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SHHA Office

12700 San Rafael Avenue NE, Ste. 4
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

Emails: sandiaheights@comcast.net

shha@sandiahomeowners.org

Safety First on Sandia Heights’ Streets!

By Emily Rudin & Matt Pedigo, Members, Parks & Safety Committee

In Sandia Heights, we have amazing opportunities for recreation right out our front doors. But most of our streets lack sidewalks, bike lanes, and crosswalks. Herewith, some friendly pointers to keep us all safe:

- Drivers and cyclists, please be continuously alert for children at play whom you might not see around the bend or impulsively crossing the street.
- Kids and cyclists, play your music at a low enough volume to hear traffic and warning bells behind and in front of you.
- Sightlines need to be open. Our foothills roads twist and turn. Although Bernalillo County is responsible for maintaining our streets and edges, homeowners should be pro-active in keeping vegetation clear along the shoulders adjacent to your property.
- Our dedicated mail carriers would be most grateful if you keep plants pruned well away from your mailbox on all sides.
- Many of our streets have two- and four-way stop signs. No matter how familiar you are with these intersections, Stop means STOP. Always. Every time. Make sure your car **and** bicycle wheels actually stop moving before proceeding.
- Look both ways before crossing any street. Make eye contact with drivers or cyclists who might be turning. Some might improperly be failing to signal. Make sure they see you.
- Walk with others single file. Be mindful of split-second surprises that you could encounter while conversing.
- Lots of us walk dogs. County ordinance requires that dogs always be on leashes. That’s especially true on trails, in arroyos, and even in our own driveways. Drivers and cyclists, look for dogs and their people, and courteously share the space.
- Drivers, please keep your speed down to 20 mph or less, as posted, at all times, and yield to non-drivers. It’s the law.

continued on p. 3

Reminder!
SHHA Annual Meeting

Saturday, February 22

9:00 AM – noon. Doors open at 8:30

Church of the Good Shepherd, 7834 Tennyson St NE

O’Bean’s coffee, tea, and pastries will be available

See page 3 for full agenda

Bow Hunting in Sandia Ranger District

Sandia Heights is adjacent to Sandia Ranger District of Cibola National Forest. This District is open to hunting all big-game, but is restricted to bow hunting only, and that only during established seasons. For the 2019-2020 season, those dates were September 1–24, November 23–December 1 (youth only), and January 1–15. Approved hunting dates are similar year-to-year. Legal hunting hours are from ½ hour before sunrise to ½ hour after sunset. To report poaching, call 1-800-432-4263 or visit

<http://www.wildlife.state.nm.us/enforcement/operation-game-thief-overview/>.

The Number of Children Residing in Sandia Heights

By William Koup, Community Services & Membership

One of the goals of the Community Services and Membership Committee (CS&M) is to develop fun and meaningful social activities for the children and grandchildren of the residents of Sandia Heights. Your committee believes these activities will bring Sandia Heights residents together to promote positive community relationships and provide fun and interesting activities for the children growing up in our wonderful and unique neighborhood. To do this we need a reasonably accurate count of the number of children who live here.

The 2019 Sandia Heights Resident's Survey received 486 responses which provided a confidence level of over 95%. Question number 30 asked: **What is the number of children and/or grandchildren by ages at your home?** From the 486 responses, we estimated that 14.4% of the respondents have children. Sandia Heights currently has approximately 4200 residents living in 2196 households. By extrapolation, there are approximately 465 children residing in Sandia Heights.

The CS&M Committee wants to more accurately determine the number of children and their ages. Future surveys will provide more accurate estimates. The data from the 2019 survey, and all future data, will be extremely helpful in planning activities designed for children and their families.

What are your thoughts? Do you have any ideas for future programs or activities for the children of our community? If so, the CS&M Committee invites your participation, comments and input.

Grey Water Systems

By Bob Bower, Architectural Control Committee Chair

I recently read an article in the Home Style section of the *Albuquerque Journal* written by Barry Stone, who is a certified home inspector. It relates to a question he received from a potential home buyer who noted that the home he wanted to buy had a drainpipe from the laundry room. Instead of draining into the septic system, the pipe emptied into a garden area in the backyard. The seller noted that he has been draining his washer this way for years and that some of his neighbors do likewise. Barry indicated that homeowners with septic systems often drain grey water from their laundry onto their property. He goes on to say that even though the practice is prohibited by code, it is generally regarded as a necessary trade-off to protect the continued performance of the septic system. Laundry detergents and bleaches are commonly known to have damaging effects on the ecology of septic tanks. The friendly bacteria in the tanks are necessary for the decomposition of solid waste matter. Laundry chemicals can kill these bacteria causing the septic system to become clogged with solids that are not dissolved. Drainage of washer effluent into landscaped areas is a simple way to avoid such problems with the septic system, although Barry emphasized that this is **not** an approved method.

He indicated that a legal, within-code alternative would be to install a small leach field for the grey water consisting of buried drainage rocks at the end of the drainpipe. The building department at Bernalillo County can provide specifications for this type of small leach field. As an aside, there are many biodegradable laundry products available that are septic-system friendly. However, one of the points of Barry's article is to explain that a properly designed grey-water line and its accompanying leach field is a viable approach to easing the load on your septic system. An ideal solution that is both friendly to the environment and to your septic system would be to use biodegradable laundry products and also install a grey-water line with an appropriate leach field.



Agenda for 2020 Annual Meeting

Business Meeting

- I. Call to order and establishment of a quorum
- II. Approval of the Agenda
- III. Approval of the Minutes of the 2019 Annual Meeting
- IV. Introduction of invited guests
- V. Introduction of the 2019 Board of Directors and SHHA Standing Committee volunteers
- VI. Announcement of 2020 Officers and Board of Directors
- VII. Reports for 2019 to the membership by the Officers and Standing Committee Chairpersons'—written reports (Questions from the members must be submitted in written form and will be answered, if possible, in Item VIII)
- VIII. Response by appropriate Chairperson/Officer to written questions submitted by membership
- IX. Business meeting adjourned

Break

Membership Engagement Meeting

- I. Introduction of session format and topics to be discussed
- II. Discussion of topics led by SHHA Committee Chairs or Committee representatives

Discussion topics identified in 2019 SHHA Survey:

1. Responsibilities of the SHHA
2. Covenant enforcement
3. Safety & security
4. Activities

- III. Wrap-up
- IV. Membership engagement meeting adjourned

continued from p. 1

- Runners and cyclists, please be courteous when overtaking walkers by calling out, “On your left” or “Passing.”
- Cyclists, walkers, scooter- and skateboard-riders, and stroller-pushers need to be exceedingly careful also. Remember: you are always at a disadvantage with respect to cars and trucks. Those on foot should stay to the far left of the road, facing oncoming traffic. Those on wheels hug the right shoulder, with traffic.
- Everyone, please be both visible and predictable. For non-drivers, a reflective vest makes a huge difference any time of day. Pick one up at the SHHA Office for just \$2.
- Never use a hand-held device to talk or text while driving. It's the law. Non-drivers, know that being distracted can endanger you too—so be cautious.

Darkness poses special safety risks. In addition to the tips listed above, walkers at night should:

- Wear light-colored, reflective clothing (including reflective arm bands or vests).
- Use clip-on LED safety lights or similar devices.
- Carry a flashlight and turn it on.
- Walk in groups or with a dog for added safety.
- Beware of roadside tripping hazards and steep slopes.
- Stay alert! Listen for approaching vehicles. Motorists might not be expecting pedestrians to be out at night.

In addition to the tips listed above, drivers at night should:

- Drive slowly, below the posted speed limits.
- Anticipate that pedestrians and bicyclists might be out at night.
- Use extra caution driving over hills, coming around corners, and at intersections.
- Stay alert! Do not get distracted.
- Give pedestrians and cyclists the right of way.

Your safety is paramount to the pleasure of living in Sandia Heights.

IS YOUR CALENDAR MARKED? Only 30 days out!

“CRIME RISK MANAGEMENT SEMINAR”

When: March 14, 2020 (Saturday) 9:00 AM – 11:00 AM

Where: Church of the Good Shepherd, 7834 Tennyson NE

Who: Bernalillo County Sheriff's Office and Sandia Heights Security personnel

What: Recent history of crime within our community
What can homeowners do to minimize risk?
How effective are preventive actions?
How should a victim respond?

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DECEMBER 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.

DECEMBER 2019	# of calls		# of calls
Alarms	17	Snake Call	0
Customer Assist	1	Special Extra Patrol	5
Dump/Spilled Material	1	Special Request/Vacation	161
Home Burglary	1	Suspicious Activity	3
Lost/Found Item	1	Suspicious Person	4
Newspaper/Package Pickup	21	Suspicious Vehicle	7
Noise Complaint/Suspicious Noise	1	Utility Co. Assist	1
Open Door/Window/Garage	2	Vehicle Burglary/Break In	1
Salesman Complaint	1	Total Calls	228

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:** SHHA Annual Meeting in lieu of the Board meeting: Saturday, February 22, 2020 at 9 AM at Church of the Good Shepherd.
- **Office Closures for Holiday(s):** Monday, February 17 for Presidents’ 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.
- **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. \$7 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, 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
Barnett Aldon Iron Works
Chiropractor, Mark L. Schwartz DC
Jade Enterprises Inc.
Marc Coan Designs
Remax Select – Pete Veres
Sandia Realty Inc.

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 smminabq@aol.com | judsonabq@aol.com | (505) 822-0080



Sandia Heights MARKET UPDATE 2019

Over 68 larger homes on large lots sold Average Price /sf around \$195/sf
 Over 114 smaller homes on smaller lots sold Average Price /sf \$186/sf
Note Price is always based on condition, updates and location.
 Current Interest rates hovering around 3.75% conventional and 3.5% VA

FOR SALE!



617 Cedar Hill Road NE
 \$599,900 | MLS # 937732

SOLD!



1945 Quail Run Loop NE

SOLD!



79 Juniper Hill Place NE

SOLD!



1856 Tramway Terrace Loop

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SANDIA HEIGHTS 2019 MARKET SUMMARY

Homes SOLD: 116
Average Size: 2799 Sq. Ft.
Average Price: \$187 (per Sq. Ft.)
Average Sold Price: \$537,430
Average Days on Market: 43

The Sandia Market is Hot! This may be the BEST TIME to sell! The number of homes SOLD this year increased just over 19%. The average home price increased 12%. We also saw many larger homes sell this year. If you are thinking of selling please give me a call so we can discuss your real estate goals and objectives. I am here to help and serve our Sandia Heights residents!

Data for all homes. Information is deemed reliable but not guaranteed from MLS.

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 on Market
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CSC Active File Log — January 2020

Type of Violation	Number of Active Files
<i>Boats/RV/Trailer</i>	3
<i>Maintenance of Property</i>	0
<i>Trash Cans</i>	0
<i>Lights</i>	0
<i>Trees</i>	0
<i>Right-of-Way Issues</i>	0
<i>Parked Vehicles or Equip.</i>	1
<i>Misc./Several Issues</i>	1

NOTE: Although there are similarities, each of the 38 units in Sandia Heights has their own set of covenants with varying language specific to the unit they denote.

Presidents' Day

This year we celebrate Presidents' Day on February 17. The U.S. holiday is the third Monday in February. Officially Washington's Birthday, it is popularly recognized as honoring both George Washington and Abraham Lincoln. The day is sometimes understood as a celebration of the birthdays and lives of all U.S. presidents.

In 1885, President Chester Arthur signed a bill making Washington's birthday a federal holiday. In 1968, Congress passed the Uniform Monday Holiday Bill, which moved a number of federal holidays to Mondays. During debate on the bill, it was proposed that Washington's Birthday be renamed Presidents' Day to honor the birthdays of both Washington (February 22) and Lincoln (February 12). Although Lincoln's birthday was celebrated in many states, it was never an official federal holiday. Following much discussion, Congress rejected the name change. However, after the bill went into effect in 1971, Presidents' Day became the commonly accepted name, due in part to retailers' use of that name to promote sales and also the proximity to Lincoln's birthday.



Reminders from Your Covenant Support Committee

Room Rental

Big house; feeling lonely; want to meet new folks? There are many ways to satisfy this need, but doing an Airbnb or room rental is not one of them. It is tempting to rent out that extra bedroom in order to make extra money. However, your covenants do not permit this.

Short-term rentals also create concerns about maintaining security in your neighborhood. As a short-term landlord, you are inviting transient renters into the area, which may pose a threat to your neighbors. The Sandia Heights Security Patrol, available by subscription, does a great job of patrolling and looking for unfamiliar cars in your area. But by doing short-term rentals, you make their job much more difficult.

If you have your home listed as a daily room rental, please immediately remove your listing. If your neighbor is involved in room rental, please file a covenant complaint so that we may investigate.

Trash Cans

Trash containers visible from the street are a major source of complaints. The trash bins should be wheeled behind a fence or screen or put in the garage. The containers may be put out on the day before collection in the late afternoon, although it is far better to put them out the morning of pick up because of scavenging bears. Bins must be stored after the trash is picked up. At some times of year, we also generate more paper and boxes than will fit into our recycle bins. If this is your case, consider using some of the off-site recycle bins throughout the city (found on the BernCo web site) or divide the load up for two pickup cycles. You can also call Sandia Heights Services and ask what other options, such as a special pickup, can be arranged.

Parking

Most of the covenants address cars that have not moved from a lot or driveway in some time or are unlicensed. These may be a covenant violation which the CSC will investigate. However, we do get complaints about cars parked on the street or in communal parking areas as well. The CSC does not handle these parking issues and they should be referred to the Sheriff's Department. SHHA does not have the authority to enforce parking on county roads or common areas. The Sheriff can and will tow cars at the owner's expense. Once towed, it may be difficult or expensive to reclaim your car, so be mindful of where you park.

ACC Activity Log

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

5 Juniper Hill Loop – Reroof and Replace a Portion of Asphalt Driveway
14 Eagle Nest Drive – Roof Mounted Photovoltaic Panel Installation
30 Sandia Heights Drive – Roof Mounted Photovoltaic Panel Installation
58 Juniper Hill Court – Window Replacement
565 Live Oak Road – Roof Mounted Photovoltaic Panel Installation
688 Blackhawk Drive – Roof Repair
725-6 Tramway Vista Place – Roof Mounted Photovoltaic Panel Installation
1163 Laurel Loop – Reroof
1565 Eagle Ridge Court – Landscaping
1856 Tramway Terrace Loop – Security Bars Installation
2877 Brushwood Street – Replace Retaining Wall

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

40 Years Ago (Historical article from February 1980 *Sandia GRIT*. Please note that some of the items mentioned are no longer applicable—see end of article.)

Sandia Heights—It’s [sic] Concepts and Development

By Ben Abruzzo

As those of us who live here recognize, Sandia Heights is a unique place to live with qualities in life style [sic] not easily obtainable in most areas of the country, or in fact in the world. The concept of Sandia Heights developed almost simultaneously with Sandia Peak Tramway with the first homes in Sandia Heights original subdivision being completed roughly a year prior to the opening of the tramway. The entire area was very carefully master planned and carefully restricted to provide the unusual and pleasant surroundings which residents today enjoy. A great deal of planning in all phases of the various sub-divisions occurred many years prior to the offering of home sites in the individual units.

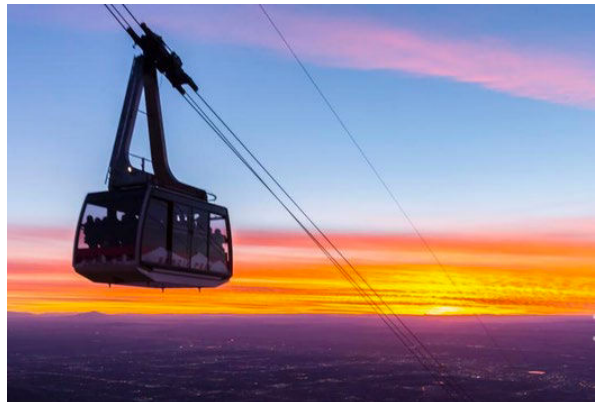
We are very proud of the fact that our community is essentially self contained providing our own water service, solid refuse disposal system, and with the developers providing the bulk of the roadway maintenance in the area. Our Fire District is one of the finest volunteer districts in the

entire State of New Mexico and our response to emergencies in the area is indeed excellent in every respect.

At this writing there are approximately 650 residences completed and another 50 under construction. Sandia Heights Subdivisions are owned and have been developed by a Tri Venture consisting of ownership by Alvarado Realty Company, Sandia Peak Tram Company, and Sandia Peak Ski Company. The Tri Venture provided funds for the improvements in the subdivisions as well as facilities such as the Fire District #5 Volunteer Fire Station which was constructed by the companies and subsequently sold to Bernalillo County. The Company also is responsible for the improved and expanded Guard Service presently offered.

Prime in the plans for development were complete recreational facilities immediately available to the residents of Sandia Heights. The Four Seasons Club was constructed to provide [sic] availability of swimming and tennis courts [sic] to residents. Stables were developed to provide riding facilities, horse rentals, boarding facilities for those owning horses, and planned activities such as hay rides, steak rides, hamburger cook-out rides, and breakfast rides. Sandia Peak Tramway opens the “backyards” of residents to enjoyment of the entire range of activities available in the Sandia Mountains, including skiing, hiking, snow shoeing, hang gliding, picnicking and year round outdoor activity. In addition, residents are afforded convenience to two fine restaurants. The Firehouse is located at the base of the tramway and High Finance is located at the top of the mountain.

That’s the end of the historical article. So, what’s changed? Roadway maintenance is now done by the County. Our fire station is staffed by paid, professional firemen, not volunteers. There are about 2200 residences now, with only a couple under construction; few vacant lots remain. The Guard Service is now called SHS Security Patrol. The Four Seasons Club, swimming pool, tennis courts and horse stables were closed some time ago. The land they were on is now part of the Sandia Pueblo. The restaurants at top and bottom of the tram have changed names and, for the one up top, even the structure is different. A lot has happened in 40 years!



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DEDICATION

SUPPORT:

Community Involvement as Hosts of the Annual Food Drive, Shredding Event, Easter Egg Hunt and Yearly Sponsor of the Artist Studio Tour

EXPERIENCE:

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2. 1822 Tramway Terrace Loop NE
3. 2709 Tramway Circle NE
4. 1856 Tramway Terrace Loop NE
5. 2302 Calle De Rafael NE
6. 432 Live Oak Road NE
7. 358 Big Horn Ridge Drive NE
8. 643 Cougar Loop NE
9. 359 Big Horn Ridge Drive NE
10. 1066 Tramway Lane NE
11. 60 Juniper Hill Loop NE
12. 125 Whitetail Drive NE
13. 1420 San Rafael Court NE
14. 42 Cedar Hill Place NE
15. 10 Juniper Hill Road NE
16. 79 Juniper Hill Place NE
17. 810 Live Oak Road NE E

Valentine's Day Giveaway

Email or call Greg to be entered into a drawing for a chance to win \$150 Gift Certificate to Savoy for Valentine's Day at 7:30pm, by February 12th. If you don't like crowds, you can go on the day of your choice.



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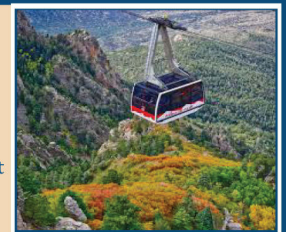
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**YOUR HOME
COULD BE HERE!**

Up to **FOUR FREE TRAM PASSES** are available from me every day. Call early to reserve your passes, as they are available on a first come, first served basis.



Community Event Bulletin Board

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

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

office@stchadsabq.org · www.stchadsabq.org

Worship Times: Thursday at noon and Sundays at 8:00 and 10:15

Breakfast is served after the 8:00 and 10:15 am Sunday services

This month: Bishop's Visit Feb. 2; Icon Writing Workshop with Kara Nelson from San Diego Feb. 17-21; Ash Wednesday services and ashes-to-go February 26. All welcome. For more info, please visit the website.

Sandia Heights "Cork & Fork" Dining Activity: We meet on the second Saturday of every other month, starting in September, gathering in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. We try to switch up the groups, with everyone rotating (host/attendee) as the year progresses. The host decides the menu theme and prepares a main dish, with attendees contributing to some part of the meal – along with a wine to go with their dish. The emphasis is on food and fun rather than formal elegance. Though most of the dinners are smaller, there are 2 whole group dinners during the year, one a September kick-off, and an end-of-season gathering in July. The dinner group was started in September 2005, with 15 interested couples from Sandia Heights. Adult Sandia Heights residents are welcome. To inquire or join any time of year, call Paula Baxter at (505) 330-1518.

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





Sandia Heights Homeowners Association
12700 San Rafael Ave. NE Ste. 4
Albuquerque, NM 87122



***The SHHA Office will be closed
on Monday, February 17, 2020
in observance of Presidents'
Day.***