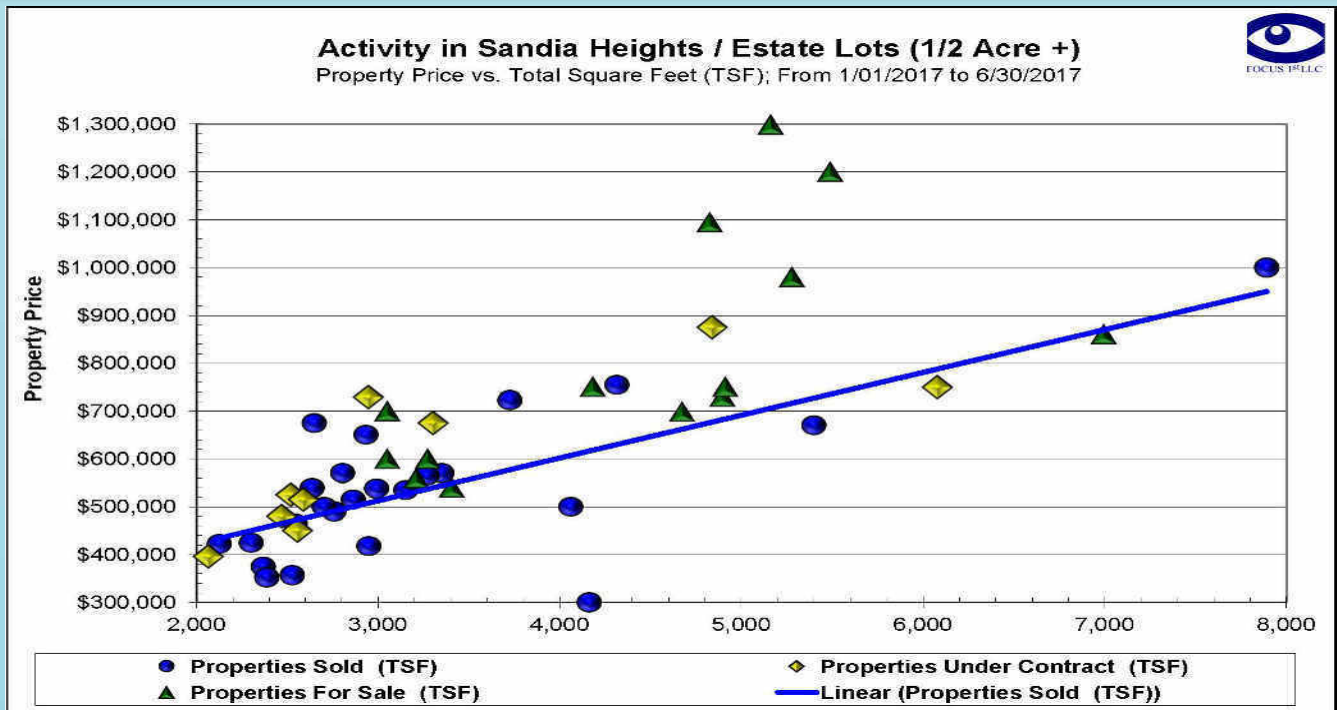
1062 RED OAKS LP. NE



3,051 SQFT - 3 BR - 2.5 BA - 3 CG - .79 AC LOT

Beautifully updated Sandia Heights custom home that offers absolutely stunning/unobstructed views in a private setting. The Master BR & BA were remodeled in 2013 & feature a French Door entry, Kiva fireplace & nichos, dual walk-in closets, & a private courtyard. The spa-like bath offers dual vanities, a freestanding designer tub, and large shower. The light & bright Family Room offers a T&G + beam ceiling, built-in cabinets & shelving, and a wall of windows/sliders that show off the stunning views to the east. The Kitchen is a chef's dream! Featuring beautiful granite counters, SS appliances, & a large island. Secondary BR's up w/full bath & large balcony. The private backyard offers a deck, open patio space & stunning views. The perfect place to entertain! New Septic Tank 6/2017.

Offered At: \$599,900



UP TO FOUR FREE TRAM PASSES
 are available from me every day.
 Call early to reserve your passes, they are available on a first come, first served basis.
 Email or Call Greg Today!
 Greg@GregLobb.com or 505.269.GREG (4734)

MAX & TERESA

Sell Sandia Heights

**Others Show Houses...
We Show Results,
Year After Year!**

**We Provide the Most Effective
Marketing Tools as well as the
Knowledge, Experience and
Dedication You Expect**

**Specializing in Sandia
Heights Real Estate**



MAX SANCHEZ
228-8287
Associate Broker 38 Years

TERESA CORDOVA
720-7210
Associate Broker 24 Years

www.MaxSanchez.com
www.SandiaHts.com

**COLDWELL
BANKER**

LEGACY
505-293-3700

YOUR RESIDENT SPECIALISTS
We Live In, Know and Love Sandia Heights



FINANCIAL SOLUTIONS
PLANNING & INVESTMENTS



Travis Flandermeyer, MBA
& Phil Messuri, MS, CFP®

Financial Planning
Investments
Insurance
Retirement Plans

How diversification helps and hurts investment returns

Our colleagues and us are often asked a question along the following lines: Why didn't my account do as well as the S&P 500 or the DOW? The S&P includes 500 major US companies. The DOW is comprised of only 30 US companies. Unfortunately, TV and radio reporting usually only tell us how the US stock markets are performing. Our regular media sources fail to help investors see the more complex picture.

2016 is very instructive in providing an answer to the performance question noted above. Assume you have a three part account comprised of US companies, foreign companies and US corporate and government bonds.

In 2016, the US company portion did well as measured by the S&P 500 or the DOW. Let's look at the other two parts of our hypothetical account.

During 2016, the US dollar strengthened versus other world currencies. Your foreign company values were negatively impacted by the dollar strengthening. The negative impact created by a stronger dollar reduced the returns of the non-US holdings in your account.

How did the hypothetical US corporate and US government portion hold up? Higher US interest rates hurt bond values. As interest rates go up, the value of existing bonds moves in the opposite direction. The longer the bond has to maturity, the more the value is negatively impacted by rising rates.

In 2016, the strengthening dollar and rising interest rates were responsible for lowering our hypothetical portfolio results from a US companies-only account. The point is by no means to limit diversification or to try to time allocation moves. Broad diversification is intended to moderate volatility.

In 2016 it was the US company portion that fared well in our hypothetical three-part account. However, whenever the US dollar weakens, foreign company holdings will be helped by this occurrence. The combined return of multiple parts blends the good, the bad and the ugly.

Investment Advisor Representatives: Travis Flandermeyer, MBA & Phil Messuri MS, CFP® | www.NMFinancialSolutions.com
Travis@CeteraNetworks.com | MessuriP@CeteraNetworks.com | 6100 Uptown Blvd NE, Suite 610B/C Albuquerque, NM 87110 | Ph: 505-717-1111
Securities and advisory services offered through Cetera Advisor Networks LLC, member FINRA/SIPC. Cetera is under separate ownership from any other named entity. *Financial Solutions Planning and Investments and Cetera Advisor Networks LLC are not affiliated.*

Questions & Answers about Your Covenants

By the Covenant Support Committee (CSC)

Q. What is the job of the SHHA?

A. The SHHA is a volunteer homeowners association given the task to enforce covenants by the Tram Company. SHHA Board members are dedicated to maintaining our unique community and environment to ensure continued viability and high property values. Membership in the Association is largely voluntary, but our strength lies in everyone's participation who shares this vision. SHHA is NOT a property management company.

Q. What is the function of the CSC?

A. The CSC enforces each of the 35 units' covenants as they are written. Most of these covenants are over 35 years old, but only homeowners, not SHHA, can update them.

Q. Where can I get a copy of my covenants?

A. Your covenants are on the SHHA website, or you can come to the SHHA office for a copy. There are no overall Sandia Heights covenants, only the individual 35 unit covenants.

Q. How come I see violations all over Sandia Heights?

A. Because no one in the unit where the violation occurs has filed a complaint.

Q. Why doesn't the CSC look for violations?

A. By replying on formal complaints from homeowners in a unit, the CSC is not "selectively enforcing" covenants. We do not have enough volunteers to patrol all 35 units, with over 2,200 homes, looking for violations. To assure fair, consistent, and uniform enforcement, we rely on written complaints from members.

Q. Can I complain about violations in other units?

A. Not unless you are directly affected by the violation, are in an adjacent unit, or in the line of sight. Covenants limit complaints to those unit homeowners who have legal standing.

Q. What is the process for filing a complaint?

A. Obtain a complaint form from the SHHA website or from the Office. Cite the specific covenant(s) that you believe are being violated. Return your signed copy to the Office (you can e-mail the form with your electronic signature).

Q. Then what happens?

A. All complaints are assigned to a CSC investigator who verifies that a violation exists, usually by a site visit. A recommendation is made to write a letter from SHHA to the violator with a deadline to correct the violation. Follow-up site visits are made to assure compliance. If necessary, SHHA sends a second letter, followed by two letters from the SHHA

attorney. If there is still no compliance, SHHA's Executive Committee and Board of Directors are asked to approve court action.

Q. Why do I have to sign a complaint form?

A. Because it is your complaint. We do not divulge the name of the complainant unless court action is required. The complaint form then becomes part of the documentation submitted to the court and available to the violator and their attorney.

Q. Why does it take so long to resolve complaints?

A. The system works best if violators comply with their covenants. In some cases, however, the process requires time for multiple letters, site visits, and, if required, court action.

Q. Can we change our covenants?

A. Yes. All of the 35 sets of covenants allow the unit homeowners to vote (usually by 75% of owners) to amend their covenants. SHHA cannot do this for you, as the covenant is a legal document between you (the homeowner) and the Tram Company.

Q. Why doesn't the CSC act on complaints about dog barking, loud traffic, parking, noise, and general outside lighting?

A. These are violations of Bernalillo County codes and ordinances. SHHA has no legal authority to enforce these codes and ordinances, and therefore we refer the complainant to the Sheriff's Dept. or County contact.

Q. There are lots of bright lights in Sandia Heights. Why doesn't SHHA do something about it?

A. Almost all of the covenants address only unshielded floodlights shining into your property. All other bright lights are violations of the Bernalillo County Light Ordinance and enforced by the County.

Q. Why are many landscaping and home improvements done without ACC approval?

A. All covenants require the submission of an ACC request to do work, and prior ACC approval. This is a covenant requirement for all residents, whether or not they are SHHA members. As with all complaints, we rely on unit homeowners to file a complaint whenever they see work being done without prior ACC approval and/or that might violate their covenants.

Q. Why doesn't SHHA maintain the landscaping in common areas of many of the units?

A. SHHA does not own any property in Sandia Heights. Units with common areas were initially set up by the unit's developer with maintenance as the responsibility of homeowners in that unit. SHHA cannot assume the costs and the responsibility for this maintenance.

Continued on page 8

Continued from page 7

Q. How can I help?

A. Building a strong SHHA with a diverse membership on committees and the Board of Directors will assure that your HOA is able to keep up the property values and lifestyle. You must participate!

THE CSC THANKS YOU

Since the July GRIT, the CSC has been able to gain several new volunteers. Thanks for helping make Sandia Heights a nice place to live by covenant enforcement.

Note: We have over 2,200 homes in Sandia Heights, with about 3,300 homeowners who could be volunteers on committees or the Board of Directors. Our participation is only about 30 folks-- not a good percentage! Like any volunteer organization, we depend on members helping. Imagine Sandia Heights without a homeowners association. Your very low (\$8.00/month) HOA dues help protect your investment in your home and tranquility of your life.



Choosing Your Contractor

By Bob Bower, ACC Chairman

Once again, it's time for my periodic article on choosing a contractor for your home improvement projects. Credit for this article goes to Jessica Speck of JADE Enterprises, Inc., a local contractor with many years of experience in the design and construction business here in Albuquerque. It is well worth reading. Know who you are dealing with when hiring a contractor—the wrong one can cost you lots of headaches and money.

Many homeowners are choosing to remodel their current homes rather than purchase a new one. But in order to cut costs, some homeowners are hiring unlicensed and uninsured contractors. These contractors can become a sizeable liability to the homeowner through shoddy workmanship or even by failing to complete the remodeling. Keep in mind that contracting without a license is illegal in New Mexico, and hiring unlicensed and

uninsured contractors has had a strong negative impact on the local home remodeling industry.

There has been a recent rise of unlicensed individuals entering the home remodeling market equipped with a set of tools, a truck, and minimal remodeling skills. They deliver bids to the homeowner at prices too good to be true! Unfortunately, many of these individuals end up getting hired for the remodeling job. Remember the old adage: "You get what you pay for"; this is very true for the home remodeling industry. The use of low-quality materials and shoddy workmanship can go unnoticed for months or years. The cost of redoing poor work can be avoided by using some "up-front smarts" when choosing the contractor in the first place.

The lack of proper insurance is one of the most obvious and devastating ways construction costs are cut. If a contractor should fall off the homeowner's roof, use faulty materials and methods, or damage the homeowner's home or belongings, there is no coverage to protect the homeowner. In these circumstances, the uninsured contractor cannot afford to pay for personal injuries and other damages, leaving the homeowner with an uncompleted project and significant costs to settle claims against the homeowner's insurance policies.

If you have been the victim of unlicensed contracting or would like more information on the topic, you can visit the New Mexico Regulation and Licensing Department's Construction Industries Division website at: www.rld.state.nm.us/CID/unlicensed.htm.

Note: When hiring a contractor, look for license number, liability coverage, and workers' compensation. Don't be afraid to ask for copies of these documents to make sure they are up to date. Good luck with your home improvement projects. Remember to provide comments (pro and con) to the SHHA Office for inclusion in our contractor evaluation books, so other members can take advantage of your experiences with your contractors.

This is Your Time . . .
Make it

Memorable



AQUILA TRAVEL
A World of Great Escapes

Jennifer Tucker, will bring her world of experience in planning the perfect travel escape. Plan today with one of the best that travel has to offer, and make this a trip to *remember*.

505.828.9113
aquilatravel.com

LOVELY
Nails and Day Spa



**Your Neighborhood
Day Spa Offering.....**

- *Massage
- *Designer Facials & Peels
- *Full Body Waxing
- *Manicures/Pedicures

Located at 7849 Tramway Blvd. NE
(next to Domino's Pizza)

Call to Schedule Your Appointment
(505) 797-1772

Visit our Website
lovelynailsanddayspa.com

SHHA Members Enjoy a 15% Discount



**WATER WISE
LANDSCAPES
INCORPORATED**

www.waterwiselandscapesnm.com

DESIGN INSTALLATION MAINTENANCE
IRRIGATION, OF XERIC LANDSCAPES

Office **505-344-7508** Cell **505-350-2839**

CONTRACTOR'S LIC. #69714 • PESTICIDE APPLICATOR 0315

Successfully Selling Sandia Heights



Pete Veres
Sandia Heights Resident

#1 RE/MAX Elite Agent

Pete Veres, CRS, ABR, CLHMS
SRES - Senior Real Estate Specialist
Integrity & Professionalism... Period

Call Pete For Your Free Sales
and Marketing Consultation

505-362-2005



Free Online Home Valuation
www.SandiaPrice.com

See What Homes Are Selling For In Sandia Heights
www.SandiaHomeValues.com



RE/MAX ELITE • 798-1000 • 8300 Carmel Ave NE, Ste 201, Albuquerque, NM 87122

SHARON & JUDSON MCCOLLUM

Doing What's Right for You



Sharon McCollum
Executive Broker
15 Million Dollar Producer
Call or Text:
(505) 269-6217
SMMinABQ@aol.com



Judson McCollum
Executive Broker
10 Million Dollar Producer
Call or Text:
(505) 269-3717
JudsonABQ@aol.com

Selling Sandia Heights Homes!

Number 1 in service and sales
National plus local website exposure
selling Sandia Heights homes!
Superior relocation service nationwide
25 years of superior service in Albuquerque real estate
Sharon and Judson do things right for YOU!
Call or Text today for your FREE Market Analysis!

AlbuquerqueHomes.net SandiaHeights.com SharonAndJudson.com

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 and Sold in Sandia Heights!



1053 Red Oaks Loop NE
\$700,000 • MLS# 892332

Distinctive Sandia Heights! One-of-a Kind, Two Story Custom by Park West on Panoramic View Lot; Upscale thru-out; 5 bedrooms + study + entertainment room + children's play area & 4 baths; upper level; Mbr retreat & bath, view decks. Greatroom with custom fireplace and patio access. Gourmet style kitchen & 3 car, garage; entertainer's patio. Entertainer's Haven! Offered by Sharon McCollum



981 Antelope NE
\$399,900 • MLS# 877627

Unique, Custom, SW Style Casa on private view lot. Breathtaking Sandia Mountain Vistas! Sunken greatroom w/ custom Kiva style fireplace & curved Adobe walls, spacious kitchen w/raised T & G ceiling, 3 large bedrooms; Private MBR w/ custom Kiva style fireplace & curved Adobe walls, 2 baths, 2 car garage. Curved driveway, covered patio w/T & G ceiling & privacy wall w/Banco. Offered by Sharon McCollum



12709 Colony Place NE
\$329,900 • MLS# 884763

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



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

Sharon & Judson Sell Sandia Heights Homes

The Following Homes are Pending in Sandia Heights

STREET	LIST PRICE	SQ FT	\$ PER SF
Black Hawk Dr	\$799,000	3,077	\$259.67
Spring Creek Lane	\$750,000	6,079	\$123.38
White Oaks Dr	\$729,000	4,898	\$148.84
Eagle Ridge Ct	\$525,000	2,520	\$208.33
Bobcat Blvd	\$480,000	2,469	\$194.41
Tramway Terrace Loop	\$394,500	2,116	\$186.44
Indigo Court	\$385,000	2,050	\$187.80
Tramway Place #35	\$349,900	2,416	\$144.83
Globe Willow Ave	\$330,000	1,593	\$207.16
Quail Run Dr	\$320,000	1,852	\$172.79
Tramway Terrace Ct	\$255,000	1,709	\$149.21
Tramway Terrace Ct	\$226,900	1,265	\$179.37
Tramway Lane Ct	\$186,000	1,294	\$143.74

ALBUQUERQUE'S HOME SELLERS



Selling your home?

FREE MARKET ANALYSIS

FREE Consultation

Text or Call

Sharon & Judson

TODAY!

269-6217 • 269-3717



September 2017

In Association with RE/MAX • World's Largest Real Estate Company Network • RE/MAX Elite • 8300 Carmel Avenue NE, Ste 201 Albuquerque, NM 87122
(505) 798-1000 EXT. 1024 BEST NUMBER (505) 269-6217

Community Event Bulletin Board

None of these groups are sponsored by SHHA. Information is provided to keep residents informed.

Sandia Heights Artists: Mark your calendars! The Sandia Heights Artists 14th annual studio tour dates are Saturday, September 9 and Sunday, September 10 from 10 am-5 pm. Artwork by your talented Sandia Heights neighbors will be featured at 10 studios, with 2-3 artists at each stop. There is an amazing variety of work featured this year, as always, and several guest artists will join us. To see examples of the work and a map of the tour stops, go to our website: www.sandiaheightsartists.com. Please join us on Friday, September 1, from 5-8 pm for Preview Night at High Desert Art and Frame (Tramway and Montgomery, Smiths' parking lot). This gallery is again hosting Preview Night and will feature the artwork of Sandia Heights Artists for the month of September. There will be scrumptious hors d'oeuvres, door prizes, and a chance to meet and talk with participating artists. We look forward to seeing you Preview Night and on the studio tour.

St. Chad's Episcopal Church 7171 Tennyson NE • Albuquerque, NM 87122 • [505-856-9200](tel:505-856-9200)
Worship Times: Thursdays at noon and Sundays at 8 am and 10 am
Breakfast is served after the 8 and 10 am Sunday Services. Please join us for the food and fellowship.
office@stchadsabq.org • www.stchadsabq.org

Sandia Heights "Cork & Fork" Dining Activity: We are in the twelfth year of our 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 Rene Kessel at renekessel@gmail.com or at 504-3886.

New Mexico Symphonic Youth Chorus is looking for young people, grade 4 through 12, who love to sing. Music Directors Marilyn Bernard and Louise Loomis are renowned music educators with over 30 years of experience in professional choral instruction and performance opportunities for young singers. NMSYC is a 501(c)(3) nonprofit division of the NM Symphonic Chorus. Information about NMSYC and how to audition can be found at www.nmsyouthchorus.org. Questions? Call Elaine Fiber at (505) 263-1445.

Announcements & Notices:

- **Office hours:** Monday – Friday 9 am – 4 pm.
- **Office closure: Monday, September 4 in observance of Labor Day.**
- **Board Meeting:** Wednesday, September 13 at 7 pm in the SHHA Office.
- **Notary, copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder** are 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 only.
- **Tram passes for sale** in the SHHA Office. \$6 per ticket for members. Cash or check only.
- **SHHA membership cards:** Remember to go to the website to get a full listing of the companies that offer a discount!
- **Lost and Found** items have been turned into the SHHA Office.

Notice: Any corrections to the printed version of the GRIT can be found on the website: www.sandiahomeowners.org.



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



**THE SANDIA HEIGHTS
HOMEOWNERS ASSOCIATION
OFFICE WILL BE CLOSED ON
MONDAY, SEPTMEBER 4, 2017 IN
OBSERVANCE OF LABOR DAY.**