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President – Woody Farber
Vice President – Susan McCasland
Secretary – Travis Rich
Treasurer – Cheryl Iverson

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Bob Bower
Joe Boyce
George Chen
David Crossley
Elizabeth Edgren
Roger Hagengruber
Robert Hare
Martin Kirk
Fenton McCarthy
Craig Newbill
Matt Pedigo
Mike Pierce
Bob Thomas
Randy Tripp

Committee Chairs

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

Office Staff

Betsy Rodriguez – Lead Administrator
Jennifer Craft – Administrator

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

Reports from SHHA Annual Meeting

The Annual Meeting of the Sandia Heights Homeowners Association was held Saturday, February 22, 9 AM at the Church of the Good Shepherd. The following pages are the reports on 2019 activities from the Board Officers and Committee Chairs.

SHHA Bylaws — Purpose/Objective/Mission

The purposes of the Sandia Heights Homeowners Association (SHHA) are to promote the common interests and welfare of its members of record located in the Sandia Heights Development of the County of Bernalillo, New Mexico, and to administer and enforce covenants, including those relating to the architectural appearance of the development.

President: Woody Farber

- Provided leadership and direction to Board of Directors and Committee Chairs.
- Developed a procedure for response to member inquiries by appropriate Committee Chair.
- Created a Strategic Planning Committee chaired by Emily Rudin.
- Initiated the annual Board review of the SHHA Policies and Guidelines for Boards and Committee Members and SHHA Rules and Regulations for the Association for adoption at the March Board meeting.
- Planned and completed the SHHA Office move in conjunction with the Board.
- Initiated search for a replacement administrator.
- Managed the office staff in their day-to-day activities.

Vice President: Emily Rudin

- Served as Vice President for duration of the one-year term.
- Initiated special project to develop comprehensive Strategic Plan for SHHA for outyears. Selected and led planning team comprised of Travis Rich and Robert Thomas. Project will be completed in mid-2020 and formally presented to Board for consideration of adoption by year's end.

Nominating Committee

Members: Emily Rudin (Chair), Robert Bower, Travis Rich

- To avert a situation in which the number of Board Directors would fall below the minimum of 11 needed to transact business, actively sought

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new Board members from SHHA's general membership during a seven-month period.

- Screened numerous applicants and convened Nominating Committee at frequent intervals to interview and evaluate them. Nominated eight candidates; all were approved by Board vote as new Directors.

Secretary: Susan McCasland

- Assumed the position of secretary following the mid-term resignation of the previous secretary.
- Performed the following functions in accordance with the Bylaws:
 - Participated in the SHHA survey, which was answered by over 400 members
 - Continued the activity of overseeing and finalizing the monthly Board agenda.
 - Oversaw the preparation and approval of the monthly Board meeting minutes.
 - Certified the presence of a quorum necessary for the proper conduct of business at each Board meeting.
 - Ensured the preparation and publication of the notification for the Annual Meeting.
 - Ensured the preparation and filing of SHHA's annual report for nonprofit corporations to the State of New Mexico.
 - Ensured that SHHA's Official Records Book is properly maintained and is on file at the SHHA Office.
- Performed additional duties as needed by the Executive Committee and the Board in general

Treasurer: Cheryl Iverson

Finance Committee Members: Cheryl Iverson (Chair), Carnie Abajian, Fenton McCarthy, Bob Bower, Matt Pedigo, Woody Farber, Randy Tripp

2019 Budget Results

The Board approved 2019 Budget estimated Gross Income of \$208,040.60. Expenses of \$204,459.07 and Other Expenses of \$2,666.46, resulting in a Net Income of \$915.07.

As stated at the time the 2019 Budget was approved, these are projections which may change during the year and have changed. The final financial reports show Gross Income of \$215,848.26, Expenses of \$208,457.96 and Other Expenses of \$1,115.46, resulting in a Net Income of \$6,274.84. The major difference

between budgeted and actual amounts were additional revenues from *The GRIT* and *Directory* advertising and Tram ticket sales but, in addition, all Committee Chairs managed their budgets which resulted in cost savings.

2020 Budget

After reviewing the proposed budget at its September 11, 2019, meeting, the Board approved the budget as proposed by the Finance Committee. The Finance Committee developed the budget based on the current and projected reserves and the revenues needed to cover the services needed by the property owners.

This allows for a reasonable targeted Net Income of approximately \$444.44.

Each year the income and expenses will be reviewed to establish the best courses of action for the following years.

Budgets are projections which may change as the year progresses, so please go to the Finance tab on the Board section of the SHHA website for current details.

Internal Reviews

Each year members of the Finance Committee review the major financial procedures to ensure they are being followed.

This past year, members reviewed payroll, QuickBooks, dues, petty cash, advertising, Tram passes, health insurance and security.

While there were no major issues noted, several improvements were identified, especially in the area of security. Security processes were updated to reflect changes required due to the amount of data being backed up.

Based on the reviews, the required annual report was prepared and submitted to the Executive Committee for review and acceptance by the President.

Please see page 3 for the Actuals vs. Budget and Balance Sheet numbers.



Photo by Susan McCasland

Sandia Heights Homeowners Association
Actual vs Budget
January through December 2019

	Jan - Dec 19	Budget
Ordinary Income/Expense		
Income		
Alameda Storage Unit Payment	495.00	
Photocopies Sold	0.00	12.00
Safety Vests Sold	62.00	30.00
Directories Sold	0.00	20.00
Tram Pass Tickets Sold	14,665.00	13,200.00
Membership Dues	171,786.28	170,112.00
ACC Income	500.00	75.00
GRIT Advertising	19,280.00	16,100.00
Directory Advertising	6,727.95	7,242.00
CD Interest	2,232.03	1,249.60
Other Inc	100.00	
Total Income	215,848.26	208,040.60
Gross Profit	215,848.26	208,040.60
Expense		
Moving Expense	600.30	
ACC	400.00	600.00
C S & Membership	18,436.00	19,861.00
Comm & Publications	21,277.98	21,410.00
CSC	400.00	480.00
Parks & Safety	1,783.09	600.00
Executive Committee	8,775.21	10,011.25
Operating Expense	118,535.96	113,194.82
Insurance Expense	16,323.89	16,702.00
SHHA Expense	21,925.53	21,600.00
Total Expense	208,457.96	204,459.07
Net Ordinary Income	7,390.30	3,581.53
Other Income/Expense		
Other Expense		
NM Gross Receipts Tax	0.00	1,502.46
Income Tax	1,115.46	1,164.00
Total Other Expense	1,115.46	2,666.46
Net Other Income	-1,115.46	-2,666.46
Net Income	6,274.84	915.07

Sandia Heights Homeowners Association
Balance Sheet
As of December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Checking	19,442.63
Business Investor Fund	28,240.68
Petty Cash	106.06
CD #5	110,505.40
Total Checking/Savings	158,294.77
Other Current Assets	
Claim of Lien	10,669.11
Claim of Lien - reserve	-10,669.11
Prepaid Postage Meter	50.64
Total Other Current Assets	50.64
Total Current Assets	158,345.41
Fixed Assets	
Office Improvements	3,563.96
Computer Equipment	6,163.63
Office Equipment	8,525.40
Office Furniture	13,872.68
Software	4,302.84
Accumulated Depreciation	-36,431.21
Total Fixed Assets	-2.70
TOTAL ASSETS	158,342.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Sales Tax Payable	1,674.25
Total Other Current Liabilities	1,674.25
Total Current Liabilities	1,674.25
Equity	
Reserves.	110,037.30
Retained Earnings	40,356.32
Net Income	6,274.84
Total Equity	156,668.46
TOTAL LIABILITIES & EQUITY	158,342.71

2020 Reports of Standing Committees

Architectural Control Committee (ACC)

Members: Bob Bower (Chair), David Crossley, Cheryl Iverson, Craig Newbill, Michael Pierce, Emily Rudin

Functions:

- Chartered by covenants for all SHHA Units
- Manages the architectural control process for SHHA by approving changes to the external appearance of properties
- Conducts neighborhood reviews, if needed
- Strives to make decisions within 30 days of receipt of completed applications
- Processes and manages about 300 projects annually
- Meets semi-monthly on 1st and 3rd Wednesdays to expedite response times
- Administratively approves projects where review by entire ACC is deemed unnecessary by the Chairman
- Publishes guidelines to assist residents with the design process
- Maintains a log of active projects on the SHHA website and in *TheGRIT* newsletter
- Periodically publishes articles in *The GRIT* newsletter

Summary of Activities for 2019:

A total of 327 applications were approved in 2019. The ACC continued to work with the County on new community developments including North Tramway Estates (NTE), Hawks Landing, and the Las Pradas Subdivision in Unit 16. The ACC also attended meetings of the County Zoning Administrator, Planning Commission, and Board of County Commissioners on requests for zoning changes and other issues that could impact residential properties in Sandia Heights.

Major Accomplishments for 2019:

- Developed process to protect proprietary nature of documents and sensitive drawings during the neighborhood review process
- Worked with Covenant Support Committee and Hawks Landing (HL) developers to prepare covenants for HL
- Working with new owner of Quail Run Center for major upgrades. New name: Sandia Heights Village

Communications and Publications (C&P)

Members: Susan McCasland (Chair), Stephen Baca, Judy Durzo, Elizabeth Edgren, Anne Manning, Burt O'Neil

Summary of Activities for 2019:

- Published a Format and Style Guide for *The GRIT*, resulting in a more professional-looking publication

Continued on page 7...

JANUARY 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.

JANUARY 2020	# of calls		# of calls
Alarms	13	Snake Call	0
Customer Assist	1	Special Extra Patrol	3
Customer Inquiry	0	Special Request/Vacation	88
Lost/Found Pet	2	Suspicious Activity	1
Mailbox Vandalism	2	Suspicious Person	4
Newspaper/Package Pickup	6	Suspicious Vehicle	1
Open Door/Window/Garage	2	Threat/Personal	1
Parking Problem	1	Vehicle Burglary/Break In	1
Salesman Complaint	1	Total Calls	127

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, March 11, 2020 at 7 PM at the SHHA Office.
- **Office Closures for Holiday(s):** None for March.
- **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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- Continued editing and laying out the monthly GRIT newsletter, adding new content in each 2019 issue.
 - Jan: A New Neighborhood Business, Sandia Heights Climate Data, Happy Birthday GRIT?
 - Feb: email Addresses in the Directory... Maybe, Social Media Survey Results, 33 Years Ago—Homeowner Survey Results (historical reprint), Successful Goatscaping Trial for Wildfire Reduction
 - Mar: annual committee reports
 - Apr: Elena Gallegos Open Space, New Peak Restaurant Update
 - May: The Outpost Ice Arena—New Owner, Big Changes; Choice Plants and Rabbit Food (historical reprint)
 - Jun: added photos and clip art
 - Jul: Brush Fire in Foothills at Bear Canyon, It's Summer and Snakes Are Out, photos for The Goats of Sandia Heights
 - Aug: Sandia Peak Restaurant Has a Name, It's Back-to-School Time!, Some Pointers About Hantavirus
 - Sep: Ten3 Restaurant Is Open!; It's Chile Harvest Time; Not Too Big, Not Too Small (historical article)
 - Oct: no articles
 - Nov: Ice Wolves Schedule, Thank You to Trash Pick-up Volunteers, added photos to Light Pollution and Water Pipes Freezing articles
 - Dec: How to Form a Neighborhood Watch, Beep! Beep! (historical article), The 2020 Census Is Coming, Pick Up Your Pooch's Poop, holiday clipart
- Investigated utility to membership of having email addresses in the Directory
 - Based on input, determined not to add email addresses to the Directory at this time
- Oversaw publication of the 2020 Residents Guide and Directory
- Instigated and oversaw updates to the SHHA webpage
 - Assisted in SHHA office move
 - Got quotes and provided art work for canopy sign and reserved-parking signs
 - Responded promptly to member requests, comments, and complaints

Community Service and Membership (CS&M)

Members: Stephen Baca (Chair), Paula Baxter, Joe Boyce, George Chen, Bill Koup. Advisors: Karen Linford, Todd Fielder, Keith Julian

Functions: Exists to strengthen member benefits and to present Association events that will encourage membership in the SHHA.

Summary of Activities for 2019:

- Facilitated the second Sandia Heights Annual Survey.
- Analyzed the results of the survey.
- Initiated planning and preparation for New Neighbor Welcoming Initiative—2020.
- Continued a supportive liaison with the Sandia Heights Artists Organization.
- Continued an informal liaison with the Sandia Heights Cork and Fork dinner organization
- Conducted Easter Egg Hunt on April 20th with over 100 children participating.
- Continued voter registration service at the SHHA office for all members.
- Began 2019 with 1,774 members and ended with 1,801 members. The total membership stands at 81% of 2,219 households in Sandia Heights which is up very slightly from 2018.
- In 2019, 2,365 Tram Passes were used and 379 were unused (86% usage rate).

Covenant Support Committee (CSC)

Members: Bob Thomas (Chair), Bob Bower (ACC liaison), Stephen Baca, Camille Belden, Judy Chreist, Joyce Harkwell, Stan Davis, Randy Tripp. Joyce, Camille, Stan, and Randy joined the Committee. George Connor, Ruth Haas, and Susan Seligman resigned.

Functions:

Sandia Heights has Use Restrictions (Covenants) governed by over 38 sets of Covenants, each applying to a designated Unit within the community. The CSC works with property owners to enforce these legally binding documents. CSC enforces covenants through a formalized process.

Many of the covenants were written in the 1960–1970 timeframe and do not specifically address some of the issues we face today. For some complaints, the unit covenants do not cover the alleged violation and there is nothing the CSC can do to help. We are bound by what your covenants permit. Only the homeowners in a specific unit can change their covenants.

The CSC meets the first Tuesday of every month at 7:00 PM in the office conference room. Homeowners with questions or statement to make to the Committee are allotted five minutes at the beginning of the meeting. Then the doors are closed to maintain the confidentiality of CSC business. Please notify the SHHA Office in advance. CSC Agenda and Minutes are internal use only.

Continued on page 8...

ACC Activity Log

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

309 Big Horn Ridge Road – Remodels/Renovations
447 Live Oak Loop – Landscaping
531 Roadrunner Lane – Roof Mounted Photovoltaic Panel Installation
573 Black Bear Road – Restucco
808 Tramway Lane – Replace Mailbox
948 Deer Drive – Reroof
1013 Tramway Lane – Regrade Driveway
1055 Red Oak Loop – Reroof
1156 Laurel Loop – Replace Windows
1437 Honeysuckle Drive – Concrete Slab installation for Recreational Use
1455 Bluebell Drive – Wooden Gate Installation
1701 Quail Run Court – Replace Windows
2422 Tramway Terrace Court – Replace/Upgrade Sun-room
2877 Brushwood Street – Landscaping
2899 Tramway Place – Enclose Existing Back Patio
9100 Lynx Loop – Reroof

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

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Summary of Activities for 2019:

There were 22 complaints handled by the CSC in 2019, including 4 carried over from 2018. All were investigated by CSC members and recommendations were made as to the validity of the complaints with regard to the covenants relevant to their units. Of these, 21 closed in 2019. **2019 Successes:** All complaints to CSC were thoroughly investigated. Only one needed intervention by the SHHA attorney. In some situations, BernCo Zoning Codes and Ordinances are more restrictive than the SHHA covenants, such as outdoor lighting. Additionally, sometimes the Codes and Ordinances cover a specific problem that is not prohibited by the SHHA covenants, such as barking dogs. In these instances, we encourage the homeowner to file a complaint with the County. In 2018 and 2019 the CSC has reached out to BernCo Zoning and we have developed a great working relationship, resulting in the successful resolution of several complaints.

Parks & Safety Committee (P & S)

Members: Travis Rich (Chair), Emily Rudin, Martin Kirk, Roger Hagengruber, Barb Kelly, Burt O’Neil, Ron Vigil, Cheryl Wieker, Bill Wiley

Summary of Activities for 2019:

- SHHA has adopted the section of Tramway Blvd between Paseo del Norte and Simms Park Road. We committed to clean this area 2x per year. This year it was done in March and October. If you’re curious, we average 1½ 40-gallon trash bags per cleanup. The next “cleanup detail” will be March 21, 2020. You are invited to join the effort.
- March 19–21, 2019, were the dates of another successful effort to provide education to SHHA membership regarding “Fire Risk Management.”
- There were 11 articles published in *The GRIT* during 2019 that pertained to the challenges of our community. Fire risk was most prominent (6 articles); security and crime were next (3 articles).
- Two *GRIT* articles (February, July) were about an SHHA-sponsored demonstration project using goats to remove excessive flammable organic material, thus lessening wildfire risk. The grazing goats appeared to remove a portion of undergrowth and that removal prevailed until the next growing season. Goat-scaping is an alternative available to homeowners who prefer a biological approach rather than chemical or mechanical techniques.

Projects in the making:

Your association will be sponsoring a “Crime Risk Management Seminar” on Saturday, March 14, 2020. This will be a one-day event scheduled for 9:00 AM at Church of the Good Shepherd. The purpose of the seminar will be identifying things a resident may do to help lower the risk of becoming a victim.

End of annual report

PLEASE JOIN THE SANDIA HEIGHTS COMMUNITY! “CRIME RISK MANAGEMENT SEMINAR”

When: Saturday, March 14, 2020 9:00–11:00 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 in our community
What can homeowners do to minimize risk?
How effective are preventive actions?
How should a victim respond?

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Sandia Heights Real Estate Activity

Single-Family Detached	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
Key Metrics						
New Listings	10	5	- 50.0%	139	150	+ 7.9%
Pending Sales	5	11	+ 120.0%	90	108	+ 20.0%
Closed Sales	8	10	+ 25.0%	87	106	+ 21.8%
Days on Market Until Sale	95	36	- 62.1%	49	43	- 12.2%
Median Sales Price*	\$640,000	\$552,846	- 13.6%	\$485,000	\$497,000	+ 2.5%
Average Sales Price*	\$653,750	\$543,919	- 16.8%	\$509,931	\$568,688	+ 11.5%
Percent of List Price Received*	95.0%	98.1%	+ 3.3%	97.3%	97.8%	+ 0.5%
Inventory of Homes for Sale	32	17	- 46.9%	--	--	--
Months Supply of Inventory	4.3	1.9	- 55.8%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	18	13	- 27.8%
Pending Sales	0	1	--	9	12	+ 33.3%
Closed Sales	2	0	- 100.0%	10	11	+ 10.0%
Days on Market Until Sale	79	--	--	35	44	+ 25.7%
Median Sales Price*	\$218,500	--	--	\$204,000	\$235,000	+ 15.2%
Average Sales Price*	\$218,500	--	--	\$215,815	\$246,718	+ 14.3%
Percent of List Price Received*	89.5%	--	--	95.1%	97.5%	+ 2.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

FREE REAL ESTATE REVIEW

How would you like to know what your home is worth, even if you are not selling? Please contact me, and I will be more than happy to do an analysis unique to your home.

Greg sold 17 homes in Sandia Heights in 2019! Can he sell yours in 2020?

- 375 Big Horn Ridge Drive NE
- 1822 Tramway Terrace Loop NE
- 2709 Tramway Circle NE
- 1856 Tramway Terrace Loop NE
- 2302 Calle De Rafael NE
- 432 Live Oak Road NE
- 358 Big Horn Ridge Drive NE
- 643 Cougar Loop NE
- 359 Big Horn Ridge Drive NE

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



- 1066 Tramway Lane NE
- 60 Juniper Hill Loop NE
- 125 Whitetail Drive NE
- 1420 San Rafael Court NE
- 42 Cedar Hill Place NE
- 10 Juniper Hill Road NE
- 79 Juniper Hill Place NE
- 810 Live Oak Road NE E

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INTEGRITY

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:

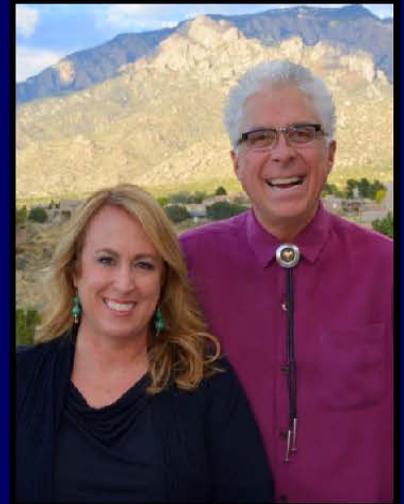
Over 69 Years of Combined Service Successfully Selling Sandia Heights Properties

DEPENDABILITY:

Full Time, Full Service Brokers Available to Meet the Needs of our Clients and Neighbors in the Community

SERVICE:

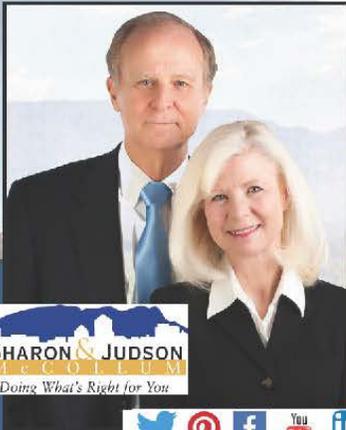
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Sandia Heights MARKET UPDATE PAST YEAR 3/2019 to 3/2020

Over 59 larger homes on large lots sold Average Price /sf around \$197.43/sf

Over 51 smaller homes on smaller lots sold Average Price /sf \$178/sf

Note Price is always based on condition, updates and location.

Current Interest rates hovering around 3.35% conventional and 3.5% VA!



**617 Cedar Hill Road NE
\$575,000 | MLS # 956012**



1945 Quail Run Loop NE



79 Juniper Hill Place NE



1856 Tramway Terrace Loop

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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 AM and 10:15 AM

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

In March, please call the Church about Lenten opportunities that are open to the community.

Thursday, March 19th, 6:30–8:30 PM: The “Liturgical Folk” comes to Albuquerque with a performance at St. Chad’s Episcopal Church! This musical offering blends historic church language with a present-day folk sound. All are welcome! Please call for more information.

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



The new SHHA office sign is up.



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



Daylight Savings Time begins on
Sunday, March 8, 2020 at 2:00 am.