



**Officers**

President – Woody Farber  
Vice President – Hugh Prather  
Secretary – Walter Forman  
Treasurer – Cheryl Iverson

**Board Members**

Carnie Abajian  
Stephen Baca  
Bob Bower  
George Chen  
Judy Durzo  
Martin Kirk  
Phil Krehbiel  
Susan McCasland  
Craig Newbill  
Travis Rich  
Emily Rudin  
Bob Thomas

**Committee Chairs**

Bob Bower – Architectural Control Committee (ACC)  
Cheryl Iverson – Finance Committee (FC)  
Susan McCasland – Communications & Publications (C&P)  
Hugh Prather – Nominating Committee (NC) and Community Service & Membership (CS&M)  
Bob Thomas – Covenant Support Committee (CSC)  
Travis Rich – Parks & Safety Committee (P&S)

**Office Staff**

Betsy Rodriguez – Administrator  
Jessica Seeley – Administrator

**SHHA Office**

2-B San Rafael Avenue  
Albuquerque, NM 87122  
**Office Hours:** M-F, 9 am - 4 pm  
**Phone:** 505-797-7793  
**Fax:** 505-856-8544  
**Website:** [www.sandiahomeowners.org](http://www.sandiahomeowners.org)  
**Emails:** [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)  
[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

**Vote in November General Election**  
**Communications & Publications Committee**

As we all know, the mid-term election will be held on Tuesday, November 6. Up until 28 days before the election, people who are not registered to vote or who have moved since they last voted may register or re-register. As Sandia Heights is in Bernalillo County, we register with the Bernalillo County Clerk. You can register on-line at <https://www.bernco.gov/clerk/voter-registration.aspx> (If you're reading this on line, you might have to copy the link and paste it in your browser.)

You can also register at

- Bernalillo County Clerk's Office, Monday–Friday, 8 AM to 5 PM
- Secretary of State's Office
- Any County Clerk's Office in New Mexico
- Through a third-party registrant agent



- Motor Vehicle Department, Human Services Departments, public libraries, colleges, universities, and at organized voter registration drives

For even more elections information, go to [NMVote.org](http://NMVote.org). Find more on how to register and where to vote, get a sample ballot with candidate information, or apply for an absentee ballot.

One easy way to exercise your right to vote is to vote early. Early voting starts Saturday October 20 and ends Saturday November 3. The nearest early voting location to Sandia Heights is at Caracol Plaza, 12500 Montgomery NE, Suite 101—that's on the southwest corner of Montgomery and Tramway. The full list of locations is at

<https://www.bernco.gov/clerk/early-voting-locations.aspx>



# Choosing Your Contractor

By Bob Bower,

Architectural Compliance Committee 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 JADE Enterprises, Inc., a local contractor with many years of experience in the design and construction business here in the Albuquerque area. 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 task. 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 minor 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/construction](http://www.rld.state.nm.us/construction). Homeowners can check an individual or company contractor's license at <https://public.psiexams.com/search.jsp>. Note: When hiring a general contractor, look for license number, liability coverage, and workers' compensation. Also, the potential need for a builders' risk policy should also be considered. Don't be afraid to ask for copies of these documents to make sure they are up to date. In addition, ask the contractor for a list of references from past projects. 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.

## 2019 SHHA Resident Guide & Directory Deadline

Please check your alphabetical listing as well as your numerical listing in the 2018 Resident Guide and Directory and let the SHHA office know if you have any changes or additions. If you do not wish your name and/or phone number to be printed in the Directory you will be listed as "Resident" and your phone number will not be displayed. All changes must be received on or **before Friday, October 26th, 2018**, in order to be included in the 2019 Resident Guide and Directory.

## 2019 SHHA Resident Guide & Directory Photo Contest

We are accepting entries for our annual photo contest for the 2019 Sandia Heights Resident Guide and Directory. Submissions are due to the SHHA office by Friday, November 2, 2018. If you are the lucky winner, your photo will be featured on the cover of the 2019 Resident Guide and Directory and you will be acknowledged as the photographer.



## Bernalillo County Code for Prohibited Uses in a Single-Family Residential Zone By the Covenant Support Committee

Bernalillo County Codes and Ordinances are often more up-to-date and more restrictive than the Sandia Heights Covenants, which in some instances were written over 50 years ago. SHHA covenant complaints filed in our office cannot be acted upon by the Covenant Support Committee (CSC) if there is not specific language in that particular unit's covenants which prohibits the alleged violation. SHHA does not own the covenants and cannot change them—only the residents of a particular unit can change that unit's covenants.

In such instances where Bernalillo County Codes and Ordinances may apply, the CSC will refer the homeowner to check the County for use restrictions. For example, a few of the early covenants do cover open storage on residential lots. The following is copied from the Bernalillo County Code, Appendix A-Zoning, Section 9-R-1 Single Family Residential:

1. The following uses are prohibited in this zone:
  - a. The open storage of inoperable vehicles or auto parts;
  - b. The open storage of trash or junk;
  - c. The open storage of large appliances;
  - d. Any use not designated a permissive use or conditional use in this zone, unless otherwise authorized by this Code; or
  - e. Any use not recognized as customarily incidental to a permitted use in the zone.

For more information on County Codes and Ordinances, visit

[www.bernco.gov](http://www.bernco.gov) and navigate to Codes and Ordinances, or to view the most current version of Code of Ordinances go to [https://library.municode.com/nm/bernalillo\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/nm/bernalillo_county/codes/code_of_ordinances).

The Bernalillo County Zoning Administration Office may be reached at (505) 314-0350.



## SANDIA HEIGHTS COMMUNITY EVENT Tramway Trash Cleanup

Got a couple of hours to help beautify our community? Let's pick up some trash! SHHA invites all homeowners to join us on Saturday, September 29, from 9:00 AM to 11:00 AM. We'll remove litter along Tramway Boulevard's east and west rights-of-way and the median between Simms Road and Paseo del Norte. Meet us at 9:00 AM sharp at the SHHA Office parking lot (12760-B San Rafael Avenue). Please come out and join your neighbors for a worthy cause!



### Sandia Peak Tram Fall Hours of Operation

The Tram ride is 15 minutes from one terminal to the other and makes a trip every 20-30 minutes during the hours of operation.

**Fall/Winter Hours:** (Labor Day 9/4/2018 to Memorial Day 5/24/2019)  
Daily 9am - 8pm (last uphill trip) (except Tuesday)  
*Tuesdays only 5pm to 8pm*



### ABQ International Balloon Fiesta

October 6-14, 2018  
Open Daily 9AM - 9PM (last uphill trip)

### DATES CLOSED FOR MAINTENANCE

Fall 2018: November 5-16, reopens Saturday November 17th 9AM

**The High Finance Restaurant atop the Tram has been demolished. Construction of a new restaurant has begun with an anticipated opening of Spring 2019. To learn more visit: <http://sandiapeak.com/>**

## 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 2018	# of calls		# of calls		# of calls
Alarms	33	Mailbox vandalism	1	Snake call	4
Animal control assist	1	Miscellaneous call	3	Special (extra patrol)	13
Assault/battery	0	Motorcycle nuisance	0	Special request	205
Breaking & entering	0	Motorist assist	0	Speeding vehicle	2
Car accident	2	Neighbor dispute	0	Suspicious person	10
Customer assist	8	Newspaper pickup	2	Suspicious vehicle	8
Dumped/spilled material	0	Noise complaints	1	Theft	3
Family dispute	0	Open door/window	3	Threat/Personal	0
Fire	1	Parking problem	0	Utility Co. assist	0
Fireworks complaint	1	Pet nuisance	0	Vandalism	1
Home burglary	0	Rescue assist	0	Vehicle burglary	3
Lost/found item or pet	6	Salesman complaint	3	Wildlife report	0
Loud music/party	0	Sheriff's Dept. assist	1	<b>Total Calls</b>	<b>315</b>

### SHHA MEMBER BENEFITS:

Check out the entire SHHA Member Benefits Program and the discounts offered to SHHA members at [www.sandiahomeowners.org](http://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:

- Alarm Research, Inc.
- Academy Mortgage
- Bair Medical Spa
- Bravo Carpet Care
- Chiropractor, Mark L Schwartz DC
- Inspiring Beauty
- Jade Enterprises Inc.
- JP Plumbery
- Mountain Jay Spirit Medicine
- O'Beans Coffee
- PCM Electrical
- Pete Veres, Remax Elite
- Power of Touch Massage Therapy
- Purnima Massage and Ayurveda



### SANDIA HEIGHTS SERVICES (SHS)

10 Tramway Loop

**Please be reminded that Sandia Heights Services (which provides security services, water, sewer, and trash and recycle collection) 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: 856-6347, mobile 263-4654. It may also appear on your SHS billing statement.

### Extreme wildfire danger in Sandia Heights: Protect your home!

The Wildfire Preparedness Planning Committee is offering homeowner wildfire hazard assessments. Wildfire Network, a 501(c)(3) organization, comes to your street/neighborhood and walks a group of neighbors around 5-10 properties, pointing out risks and discussing ways to mitigate them for each of the homes. Wildfire Network accepts tax-deductible donations for this service. Check them out at [www.wildfirenetwork.org](http://www.wildfirenetwork.org).

Get to know your neighbors and protect your home at the same time. Call SHHA Board member Judy Durzo to help you arrange a neighborhood assessment: 797-8540.

**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 10<sup>th</sup> of each month. Members may also email their input to [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net).





Pete Veres - Sandia Heights Resident

#1 RE/MAX Elite Agent

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



# Successfully **SELLING** **SANDIA** Heights

Free Online Home Valuation  
[www.SandiaPrice.com](http://www.SandiaPrice.com)

See What Homes Are Selling For In Sandia Heights  
[www.SandiaHomeValues.com](http://www.SandiaHomeValues.com)

Call Pete For Your Free Sales  
and Marketing Consultation  
**505-362-2005**



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

## Jade Enterprises

[www.JadeEnterprises.com](http://www.JadeEnterprises.com) 505-856-5233 Lic #. 51199



Remodels



Additions



New Construction



**Check out our new website!**



**505.220.2838**  
INFO@LTCONSTRUCTION.NET

**YOUR SANDIA HEIGHTS' HOME  
IMPROVEMENT & REMODELING SPECIALIST**



**15% DISCOUNT FOR ALL  
SANDIA HEIGHTS' RESIDENTS**

Call for free, friendly estimates



*Signature* SOUTHWEST  
PROPERTIES



- Resident of Sandia Heights with 28 years Real Estate Experience
- Free Sales Consultation includes Complimentary Home Market Evaluation
- State of the Art Marketing
- 100% Satisfaction Guarantee

**Sherry Fowler**  
**505.301.4425**  
[www.SherrySellsABQ.com](http://www.SherrySellsABQ.com)



# SHARON & JUDSON MCCOLLUM

Doing What's Right for You

## Selling Sandia Heights Homes!



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

**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!**



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

AlbuquerqueHomes.net SandiaHeights.com SharonAndJudson.com JudsonABQ@aol.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!

### Sharon & Judson McCollum Putting Your Family And Your Home Sale First



Pinon Hill Place NE

**Distinctive Sandia Heights! Private Nature Retreat Backs To National Forest!** Great Location, Great Neighbors and Ready for Your upgrades! Views from every room! 2 bedrooms, 2 baths; MBR retreat has private greatroom. Kitchen appliance upgrades! Radiant heat, passive solar, two wood-burning stoves and one fireplace. Upgrades throughout! A Rare Find!  
**Offered by Sharon McCollum**



Antelope NE

**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**



Red Oaks Loop NE

**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**



Colony Place NE

**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**

### For a Free Market Analysis Text or Call 269-6217

#### The Following Homes are Pending in Sandia Heights

#### ALBUQUERQUE'S HOME SELLERS

STREET	LIST PRICE	SQ FT	\$ PER SF
Morning Glory Road	\$829,000	3,841	\$215.83
White Oaks Drive	\$775,000	4,896	\$158.23
Honeysuckle Drive	\$760,000	4,704	\$161.56
Whitetail Drive	\$595,000	3,364	\$176.87
Eagle Ridge Road	\$575,000	3,369	\$170.67
Big Horn Ridge Drive	\$549,000	3,090	\$177.67
Roadrunner Lane	\$499,000	3,445	\$144.85
Raintree Drive	\$489,900	2,383	\$205.58
Tramway Vista Loop	\$350,000	2,039	\$171.65
Cedar Hill Court	\$350,000	2,013	\$173.87
Cedar Hill Lane	\$335,000	2,087	\$160.52



#### Selling your home?

**FREE MARKET ANALYSIS**  
**FREE Consultation**  
**Text or Call**  
**Sharon & Judson**  
**TODAY!**

269-6217 • 269-3717



September 2018



## Please Do Not Feed Wildlife

The Sandia Heights Homeowners office has received information that some residents are putting out table scraps, corn and other food for our wildlife neighbors. Please don't. They are not pets. They are wild animals and should forage like wild animals. Feeding them makes them look for more food in our yards and trashcans. As Jan Randall

mentioned in a GRIT article last October, feeding wild animals creates a nuisance and a very real danger. We have deer, bobcats, coyotes and bears. We are all safer and have an easier time maintaining our landscaping if these animals are not counting on us for their next meal. Deer may only eat your garden. But bobcats and coyotes have been known to eat pets. And if you inadvertently

get between a mama bear and her cub, you'll quickly learn why we don't want bears cruising the roads during the day looking for trashcans to plunder.

Also, you may think you are just feeding quail or rabbits, but the larger animals are happy eating the corn and seeds as well.

And if you need one more reason to refrain from feeding the wildlife, it is against New Mexico State law. For a first offense, a game warden will issue a warning; if you continue to feed, you will be issued a citation. The result is a court hearing, with consequences of a \$500 fine and/or jail time.

## The Shadow Knows

It may have been useful for the crime-fighting hero known as The Shadow to lurk in the dark but wearing dark clothes and walking at night on our dark streets is an invitation to disaster. Unless you are tracking an archvillain, it is much wiser to wear light colors and carry a flashlight. Even better, for the grand sum of \$2 for SHHA members and \$4 for non-members, you can get a reflective vest at the SHHA office. Perhaps Lamont Cranston wears one under his cape.



## Keep Sandia Heights Looking Good

We need all of our residents' help in keeping our community looking its best. Please do your part and remember to

- Pick up after you pet and dispose of the waste properly
- Pick up litter you notice in the community and dispose of it. (And join our litter brigade beautifying Tramway on September 29—see p. 3.)
- Make sure household trash is secured and disposed of properly, including not putting trashcans out until the day of pick up (see the article to the left).

Thank you for taking pride in the appearance of our community. Your cooperation is appreciated!!

## Herbs—Fragrant, Tasty & Beautiful

Patches of garden that seem to sprout nothing except weeds should not be written off. "If you can't grow anything else," says gardening and food writer Sally Freeman, "herbs are the answer."

Ideally, there are three essentials for an herb garden: good drainage, plenty of sunlight, and light soil enriched with compost. Try to keep the garden away from trees as the roots rob soil of moisture and nutrients.

You can also grow herbs indoors. If your windows face south, you should have adequate light for sun-loving herbs such as dill, coriander/cilantro, oregano, thyme and marjoram.

If your windows face other directions, you should be able to grow rosemary, sweet woodruff or bay laurel in natural light. Place herb containers far from radiators and other heat sources, preferably in a room that is cool, moist and well ventilated.

Most herbs grow easily from seed, germinating in five to seven days. There are exceptions. Lavender can take up to a month to germinate. Rosemary is best propagated by cuttings. French tarragon must be propagated by root division. Parsley can be difficult to germinate, but Italian parsley is easier to grow.

Compost is the fertilizer of choice because it won't burn tender roots. Enrich the compost pile by including some weeds, especially dandelion, whose long roots bring up minerals from deep in the soil. A layer of mulch conserves moisture and suppresses weeds in summer.

Water herbs as soon as the soil feels dry. Rosemary, especially, should never be allowed to dry out. You may need to water every day. Your herbs will also appreciate a daily misting.



## ACC Activity Log

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

96 Juniper Hill Road – Replace Door
119 Whitetail Drive – Replace Mailbox
216 Spring Creek Place – Shade Structure
309 Big Horn Ridge Road – Replace Garage Door
375 Big Horn Ridge Drive – Reroof
448 Live Oak Loop – Reroof
576 Black Bear Road – Refinish Exterior and Repave Driveway
725-15 Tramway Vista Drive – Restucco
1114 San Rafael Avenue – Retaining Wall
1161 Laurel Loop – Window Replacement
1176 Laurel Place – Landscaping
1405 San Rafael Place – Shade Portal
1532 Eagle Ridge Drive – Fence Installation
1533 Eagle Ridge Drive – Sunroom Remodel
1861 Tramway Terrace Loop – Install 3 Pergolas
1919 Quail Run Drive – Seal Coat Driveway
2030 Quail Run Drive – Replace Portion of Block Wall with a Wooden Fence and Deck Installation
2126 Globe Willow Avenue – Replace Windows
2135 Coyote Willow Avenue – Patio Cover
2317 Calle de Rafael – Seal Coat Driveway
2701 Tramway Circle – Cedar Fence Replacement
2876 Brushwood Street – Landscaping
7739 Cedar Canyon Road – Reroof
7740 Cedar Canyon Road – Reroof

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

## Stables Changing a Lot More Than It's [sic] Name

Historical item from Sept 6, 1979, SANDIA GRIT

Tramway Stables, formerly Sandia Peak Stables, is undergoing a change in ownership, management, and the name. The new operation embraces a totally new philosophy. The new owners are dedicated to creating an atmosphere at the stable which is a wholesome and fun place for the entire family as well as providing many new party and entertaining ideas for residents. Well planned breakfast rides, hamburger rides and cookouts, and fall hay rides will provide residents with unique entertaining opportunities appropriate to the uniqueness of Sandia Heights.

The stable provides horse rental and excellent informal riding lessons. Much effort is being expended to upgrade and improve the quality of the boarding facilities available for horse owners.

The new owners are very eager to provide satisfactory services to residents and urge residents to try out the new services and party opportunities during the upcoming beautiful fall season. With State Fair approaching, why not try out those new western outfits on a real live horse!

[ed: Does anyone know where these stables were located?]





ENJOY FRESH FALL SAVINGS  
AT SANDIA AREA

# THE FLAVORS OF FALL



[sandia.org/HELOC](http://sandia.org/HELOC)



505.292.6343 x5



visit any branch

Sandia Area is Federally Insured by NCUA and is an Equal Housing, Equal Opportunity Lender. All loans subject to qualification and require Sandia Area membership. Annual Percentage rates may change at any time without notice. 1. Closing costs associated with this product are waived for loans up to \$150,000 in Greater Albuquerque and surrounding area on their primary residences with clean title history. Loans over \$150,000 or outside of the Greater Albuquerque and surrounding areas are subject to a 1.00% origination cost plus cost of property appraisal, flood certification, recording fees and title insurance, which generally range from \$1,467 to \$1,600. Borrower is responsible for homeowners insurance and, if required, flood insurance. New Sandia Area loans only. Your home determines your maximum loan amount and is used to secure your home equity loan (or second mortgage).



## Home Baked Equity Biscochito

### INGREDIENTS

- 1 whole home with equity
- 1/2 cup expected or unexpected expenses
- 3 cups Sandia Area competitive Home Equity loan rates

In a large bowl, combine the equity in your home with home improvements, tuition, or any other expected or unexpected expenses. Mix in Sandia Area competitive home equity loan rates. Roll out and cut into manageable portions. Bake up to 15 years at 505 degrees F. Remove from oven. Discard closing costs up to \$150,000 for best results.<sup>1</sup>

*Serves one household with exciting possibilities.*

## Specializing in Sandia Heights Real Estate for Over 30 Years

YOUR NEIGHBORS AND  
TRUSTED ADVISORS

Max and Teresa have worked  
together for the past 20 years in  
Sandia Heights Sales and Production

**MAX SANCHEZ**  
228-8287

Associate Broker (39 Years)  
“Thank you for your  
continued support in  
selling the most Real Estate  
in Sandia Heights.”

[MaxSanchez.com](http://MaxSanchez.com)  
[SandiaHts.com](http://SandiaHts.com)

**COLDWELL  
BANKER**

**LEGACY**  
505-293-3700

**TERESA CORDOVA**  
720-7210

Associate Broker (25 Years)  
“We believe that attention to  
professionalism, understanding,  
market knowledge and full-time  
enthusiasm are key to your  
Real Estate Experience.”





# GREG LOBBEREGET

Associate Broker, CRS  
Proudly Serving Sandia Heights Since 1983

305-292-8900





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

### 370 BIG HORN RIDGE DR. NE



UNDER  
CONTRACT

**3,824 SQFT - 3-4 BR - 2.5 BA - 3 CG - .57 AC**

These Words Come To Mind When Describing 370 Big Horn Ridge Dr. NE: SUPERLATIVE-The highest degree of quality craftsmanship was put into this 13 year old custom home. MAGNIFICENT- The meticulous placement of the home on the lot affords not only the striking VIEWS of Sandia Peak, but it captures the outstanding Sunset VIEWS and gleaming City Lights. INCREDIBLE- Its hard to believe that with the impeccable quality of construction and design of this home, and the outstanding Sandia Heights views and location, that the price on this property is exceptional! The great room offers 12ft beam ceiling and a fireplace. The kitchen offers granite countertops and Thermador SSI appliances including a 5 burner gas cook top & a wine fridge! The master suite offers a large walk-in closet with built-in shelving, and an attached sunroom.

### 1479 MORNING GLORY RD. NE



**3,841 SQFT - 4-5BR - 3.5BA - 2 CG - .51AC**

Wouldn't you love to live in a home on one of the nicest streets (cul-de-sac) in Sandia Heights... maybe even in the city? Wouldn't you love having a resort style backyard with a gorgeous pool, hot tub, fireplace, patios, lush grass, privacy, and unobstructed views of Sandia Peak? How about living in one of the city's best known builders for quality, Omega Custom Homes, with an added bonus of an award winning remodeled kitchen that is second to none? Then this 4 bedroom masterpiece, with additional office and sitting room is the perfect fit for the discerning buyer!

**Offered At \$829,000**

### 409 LIVE OAK LP. NE



UNDER  
CONTRACT

**3,086 SQFT - 3-4 BR - 3 BA - 4 CG - .68AC**

This custom Sandia Heights home offers stunning City & Sandia Mountain views from virtually every room in the house. The light and bright Living Room greets you upon entry and offers a vaulted wood beam ceiling and a 2 way fireplace. The separates the Living Room from the Dining Room and Kitchen. Spacious Kitchen with ample cabinet space for storage and counter space for storage. The Master Bedroom is on the main level of the home and offers a large walk-in closet, and a full bath. Just off the Master you will find a study/3rd BR with floor to ceiling windows and stunning views. The upper level bedroom offers a balcony and a full bath.

### 657 ROADRUNNER LN NE



UNDER  
CONTRACT

**3,445 SQFT - 3 BR - 3 BA - 2 CG - .71AC**

Beautifully remodeled/renovated custom 3 bedroom home in Sandia Heights, with Outstanding City and Mtn vistas with ideal east / west orientation. The Sandias and City lights are wonderfully showcased plus great natural light throughout in this home. The private Master Suite has an updated bathroom, and a custom closet. The updated kitchen offers beautiful granite, and all of the bells and whistles. Just off the Kitchen you will find a cozy Den/breakfast room with a fireplace.

### 643 COUGAR LOOP NE



COMING  
SOON

**2,399 SQFT - 3-4 BR - 2.5 BA - 2 CG - .8 AC**

Situated on a large .80 acre lot in Sandia Heights, offering unobstructed views for the Sandia Mountains you will find this 3-4 bedroom, 2.5 bath home. Upon entry you are greeted by the light and bright Dining Room with brick flooring and east facing windows that show off the views. Just off the Dining Room you will find a nice sized office (or possible 4th bedroom) with a custom bard door and east facing windows. Nicely updated Kitchen with granite counters and stainless appliances. Private Master Suite with a kiva fireplace and a 3/4 bath. Lots of open patio space for taking in the stunning viewsthis home has to offer.

**To Be Offered At: \$459,000**

### 432 LIVE OAK RD. NE



**2,000 SQFT - 3 BR - 2 BA - 2 CG - 1 AC**

Located on a large/quiet corner lot you will find this single level Sandia Heights home. The light & bright Living Room is completely open to the Family Room & Dining Room, which is great for entertaining. The spacious Kitchen overlooks the Living/Dining Rooms & offers ample solid surface counter space for prepping, ample cabinet space for storage, & a nice sized breakfast nook. The private master suite offers an updated bath, & dual closets for storage. Nice sized secondary bedrooms with fans & a full hall bath finish off the interior of the home. Step out back to the private backyard with a large covered patio, an open deck with a hot tub, & an in-ground solar assisted pool. This home sits on a large 1 acre lot with unobstructed views to all directions, and privacy.


**Offered At: \$435,000**



**SHHA**  
SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

**Your Home Could Be Pictured Here!**  
**Contact Greg Today For A Free Detailed Market Analysis!**  
 Cell: 505-269-GREG (4734) Email: [Greg@GregLobb.com](mailto:Greg@GregLobb.com)

**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](mailto:Greg@GregLobb.com) or  
 505.269.GREG





# Community Event Bulletin Board

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

**Sandia Heights Artists:** Celebrate the arts on the Sandia Heights ART TOUR on September 15 and 16. Fourteen studios will be open with 36 artists. Come and ENJOY the creative achievements of our talented residents and guest artists. Following the tour, the artists as a group will donate over \$1,000 to the "Art in the School" program. More info: [www.sandiaheightsartists.com](http://www.sandiaheightsartists.com).

**Church of the Good Shepherd:** Daycare/Nursery Worker needed immediately. Church Nursery \*Great Pay\* Great Work Environment. For more information or to submit a resume, please contact Jill Crawley at [gogirl456@gmail.com](mailto:gogirl456@gmail.com).

**Musicians Wanted:** The University of New Mexico Health Sciences Center Orchestra is seeking to recruit enthusiastic amateur musicians. The orchestra's repertoire ranges from classical to pops. Rehearsals are held on Sunday nights at 6:30 PM in room B120 in the UNM Center for the Arts below Popejoy Hall. No audition is necessary to join. For more information, contact us at [unm.hsco@gmail.com](mailto:unm.hsco@gmail.com).

**St. Chad's Episcopal Church:** 7171 Tennyson NE • Albuquerque, NM 87122 • 856-9200

**Worship Times:** Thursdays at noon and Sundays at 8 AM and 10:15 AM

Breakfast is served after the 8 and 10:15 AM Sunday Services. 1<sup>st</sup> and 3<sup>rd</sup> Sunday Evenings Outdoor Eucharist at 6 PM. • [office@stchadsabq.org](mailto:office@stchadsabq.org) • [www.stchadsabq.org](http://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 [rene.kessel@cblegacy.com](mailto:rene.kessel@cblegacy.com), or at 504-3886.

**New Mexico Symphonic Youth Chorus** is looking for young people, grades 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](http://www.nmsyouthchorus.org). Questions? Call Elaine Fiber at 263-1445.

## Announcements & Notices:

- **Office hours:** Monday – Friday 9 AM – 4 PM.
- **Board Meeting:** Wednesday, September 12 at 7 PM in the SHHA Office.
- **Office Closures for Holiday(s):** Monday, September 3, 2018 in observance of Labor Day.
- **Notary services, 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](http://www.sandiahomeowners.org).
- **Classified ads** can be found on the website on the top bar menu under Notices and Information/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 on a first come first served basis. Cash or check only. Tickets purchased must be for one date at a time per residence. To view the Tram Pass Procedures for SHHA Members go to <http://sandiahomeowners.org/notices-and-information/notices-and-information/96-tram-passes>.
- **ACC Color Reference Guide** is available to borrow in the SHHA Office for up to 30 days. \$20 refundable deposit is required. Cash or check only.



## Have you signed up to receive email alerts from SHHA yet?

From time to time SHHA will send email alerts to members. These emails include but are not limited to a once-a-month reminder that the GRIT newsletter is available to view online (it even includes a link directing you straight to the GRIT), reminders about the SHHA Annual Meeting, community events like shredding or e-recycling events, and even notifications on emergency situations in the community. Send an email with your name and address (for verification of membership) from the email address where you'd like to receive the alerts to the SHHA Office at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net) to sign up.



*Notice: Any corrections to the printed version of the GRIT can be found on the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org)*



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



***The SHHA Office will be  
closed on Monday,  
September 3, 2018 in  
observance of Labor Day.***