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Bob Thomas – Covenant Support Committee (CSC)  
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Cheryl Iverson – Finance Committee (FC)  
Emily Rudin – Nominating Committee (NC)  
Travis Rich – Parks & Safety Committee (P&S)

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Betsy Rodriguez – Administrator  
Jessica Seeley – Administrator

**SHHA Office**

12760-B San Rafael Avenue NE  
(A.K.A.) 2-B San Rafael Avenue NE  
Albuquerque, NM 87122

**Office Hours:** M-F, 9 AM - 4 PM

**Closed on federal holidays**

**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)

**SHHA’s Board of Directors Needs YOU!**

**By Emily Rudin, Vice President and Chair, Nominating Committee**

Our Board of Directors has been busy working on the community’s behalf. Several Directors’ terms expire soon. We currently have 14 Directors and, according to our Bylaws, must have a minimum of 11 in order to transact business. We invite SHHA members to consider joining our Board. Terms are three years, renewable once. Eligibility requirements are:

- You must be a member of SHHA, and in good financial standing.
- You must be a property-owner in Sandia Heights.
- You must be both *willing* and *able* to serve and to uphold the Bylaws.

The Board meets at 7 PM the second Wednesday of every month, except February. Service on the Board is a great way to meet your fellow homeowners, get involved with projects, and contribute to the management and well-being of our wonderful community.

If you’d like to attend a Board meeting, please contact the Office at least 2 days in advance. If you wish to join the Board, fill out a detailed Statement of Interest (download under the Board tab on our website or obtain from the Office), and submit it to the Office. You’ll then hear from us promptly. Thank you from the Board!



**WE NEED YOU!**



## Send in Your Photos Now!

We are accepting your entries for our annual photo contest for the 2020 *Sandia Heights Resident Directory & Guide*. Submissions are due to the SHHA office by Friday, November 1, 2019. If you are the lucky winner, your photo will be featured on the cover of the 2020 *Resident Guide and Directory*, and you will be acknowledged as the photographer.

Submission criteria are as follows:

- 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 2019 or previous Directories).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color and may be submitted as a hardcopy print to the office or digitally to [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net).
- The resident must submit a statement that the photograph is an original taken by the homeowner, that they are not a professional photographer (in business as a photographer), and that they grant permission to SHHA to use their photo(s) in the *Directory* or on the SHHA website.

All hardcopy entries may be picked up at the office once the *Directory* is published.



2013 cover by Marie Wise

2015 cover by Mark Miller



A couple of previous winning entries

## Garbage Cans Are an Eyesore!

By Susan Seligman, Covenant Support Committee

It seems that many residents are leaving their bins either on the roadside or next to their homes where they are visible to neighbors and passersby. 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. Simply parking trash bins beside the garage is not acceptable. They must be hidden from street view.

We would like to remind all residents that trash (including recycling) must be out no later than 7AM on the scheduled pickup day, and no earlier than 5PM on the evening prior to collection. In addition, if you have edible garbage in the bin, please don't put the bin out overnight. We don't want our bear friends to find it. First thing in the morning is better when bears are not hibernating. Thanks for helping keep Sandia Heights a beautiful place for all of us to live.



Does your house look like this? If so, you are in violation of Sandia Heights covenants. Please store your garbage cans in your garage or behind an attractive enclosure. Together, let's keep Sandia Heights *beautiful* !



## Septic System Tips

By Bob Bower, Architectural Control  
Committee Chair

The following are a few basic tips to help keep your septic system functioning efficiently.

1. Conserve water to reduce the load on the septic system. Use of flow-reducer shower nozzles and low-flow toilets will help.

2. Tree roots can cause major damage to your septic tank. Make sure new and existing trees are located a reasonable distance away from the septic system (100 feet is recommended). Don't plant trees such as willows that have aggressive root systems anywhere near your septic system.

3. Design landscaping, roof gutters, and foundation drains to divert water away from the septic system's drain field.

4. Don't flush cat litter, disposable diapers, baby wipes, antiseptic wipes, sanitary napkins, tampons, paper towels, facial tissues, coffee grounds, cigarette butts, condoms, or similar items down your drains. These items can quickly clog your septic system. Use single-ply toilet paper that is advertised as septic friendly. If you use a house cleaning service, make sure that the service personnel understand what items not to flush down your toilets or put down your drains. If you have house guests, make sure they understand your septic system rules.

5. Use garbage disposals sparingly. They can double the amount of solids added to a septic tank.

6. Don't overuse heavy cleaners, especially those containing bleach. These items can kill beneficial bacteria in the septic tank.

7. Never pour grease or hazardous chemicals down your drains.

8. Do not drive over a drain field, build a structure on top of it, or cover it with concrete or asphalt.

9. Do not plant grass, deep-rooted shrubs, or trees on the drain field.

10. Some professionals recommend a monthly dose of an enzyme product that adds beneficial bacteria to your septic system. Others say it isn't necessary—but septic additives are not expensive so they can't hurt. The choice is yours.

11. A word of caution! Never attempt to open a septic tank yourself. The gases in it are dangerous. Call a professional pumping company to empty and inspect the tank as required.

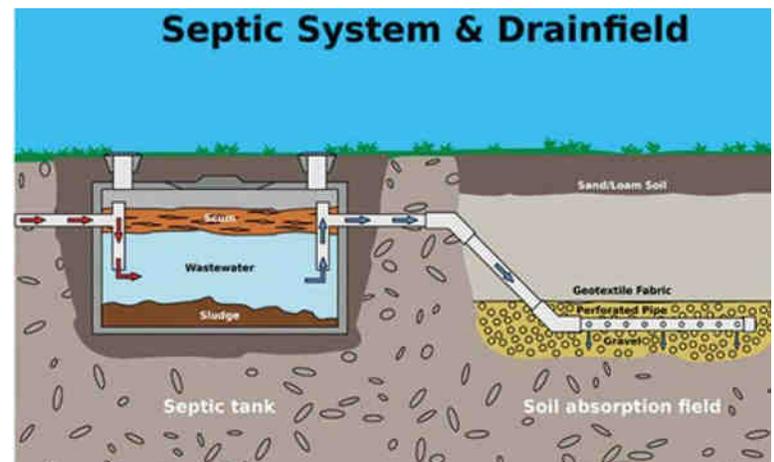
## Have you used a contractor lately?

The SHHA Office has two large binders with contractor evaluations that Sandia Heights residents have filled out. They cover a variety of different services. We need new and updated evaluations from appliance repair companies to pet-sitters to window washers and multiple things in between. These binders are available in the office for SHHA members to peruse. You may obtain a Contractor Evaluation Form from the SHHA Office or online at: <http://sandiahomeowners.org/committees/architectural-control-committee/acc-forms>



## Sandia Peak Restaurant Has a Name

It will be called Ten3. Opening date to be announced soon.



## JUNE CALLS TO SANDIA HEIGHTS SECURITY PATROL

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

JUNE 2019	# of calls		# of calls
Alarms	25	Speeding Vehicle	1
Assault/Battery	1	Suspicious Activity	3
Customer Assist	1	Suspicious Person	9
Lost/Found Pet	3	Suspicious Vehicle	6
Newspaper/Package pickup	6	Theft	1
Noise Complaint/Suspicious Noise	1	Vandalism	1
Open Door/Window/Garage	1	Attempted Vehicle Burglary/Break-In	1
Pet Nuisance	1	Vehicle Burglary/Break-In	1
Special Extra Patrol	5	<b>Total Calls</b>	<b>213</b>
Special Request/Vacation	146		

**Useful Numbers:** **Emergency Police/Fire/Rescue:** 9-1-1 (Be sure to let the operator know you are in Sandia Heights – an unincorporated area of Bernalillo County) **Bernalillo County Sheriff Non-Emergency:** 798-7000 **Bernalillo County Fire Department Non-Emergency:** 468-1310 **SHS Water/Sewer Emergencies (M-F 7am – 4pm):** 856-6345 **SHS Water/Sewer Emergencies After Hours:** 888-5336 **NM Gas Co. Emergencies:** 697-3335 **PNM Outage & Emergencies:** 1-888-342-5766

### Announcements & Notices:

- **Office hours:** Monday – Friday 9 am – 4 pm.
- **Board Meeting:** Wednesday, August 14, 2019 at 7 pm in the SHHA Office.
- **Office Closures for Holiday(s):** None for August.
- **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.

### 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:

**Abel Plumbing & Heating**

**Academy Mortgage**

**Barnett Aldon Ironworks**

**Chiropractor, Mark L Schwartz DC**

**Inspiring Beauty 's Gems & Minerals**

**Jade Enterprises Inc.**

**Marc Coan Designs**

**O'Beans Coffee**

**PCM Electrical**

**Pete Veres, Remax Elite**



**505.220.2838**

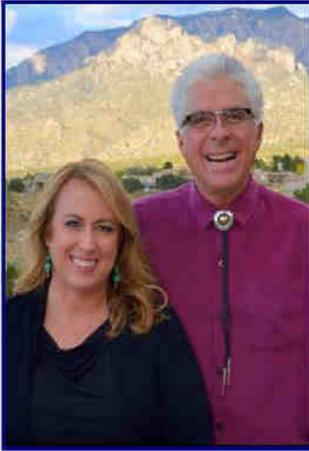
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[www.SandiaHts.com](http://www.SandiaHts.com)



**649 Cougar Lp**  
List Price \$950,000  
4639sf / 4bd / 3.5ba / 1.3ac



**1221 Rockrose Rd**  
List Price \$880,000  
4464sf / 5bd / 4.5ba / .65ac



**9108 Lynx Loop**  
List Price \$875,000  
3849sf / 4bd / 4ba / .63ac



**1541 Eagle Ridge Pl**  
List Price \$749,000  
4570sf / 4bd / 4ba / .74ac



**2002 Quail Run Dr**  
List Price \$437,000  
2180sf / 3bd / 2ba / .25ac



**711-18 Tramway Pl**  
List Price \$325,000  
1997sf / 2bd / 2.5ba / .12ac

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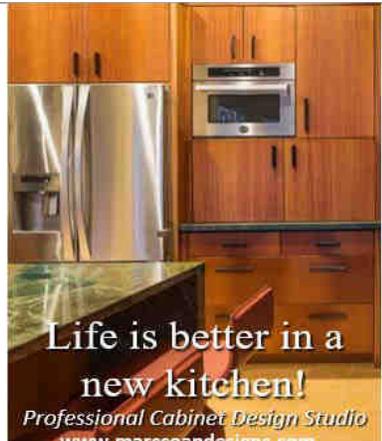
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## Q&A

I am starting a new section on my page of the GRIT called "ASK GREG". In it, I will answer any questions that you may have (to the best of my ability) or concerns relating to Sandia Heights & Real Estate. So, all you have to do is email or call me with your questions, and I will answer them.

Dear Greg: I heard a lot about radon issues in Sandia Heights. How do I find out if I have it? And, how do I get rid of it?

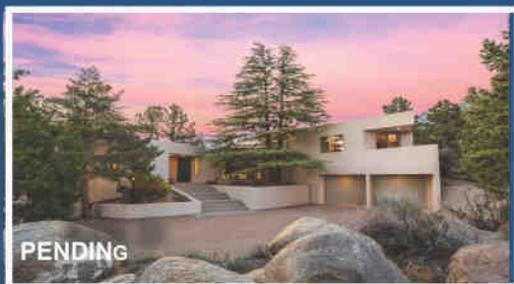
Greg: There are quite a few homes that I've sold over the years in Sandia Heights, that have registered a high "acceptable EPA limit" for Radon. One inspector told me that about one in three homes that he has tested up here have this issue. The remedy is a "Radon Mitigation" system that costs around \$2,500 to \$3,000 per system to install (some larger homes need more than one). The radon inspection itself runs around \$150 and they use quite a sophisticated device (or devices) that register results all throughout the day. It's much improved from the canisters that they (or we) used to set. If you'd like more information, please email or call me, and I will give more information.

### FOR SALE



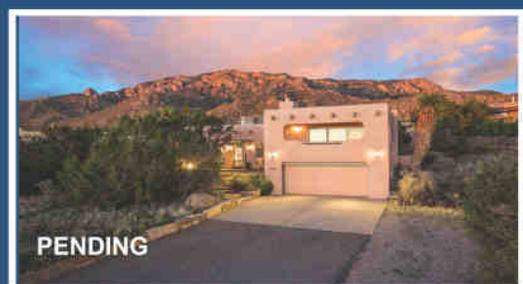
10 JUNIPER HILL RD. NE  
5,639SQFT 6BR 4BA 4CG  
\$770,000

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PENDING

1066 TRAMWAY LN. NE  
2,525SQFT 3BR 2BA 2CG



PENDING

125 WHITETAIL DR. NE  
3,281SQFT 4BR 3BA 2CG

## CSC Active File Log — July 2019

The following is a summary of active CSC violations at the time of the last CSC meeting.

Type of Violation	Number of Active Files
<i>Boat / RV / Trailer</i>	1
<i>Maintenance of Property</i>	1
<i>Trash Cans</i>	
<i>Light</i>	
<i>Trees</i>	
<i>Right-of-Way Issues</i>	
<i>Parked Vehicles or Equip.</i>	
<i>Misc. / Several Issues</i>	1

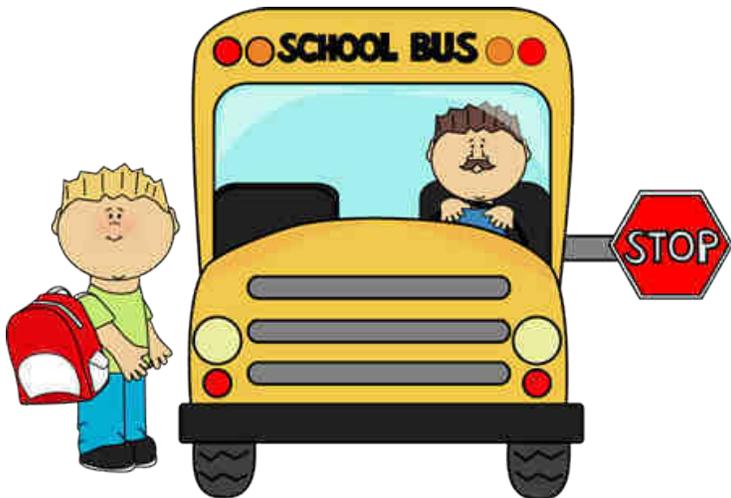
## It's Back-to-School Time!

By Susan McCasland, C&PC Chair

Most students return to school on August 12 this year. With the return of children going to and from school, there are several things we need to pay attention to.

First, if you have an Albuquerque Public School student and need to know where and when for them catch the bus, here's the website that will tell you that: <https://mybusstop.aps.edu/>

With children out and about going to/from school, drivers should be extra vigilant. Never pass a stopped school bus with blinking lights. Don't assume that children know all the rules of the road—give them a chance to grow up and learn them. As the days shorten, be on the lookout for small, unilluminated people crossing roads in the dark. A first, excellent step toward child road safety is to obey the speed limits, especially in residential areas!



## Annual Survey Open Until August 15

By Stephen Baca, Community Services and Membership Chair

The SHHA Annual Survey is currently available for you to express your opinions. The survey will remain open until August 15. Results from last year's survey have informed the Board of Directors and its committees of initiatives that residents want. For example, the Easter Egg Hunt was directly related to your neighbors' suggestions of increasing activities for children. And partnering with local businesses keeps costs to our members very low.

You can find the survey at <https://www.surveymonkey.com/r/shha-2019>. Your responses can be entered in less than 10 minutes. And, if you are reading this article in print form, here is the QR Code to get you to the survey.



Remember: just a few more days to make your opinions known! And thank you if you have already taken the survey.

## Some Pointers About Hantavirus

By Susan McCasland, C&PC Chair

Hantavirus can cause Respiratory Distress Syndrome and, if untreated, is potentially fatal. Field rodents, particularly deer mice, are carriers of the virus. Rodent urine, saliva and feces spread the infection if breathed in, through cuts in the skin, by rubbing the eyes, by rodent bites, or by eating contaminated food. There is no evidence of person-to-person spread.

Avoid direct contact with rodents and their droppings, nests, habitats, or items which may be contaminated by rodents. Deer mice can enter your home through holes as small as a shirt button. Seal holes with steel wool, wire mesh, cement or other materials through which rodents cannot gnaw. Clear brush, grass, trash and other debris around the foundations of your home. (Also good advice for wildfire control.)

You can find more information about hantavirus at this Center for Disease Control website:

[https://www.cdc.gov/hantavirus/pdf/hps\\_brochure.pdf](https://www.cdc.gov/hantavirus/pdf/hps_brochure.pdf)

## ACC Activity Log

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

9 Sandia Heights Drive – Photovoltaic Panel Installation
16 Juniper Hill Loop – Coyote Fence Extension and Patio Deck Replacement
39 Rock Ridge Drive – Repaint Existing Pool House
91 Juniper Hill Road – Replace Driveway
122 Juniper Hill Road – Install Coyote Fence
201 Juniper Hill Road – Re-roof and Remove Solar Panels
306 Big Horn Ridge Place – Garage Addition
373 Big Horn Ridge Drive – Replace Windows and Restucco
424 Live Oak Court - Reroof
429 Live Oak Road – Resurface Driveway and Install Retaining Wall
429 – Live Oak Road – Install Courtyard Wall with Access Gates
514 Black Bear Loop – Restucco, Repair Upright Walls & Add Flashing
531 Roadrunner Lane – Reroof and Replace Swamp Cooler with Refrigerated Air
550 Black Bear Road - Reroof
642 Cougar Loop – Repaint Trim and Doors
650 Cougar Loop – Front Yard Enclosure & Landscaping

660 Roadrunner Lane – Replace Windows and Sliding Door
793-l Tramway lane – Replace Screen around A/C Unit
804 Tramway Lane – Garage Addition
1025 Tramway Lane – Retaining Wall Installation
1052 Red Oaks Loop – Landscaping
1059 Red Oaks Loop – Repair Stucco and Color Coat and Reroof
1107 San Rafael Ave. – Restucco and Paint Trim
1161 Laurel Loop – Window Replacement
1180 Laurel Place – Installation of Two HVAC Units
1229 Rockrose Road – Landscaping
1210 Marigold Drive – Garage Addition
1418 San Rafael Avenue – Walls, Gates and Landscaping
1477 Morning Glory Road – Restucco and Repaint Trim
2310 Calle de Rafael – Refinish Stucco and Trim
2436 Tramway Terrace Court – Restucco
2877 Brushwood Street – Fence Replacement
7732 Cedar Canyon Road – Pergola Replacement
7739 Cedar Canyon Road – Replace Entry Gate
9520 Ridge Vista Drive – Photovoltaic Panel Installation

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

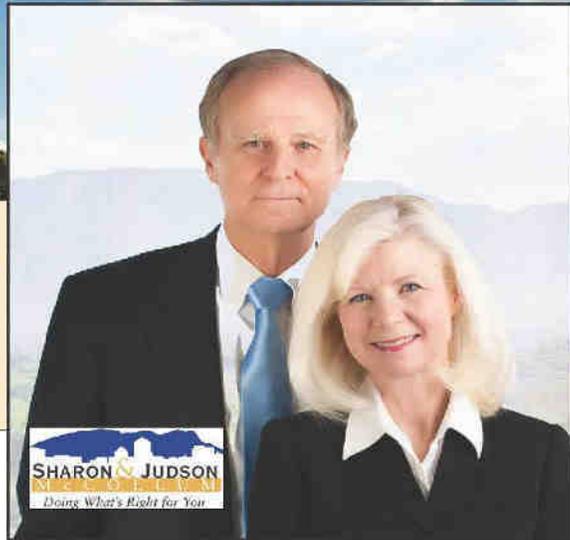
## Outpost Ice Arena Looking for Host Families

By Aaron Martinez, Outpost Ice Arena manager

The New Mexico Ice Wolves™ team is seeking local families with a bit of extra room in their hearts and homes. North American Hockey League (NAHL) Junior hockey cannot exist without the backbone of strong host families. Every season, young men between 16 and 20 years old will be moving to Albuquerque from all over the US, Canada and Europe to play for the NM Ice Wolves and continue building on their dream of playing NCAA Division I hockey and beyond. Host families provide a caring, supportive, family environment that becomes the “home away from home” for players. Hosting a player can be an exciting and rewarding experience that often leads to lifelong friendships between the player and his host family.

With the age range of 16-20 years old some players are still in high school while others are encouraged by the team to take college prep courses and work part time jobs. To learn more about how to become a host family and see answers to frequently asked questions, please visit: <https://www.nmicewolves.com/you-can-make-a-difference-become-a-new-mexico-ice-wolves-host-family>.

# Now is the Time to Sell your Sandia Heights Home!



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## FOR SALE AND SOLD in Sandia Heights!



**1945 Quail Run Loop NE**  
\$439,900 | MLS# 946733



**617 Cedar Hill Road NE**  
\$629,900 | MLS# 937732



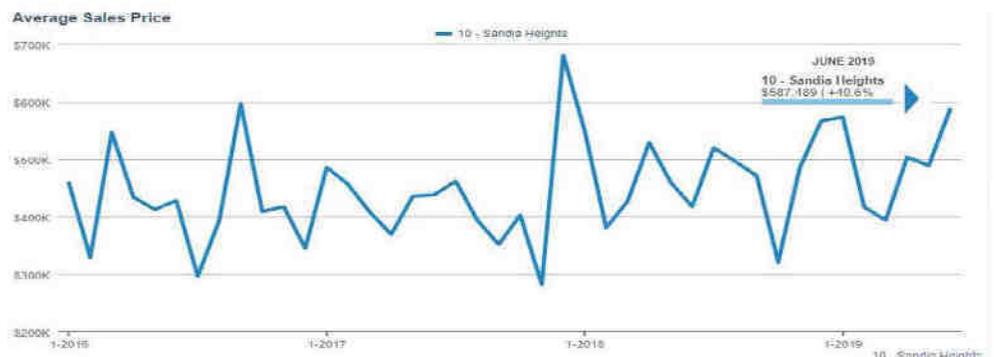
**1856 Tramway Terrace Loop**



**Pinon Hill Place NE**

Sharon and Judson Know And Sell Sandia Heights Homes. They have sold Sandia Heights Homes for Satisfied Sandia Heights Home owners for many years including homes on: San Rafael, Marigold, Quail Run, Bobcat, Bluebell, Goldenrod, Morning Glory, Honeysuckle, Deer Drive, Laurel Loop, Rockrose, Red Oaks, Tramway Lane, Lynx Loop, Antelope, Eagle Ridge, Live Oak, White Oaks, Big Horn Ridge, Juniper Hill Road, Black Bear, Blackhawk, Roadrunner, Bluebird, Cedar Hill, Cougar Loop, Pinon Hill, Rocky Point, Sandia Heights Drive, Rock Ridge, Eagle Nest, Spring Creek, Others include Navajo Willow, Globe Willow, Calle de Rafael, Calle de San Michel, Tramway Terrace, Quail Run Loop, Tramway Place, Quail Run, Tramway Terrace Pl, Colony Place, Carmel, Brushwood, Wolfberry, Tramway Circle, Tramway Vista, Cedar Canyon and much more.... **Call Now for your Free Market Analysis and Home Marketing Consultation** Sharon and Judson know the most current and accurate Sandia Heights market data .

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Aug 2019

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- Consolidate high-interest debt
- Pay for education expenses



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🌐 [sandia.org/home-equity](http://sandia.org/home-equity)

📍 visit one of our convenient locations

  Federally Insured by NCUA. Equal Housing, Equal Opportunity Lender. All loans subject to qualification and require Sandia Area membership. Your home determines your maximum loan amount and is used to secure your home equity loan (or second mortgage). See [sandia.org/home-equity](http://sandia.org/home-equity) for details.

# Community Event Bulletin Board

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

**Painting at Sunset:** Come enjoy the breathtaking sunset from Sandiagos's Grill all while painting that very sunset! This is a one-of-a-kind paint night you won't want to miss. You will be instructed step by step in creating your very own sunset painting AND your first beverage is included! For reservations check out Events at: <http://sandiaheights.com/news/> Reservations Required. | Tuesday, August 6<sup>th</sup> <https://www.beinspirednm.com/events/sunset-at-sandiagos-6>

**Save the Dates!:** September 14 & 15, 2019 SANDIA HEIGHTS ART TOUR. Twenty-six artists from Sandia Heights and ten guest artists will show their work at thirteen locations. Come and enjoy a variety of outstanding art. Maps available soon.

**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. • [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 Sheina MacCormic at 967-7891.

**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.

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

2<sup>nd</sup>  
QTR  
2019



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## Quarterly market UPDATE SANDIA HEIGHTS

Homes SOLD: 38
Average Size: 2846 Sq. Ft.
Average Price: \$185 (per Sq. Ft.)
Average Sold Price: \$539,797
Average Days on Market: 52
<small>Sandia Heights Sales Numbers are in for the 2nd quarter of 2019. Our local market is doing very well. Home sales are up 35%! 38 Homes were sold in Q1 2019 vs 28 homes sold Q1 2018. We are also see more larger homes being sold. Average size of homes sold has increased 5.7% from Q2 2018 vs Q2 2019. All numbers are based on yearly 2nd quarter results.</small>

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





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



## **New Mexico Gross Receipts Tax Holiday: August 2 - 4, 2019**

“...that weekend, the state suspends collection of gross receipts tax on sales of qualifying items so you can buy the items tax free.”

For more information on the New Mexico Tax Holiday, please visit <http://www.tax.newmexico.gov/tax-holiday.aspx>