



May 2020

Vol. 36 – No. 5

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SHHA Office

12700 San Rafael Avenue NE, Ste. 3
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

The SHHA Office Has Moved... Again

By the time you read this, the Sandia Heights Homeowners’ Association’s office will be in its new, permanent location at 12700 San Rafael Avenue NE, Suite 3. In late December, the office moved from its location of 20+ years to the Sandia Heights Village shopping center (formerly Quail Run Center) in Suite 4. That was a temporary space while the new space in Suite 3 was being finished for us. That work was completed and all inspections passed in mid-April. The move next door to Suite 3 happened the week of April 13. It took a little longer than the move into Suite 4 did in order to comply with appropriate social distancing guidelines.

The office remains closed through April 30 or whatever later date Gov. Lujan Grisham may set for non-essential businesses to reopen. You can still conduct business with SHHA via email.

Coronavirus News

We are not in a situation that SHHA, or most anyone else, ever expected or planned for. The Governor’s stay-at-home order extends through at least April 30 (at the time of writing), and probably no one would be surprised if it went longer. We are instructed to stay at home except for emergency or essential outings. Non-essential businesses, which includes the SHHA office, must close in-person operations. When you do go out, the CDC (Centers for Disease Control and Prevention) recommends wearing a cloth face covering in public where it is difficult to maintain appropriate social distancing.

Several of our neighborhood food and beverage businesses remain open for pick-up or delivery. This is a very hard time for them, too—sending a little business their way helps.

Yes, it’s a trying time, as our neighbors at La Vida Llena so unfortunately learned first-hand. We feel for them. If we all do what is asked, maybe New Mexico’s hospitals and ICUs won’t be overrun. Then if we need emergency care, whether or not Covid-related, it will be available. If you get a chance, thank a medical worker for being on the front lines fighting this war for us.



PNM Substation

**By Robert Hare, Architectural Control
Committee Member**

On February 11th, PNM (our electricity provider) announced its decision to build a new substation on a four-acre site on the southwest corner of Paseo del Norte and Browning NE. The substation will serve our Sandia Heights residents as well as others nearby. PNM plans to begin construction late this year with an operational date of mid-2021.

PNM has indicated that additional meetings will occur in the near future to discuss decisions for site design, including enclosure walls, transmission lines and poles, and landscaping once the site is completed. PNM has indicated that an open house (location and date to be determined) will occur prior to submission of the design package to Bernalillo County. PNM must obtain a special-use permit from the county prior to construction of the substation.

North Albuquerque Acres Community Association and residents oppose the project. They are concerned about the large towers to be constructed along Eubank and Paseo Del Norte and the impact the substation and towers will have on the views and home values of the residences near the substation. NAACA has stated that the planned site violates the long-established sector plan and protections within it. A lawsuit by the residents is possible and could delay the project.

The ACC will provide updates on this PNM project as we learn them.

A Brief History of the Elena Gallegos

Land Grant

By Keith Julian, SHHA member

In 1695, Don Diego De Vargas, the governor of Nuevo Mexico, awarded to a Spanish colonial-militia captain named Don Diego Montoya a large grant of unpopulated land located at the western base of the Sandia Mountains. This was compensation for Montoya's services in helping to reclaim "Spanish lands" from the Pueblo peoples during the reconquest of New Mexico (1692–1694), which followed the Pueblo Revolt of 1680. The land grant included more than 50,000 acres, spanning roughly 20 miles from the crest of the Sandia Mountains westward to the Rio Grande and from what is now Comanche Road northward 10 miles to the southern boundary of the Sandia Pueblo—an area

encompassing most of present-day North Valley, Northeast Albuquerque, and the foothill suburbs.

During the Pueblo Revolt of 1680, a young girl named Elena Gallegos and her family fled what would later become Albuquerque for the safety of El Paso. Following the reconquest, the Gallegos family returned to the Albuquerque area in the 1690s. In 1699, at the age of 19, Elena married a young, French-born and newly-arrived settler of Spanish New Mexico named Jacques Gurule.

(Side note: Gurule had come to New Mexico via ironic circumstances. He was one of only two survivors of the ill-fated 1685 LaSalle Expedition to explore the Mississippi River and attempt to establish colonies in French-claimed territory in the New World—thus blocking further Spanish and English exploration and settlement of the interior of the continent. Never coming close to the elusive Mississippi River, LaSalle had become ship-wrecked and blundered onto what is now the Texas coast south of Galveston. LaSalle was eventually murdered by his own men, who, in turn, were killed by local Indians. The natives spared only young Jacques and a fellow cabin boy. News of the two boys' fate reached Mexico, and they were eventually rescued by a Spanish Franciscan expedition to Texas to find the lost cabin boys. The Spanish Viceroy declined to repatriate the boys to France for fear that this would give further support to French claims on lands surrounding the Gulf of Mexico, so Jacques elected to join Diego De Vargas in the reconquest of "Nuevo Mexico." He eventually settled in Bernalillo, where he married Elena Gallegos in 1699.)

Sometime after returning to New Mexico, Elena Gallegos-Gurule and her family developed an acquaintance with Don Diego Montoya, who was their neighbor and was distantly related by marriage. A few years later, Jacques died, leaving Elena a widow with a young son. There are no documentary records about their relationship, but something apparently happened to provide incentive for Don Diego to leave Elena title to 35,084 acres of his land grant when he died in 1712. In that era, it was remarkable that such a vast tract of land was left to an unrelated woman while male heirs were still alive (Diego Montoya had five grown sons and daughters as potential heirs). This statement of his devotion to Elena, despite the existence of Diego's five living children, allowed the major portion of the grant to pass into the young widow's possession, thus attaching her maiden name to the land.

Continued on page 3...

...continued from page 2

Elena owned and lived on this extensive tract of high-desert grasslands until her death sometime around 1731, when the land passed to her descendants in the Gurule family. The land grant was officially known as the Elena Gallegos Land Grant, recognized thereafter by both Spanish and Mexican governments, and eventually by the American territorial government in accordance with the provisions of the 1848 Treaty of Guadalupe Hidalgo. After a lengthy legal battle, the U.S. Court of Private Land Claims reaffirmed the property as the “Elena Gallegos Land Grant” in 1892, following the recommendation made in 1889 by New Mexico’s Surveyor General, George Washington Julian.

As decades passed, unpaid debts accumulated to Elena Gallegos’ descendants, and during the 1920’s the land was lost when they couldn’t afford payment of property taxes. By offering to pay overdue back-taxes to the state and county, most of the 35,000-acre land grant came into the hands of a New Mexico real estate and development company, the Mutual Land Investment Agency, which sold off most of the land to private investors, speculators, and ranchers during the 1920’s and 1930’s.

In 1937, Albert G. Simms purchased for \$39,720 the 18,495 acres comprising the eastern half of the original land grant for a cattle and sheep operation. Albert Simms, in addition to being a wealthy New Mexico banker, investor, rancher, and former Congressman, was dedicated to improving the quality of education available to young men in the Southwest. Having no heirs, in 1960 Simms donated his 18,000+ acre share of the Elena Gallegos Land Grant to the Albuquerque Academy for Boys, an independent secondary school founded in 1955—and to which he was an early, generous benefactor.

By the late 1960’s, Ben Abruzzo and Robert Nordhaus had purchased approximately 1600 acres of the remaining private land to create Sandia Heights, a rural residential development at the base of their recently completed Sandia Tramway. Although today Sandia Heights has more than 2200 households, it retains much of its natural character through adopting and enforcing strict development covenants.

In 1977, the City of Albuquerque purchased 7,640 acres of the Elena Gallegos Grant from Albuquerque Academy (which had changed its name after becoming a coeducational institution in 1976). The City then entered into a land exchange with the U.S. Forest Service

(USFS), which manages much of the original eastern portion of the land grant as part of the 37,877-acre Sandia Wilderness, as designated by Congress in 1978. In 1981–82, USFS lands in the Cibola National Forest were exchanged for surplus Federal lands in the Sandia foothills and given to City of Albuquerque, which established an Open Space Division to manage a new semi-wilderness park, as well as to create an open-space buffer from encroaching urban development on the city’s eastern margins at the base of the Sandia Mountains. Albuquerque Academy retained ownership of 284 acres within the wilderness boundaries as an “educational easement,” which has been designated as the Bear Canyon Outdoor Campus and is used as a field site for its science and experiential education programs.

The 640-acre Elena Gallegos Picnic Area (which is included within the City of Albuquerque’s Albert G. Simms Park) was created in 1984. The city sold surplus parcels of nearby land and kept proceeds in a permanent fund. Albuquerque’s Open Space Division operates, in part, off interest earned by this fund. In the late 1990’s, Albuquerque Academy developed approximately 1000 acres of their remaining land grant holding as high-end residential properties—now known as High Desert.

Today, Elena Gallegos’ former lands offer the same view of rugged mountains, forested slopes, and pinon-juniper foothills that Diego Montoya held 325 years ago. The high-desert plant community of grama grass, piñon pine, one-seed juniper, cane cholla, and prickly-pear cactus hosts surprisingly large wildlife populations of mule deer, bobcat, coyote, bear, quail, rabbits, hawks, and jays—and are little changed from Elena Gallegos’ time. The area also provides easy access to the wilderness of the Sandia Mountains, located only a few miles from a metropolitan population of 900,000 residents. The combined 45,000 acres of Wilderness and Open Space are currently the largest such contiguous land-use holdings in the United States that are located in immediate proximity to a major metropolitan area.

(From documents and information provided by the Albuquerque Historical Society, Albuquerque Museum, Albuquerque Academy’s archives, and the Albuquerque Open Space Division.)



MARCH 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.

MARCH 2020	# of calls		# of calls
Alarms	7	Snake Call	0
Customer Assist	3	Special Extra Patrol	2
Dump/Spilled Material	1	Special Request/Vacation	47
Home Burglary	0	Suspicious Activity	4
Newspaper/Package Pickup	4	Suspicious Person	3
Noise Complaint/Suspicious Noise	1	Suspicious Vehicle	9
Open Door/Window/Garage	3	Utility Co. Assist	0
Parking Problem	0	Welfare Check	0
Pet Nuisance	0	Total Calls	84

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:

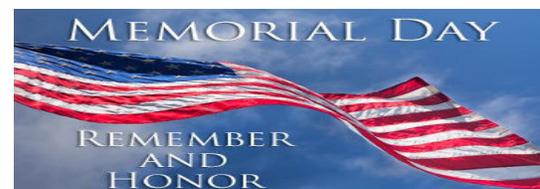
- **Office hours:** Monday – Friday 9 AM – 4 PM.
- **Board Meeting:** Tentatively scheduled for Wednesday, May 13, 2020 at 7 PM at the SHHA Office.
- **Office Closures for Holiday(s):** Monday, May 25 in observance of Memorial Day.
- **Notary services, copies (20 per month) and faxes, e-mail alerts, 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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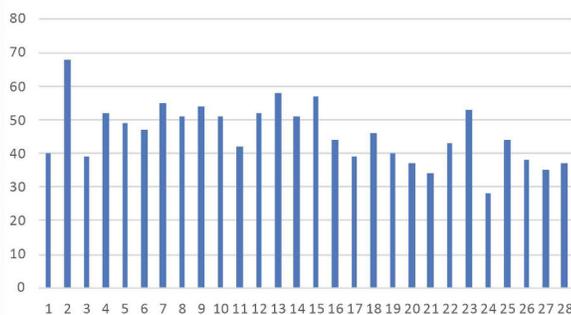
Q: Hi Greg. What's happening with the Real Estate Market since the Governor issued a "stay at home" order in March? Is it a good time to sell my home in Sandia Heights, and look for a new one there?

A: The Real Estate market is still quite active, since all Real Estate related functions are considered an "essential service" by the Governor. So, I'm still listing (see 2 of them below) and selling homes in Sandia Heights. There were 1,301 new listings (11 in Sandia Heights) taken in March, and 1,284 sold (6 in Sandia Heights) over the same period in the city. So, that shows me, that the market is still moving.

I am taking extra precautions when listing and showing homes. I am offering gloves, masks and booties for all of my listings, and meeting buyers at a home in separate cars and keeping at least 6 feet away from them, while wearing gloves, masks and booties.

I think once everything gets back to normal (or the new normal), the Real Estate Market in Sandia Heights will have a lot of pent up demand, and rebound nicely!

March SWMLS Pendings - By Day



FREE TRAM PASSES COMING SOON!

Up to Four FREE Tram Passes will be available from me every day once restrictions are lifted and the Tram resumes service!

Email: greg@greglobb.com
Phone: 269-GREG (4734)



FOR SALE

1503 Eagle Ridge Road NE
4/5 Bedrooms • 3.75 Bathrooms • Sandia Heights
5,000 SF • List Price \$975,000 • MLS# 965461



FOR SALE

301 Spring Creek Place NE
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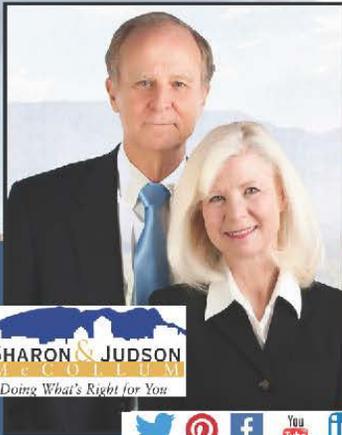
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Sandia Heights MARKET UPDATE PAST YEAR 5/2019 to 5/2020

Larger homes Over 2300 sf on Larger Lots: 15 For Sale Avg price \$202 /sf.

7 Pending Avg Asking Price /sf. \$175.16 . | 85 Homes Closed past year Avg Sold Price \$192.2/sf

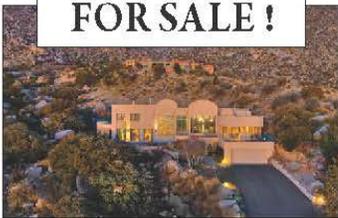
Smaller homes on smaller lots: 2 for sale Avg Price \$178 /sf.

2 pending Avg Asking Price \$200 p/Sf, 36 closed past year Avg Sold \$178 /sf

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

Current Interest rates hovering around 3.37% conventional and 2.75% VA!

FOR SALE !



54 Rock Ridge Court NE
\$956,000 | MLS # 964161

PENDING!



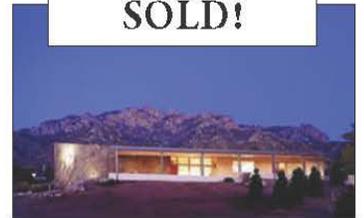
617 Cedar Hill Road NE
\$575,000 | MLS # 956012

SOLD!



1945 Quail Run Loop NE

SOLD!



79 Juniper Hill Place NE

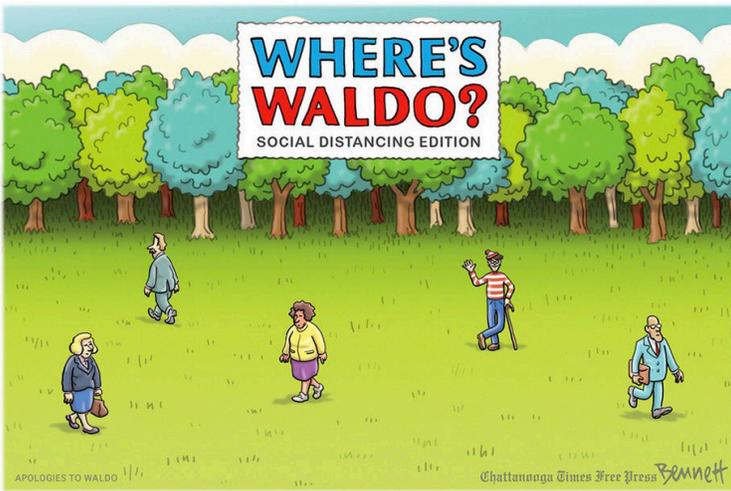
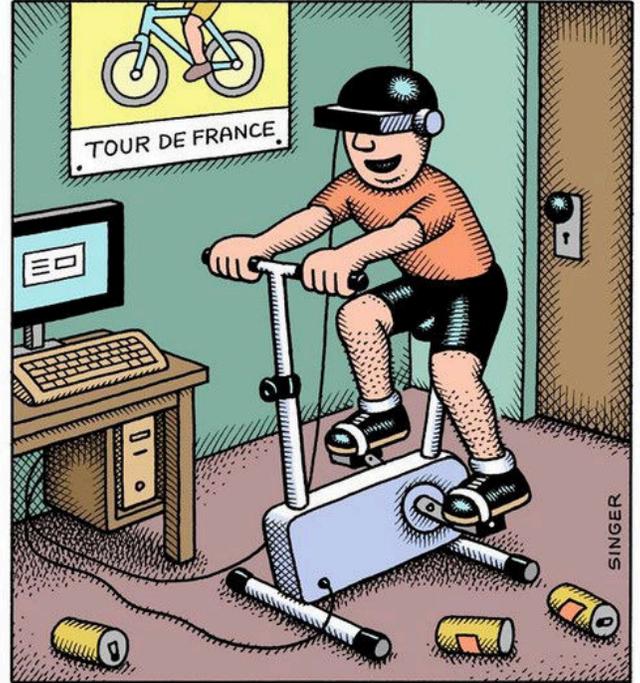
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A Little Humor to Brighten Your Day *

**BIKE TO WORK DAY
MAY 15, 2020**

NO, I'M NOT COMING DOWN!
We've been on 20 walks today. Leave me alone.



* Apologies to the artists. All copyrights belong to them.

ACC Activity Log

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

3 Juniper Hill Road - Restucco
184 Big Horn Ridge Drive – Reroof
185 Big Horn Ridge Circle – Recoat Roof and Repaint Trim
435 Live Oak Loop – Reroof
552 Black Bear Road – Concrete Apron for Driveway
566 Black Bear Road - Restucco
614 Cedar Hill Road – Ground Mounted Photovoltaic Panel Installation
872 Tramway Lane Court – Landscaping
923 Tramway Lane – Replace Swamp Coolers with Heating-Cooling Units
1022 Tramway Lane – Landscaping
1123 Marigold Drive – Reroof
1155 Laurel Loop – Landscaping
1188 Laurel Loop – Roof Mounted Photovoltaic Panel Installation
1199 Bobcat Blvd. – Roof Mounted Photovoltaic Panel Installation
1801 Tramway Terrace Loop – Replace/Add Gutters and Downspouts
1945 Quail Run Loop – Replace Mailbox, Install Crusher Fine and Paint Wood on Front of House
2021 Quail Run Drive – Replace Retaining Walls and Walkway
2453 Tramway Terrace Court – Fence Replacement
2530 Tramway Terrace Court – Reroof
2897 Tramway Place – Restucco
8201 Indigo Court – Repaint the Exterior of the House and the Brick Retaining Wall
8251 Raintree Drive – Stain Vigas, Beams, Lintels and Repaint Garage Trim
12624 Carmel Court – Reroof

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

Letters to the Editor—Policies

By Susan McCasland, GRIT Editor

The GRIT welcomes and encourages members of the SHHA to submit “Letters to the Editor” of not more than 400 words. This is your opportunity to be heard by the entire community. Topics should be of interest or importance to the Sandia Heights community. Submit your letters to the SHHA office by email, postal mail, or in person. Letters received by the 10th of the month will be printed in the next month’s GRIT, space permitting. Submissions in electronic form (email text or MS Word document) are preferred, but legible printed or typed letters are acceptable. Authors must identify themselves and provide a phone number or email address for verification of authorship and permission to publish. The GRIT will not publish anonymous letters and will publish the name of the letter’s author. A brief review of the major policies follows. The complete policy statement is available at the SHHA office during office hours.

- Letters are subject to space limitations. Letters not published because of space limitations will receive preference for publication in the next month’s issue if the topic is still timely and relevant.
- Letters will be edited for minor spelling, typographical and grammatical errors. If a letter requires major revision before it can be accepted for publication, it will be returned to the author with comments on revisions required.
- Good manners and common courtesy must be observed in all submissions. Letters with vulgarity, racial slurs, insulting terms, accusations, and libelous or potentially libelous content will be rejected.
- Criticism of the SHHA or items published in the GRIT is acceptable so long as the criticism is constructive, not mean-spirited, and does not personally attack anyone.
- Letter writers may have no more than one letter published per issue and precedence will be given to less-frequent letter writers if space limitations prevent publishing all letters submitted for a given issue to encourage participation by the entire community.
- Final decision on publishing or not publishing any letter rests with the GRIT editor.



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Our Average Average Days on Market
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MAX SANCHEZ & TERESA CORDOVA

NEIGHBORHOOD EXPERTISE

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:

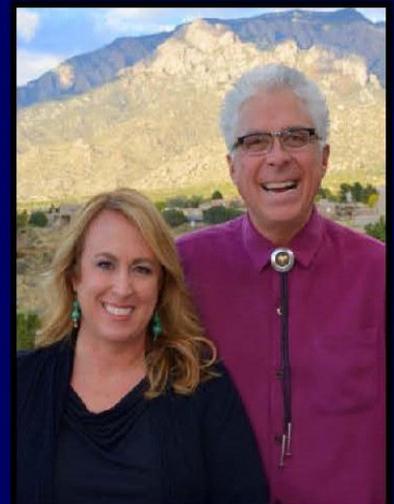
Over 69 Years of Combined Service Successfully Selling Sandia Heights Properties

DEPENDABILITY:

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

SERVICE:

Providing Market Leading Strategies Backed by the Longest Standing Real Estate Company in the Country



Max 228-8287
 Teresa 720-7210
MaxSanchez.com
SandiaHts.com



Community Event Bulletin Board

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

Sandia Heights “Cork & Fork” Dining Activity: Due to the pandemic, dining activities are cancelled per directions of the Governor’s Office. When the situation resolves we will again meet on the second Saturday of every other month, hopefully 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. 3
Albuquerque, NM 87122



**The SHHA Office will be closed
Monday, May 25, 2020 in
observance of Memorial Day.**