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 Elizabeth Edgren
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 Martin Kirk
 Fenton McCarthy
 Mike Pierce
 Bob Thomas
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 Bob Thomas – Covenant Support Committee (CSC)
 Susan McCasland – Communications & Publications (C&P)
 Elizabeth Edgren – Community Service & Membership (CS&M)
 Cheryl Iverson – Finance Committee (FC)
 Susan McCasland – Nominating Committee (NC)
 Joe Boyce – Parks & Safety Committee (P&S)

Office Staff
 Betsy Rodriguez – Lead Administrator
 Jennifer Craft - Administrator

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

SHHA 2021 Annual Meeting is February 20

The Annual Meeting of the Association membership is February 20, 9:00–10:30 AM. This will be a virtual meeting held via the Zoom app. **You must register by 4:00 PM, Friday February 12** in order to receive the link to the meeting. If you’re new to Zoom and would like to practice, there will be a practice session February 16, 10:00 AM. Let the staff know you want to practice at the time you register. The agenda is below.

- 8:00-9:00 Join Zoom meeting. Please sign in early as the meeting will start promptly at 9:00
- 9:00-10:00 Call to order; establishment of a quorum
 Approval of the agenda and of the minutes of the 2020 Annual Meeting
 Introduction of invited guests
 Introduction of the 2020 Board of Directors and the SHHA Standing Committee Chairs
 Announcement of the 2021 Officers and Board of Directors
 Reports for 2020 to the membership by the Officers and Standing Committee Chairpersons
 Business meeting adjourned
- 10:00-10:30 Question & answer session



Virtual Annual Meeting Procedures of Conduct

- All attendees must pre-register to receive the sign-in information and link. Attendees will be placed in a Waiting Room for membership verification before being released into the meeting.
- Please place your microphone on mute. This will eliminate background noise.
- Questions of the Officers or on Committee reports will be written via Chat process and sent to the Secretary, and each addressed according to the agenda. No oral questions will be accepted.

The Owls of Sandia Heights

by Kate Fry, SHHA member

Go on, admit it. When you saw the cover of the new **2021 SHHA Directory**, did you say, “Huh, I’ve never seen an owl in Sandia Heights”? Most people have never seen an owl in the wild, and many people are surprised to learn that owls share our habitat. Owls are nocturnal and we aren’t, so it is uncommon to see one. You are likely to hear them, though, if you listen after dark.

Many species of owls live in New Mexico, but the ones you’re most likely to hear (and see, if you’re lucky) in Sandia Heights are the great horned owl, the Western screech owl, and the burrowing owl. The baby owls (properly called owlets) on the cover of the directory are great horned owls.



Gina Bonanno, audobon.org

Great Horned Owl (*Bubo virginianus*).

This is the owl you probably think of when you think of owls. They’re big—about 22 inches long with a nearly four-foot wingspan—and they have the classic clock face with tufts of feathers that look like ears. They are formidable hunters, with powerful talons and extremely sensitive hearing and night vision. Prey is

mostly mammals, usually mice, rats, rabbits, and rock squirrels, although they will eat snakes and lizards as well. These large owls will also hunt cats—another good reason to keep cats indoors, especially in Sandia Heights. Their call is the deep “hoo-hoo hoo hoo” that every child will tell you is what owls say. You may see them roosting in a tree during the day, but as you can see from their mottled color pattern they blend in well with their surroundings and can be difficult to spot.

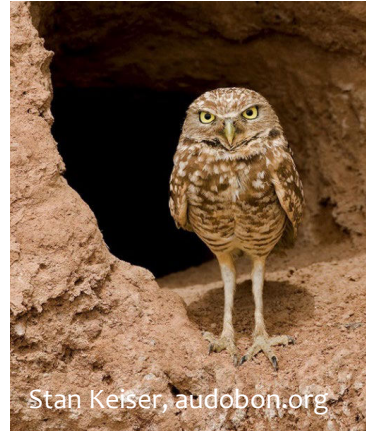
Western Screech Owl (*Megascops kennicottii*).

A much smaller owl at eight and a half inches long and a twenty-inch wingspan, the Western



Alexandra Mackenzie, audobon.org

screech owl hunts smaller mammals like mice, but also eats large insects and lizards. This owl can catch flying insects in the air and can locate its prey by sound as well as by sight. No hooting from this bird—its usual song has been described as a “bouncing ball” song, with a series of 6-8 accelerating low-pitched short toots. Despite its name, the Western screech owl doesn’t screech. During the day it may roost in tree cavities or snuggled up next to the trunk so it becomes nearly invisible.



Stan Keiser, audobon.org

Burrowing Owl (*Athene cunicularia*).

Also a small owl at nine and a half inches long and a twenty-one-inch wingspan, this long-legged owl gets its name from its habit of nesting in burrows. Often, they use a burrow dug by another animal, but they also excavate their own

burrows. You may see them using prairie dog burrows or cavities in the sides of arroyos. They usually hunt at night for mice and other small mammals, but are also active in the daytime. In summer they eat large insects like grasshoppers, beetles, and caterpillars. If they are disturbed in the burrow, they make an alarm call that sounds like a rattlesnake’s rattle to scare off predators. Their usual song is a soft “coo-coooo.”

Social Distancing for Owl Watchers. If you are lucky enough to spot a roosting owl during the day, be careful not to get too close. Daytime is rest time for these nocturnal birds, and they won’t sleep if you’re nearby. Think about how terrible we feel after a night of being awakened repeatedly. The owl will not be hunting efficiently after a day of being stressed. Bring binoculars and stay well away from the roost, and be as quiet as... a mouse.

Don’t Poison the Groceries. Owls eat a lot of mice and rats, and a lot of owls die from eating rodents that have eaten poison bait. Don’t set traps or use poison bait outdoors! If you kill mice and rats that are living outdoors, you’re only disrupting the food chain. You can’t wipe them out, nor would you want to. Our native mice and pack rats belong in our ecosystem, and they rarely go into houses. Poison bait sickens and kills owls and other animals when they eat a poisoned mouse or if they eat the poison directly, as raccoons and bears have been known to do. Small doses can kill large animals, and a rat or mouse generally eats enough at one feeding to kill not only itself, but also a predator that eats the

Continued on page 3 ...

... continued from page 2

dead or dying rodent. Your pets can also die from eating a poisoned rat or mouse, and it's a slow, tortured death from internal bleeding. Keep your pets and our wildlife safe and don't use poison bait, even indoors!

Learn More. If you'd like to know more about the amazing owl, here are two of many excellent resources. Both sites have recordings of owl calls to help you identify owls that you hear in your neighborhood:
Cornell Lab of Ornithology allaboutbirds.org
Owl Research Institute owlresearchinstitute.org

Summary of CSC Articles Published in 2020 By Robert Thomas, CSC Chair

January: You, the SHHA, Covenant Enforcement, & Anonymous Complaints; Covenant Support Committee (CSC) Needs Volunteers

February: Reminders from Your Covenant Support Committee

March: 2020 Reports of Standing Committees, Covenant Support Committee (CSC)

April: Invasive Trees in Sandia Heights, Outdoor Lighting, Joint SHHA/SHS Statement

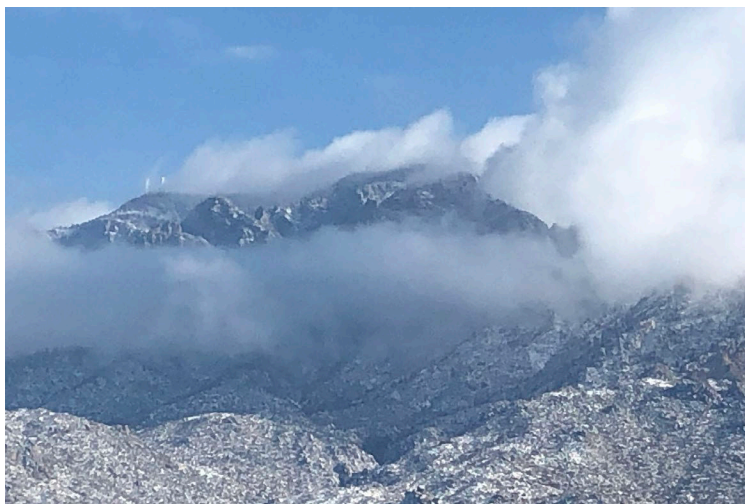
June: Covenants 101 (by Bob Thomas, CSC Chair & Teresa Cordova, Realtor with Coldwell Banker Legacy)

July: Parking in Sandia Heights & Construction Courtesies (a joint effort of ACC, CSC, and P&S Committees)

August: Request for a reprint—Snakes and You (by Kate Fry, SHHA Member)

September: Light Pollution, Covenant Support Committee (CSC) Needs Volunteers

November: Invasive Trees and the CSC



Garbage Cans Are an Eyesore Covenant Support Committee (CSC)

Does your house look like this?



Or this?



If so, you are in violation of Sandia Heights covenants. Please store your garbage cans in your garage or behind an attractive enclosure. Let's keep Sandia Heights Beautiful together!

It seems that many residents are now 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.

We would like to remind all residents that trash (including recycling) must be out no later than 7 AM on the scheduled pickup day or no earlier than 5 PM on the evening prior to collection. During the warmer months, you should not put any bins containing garbage out the night before as we don't want bears foraging in our trash. Thanks for helping keep Sandia Heights a beautiful place for all of us to live.

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 2020	# of calls		# of calls
Alarms	12	Salesman Complaint	2
Attempted Breaking & Entering	0	Special Extra Patrol	3
Customer Inquiry	1	Special Request/Vacation	39
Family Dispute	0	Suspicious Activity	1
Fire/Smoke	1	Suspicious Person	3
Lost/Found Pet	1	Suspicious Vehicle	7
Mailbox Vandalism	3	Theft	1
Neighbor Dispute	3	Threat/Personal	1
Newspaper/Package Pickup	3	Vehicle Burglary/Break In	1
Noise Complaint/Suspicious Noise	0	Welfare Check	0
Parking Problem	0	Total Calls	82

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. Extended hrs. through February 19, the office will be open until 6:00 PM on Tuesday and Thursday.
- **Board Meeting:** In lieu of a Board Meeting, the 2021 Annual is scheduled for February 20, 9 – 10:30 AM via Zoom Meeting.
- **Office Closures for Holiday(s):** The office will be closed February 15 in observance of Presidents' Day.
- **Notary services, copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder** are free to members. **Also, voter registration in office.**
- **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. \$2.50 per vest for members, \$4.00 for non-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:

Barnett Alden Ironworks
Chiropractor, Mark L. Schwartz DC PC
Lifescapes Nails and Spa
Jade Enterprises Inc.
Remax Select – Pete Veres
State Farm – Cynthia Bahling



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2021 HOUSING FORECAST

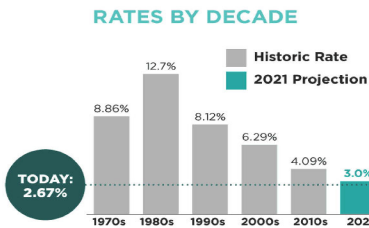
Experts forecast an optimistic year for the housing market.

MORTGAGE INTEREST RATES

Interest rates are projected to remain at or near 3% in 2021, fueling strong buyer activity.

2021 PROJECTED RATES

Fannie Mae	2.8%
Freddie Mac	3%
MBA	3-3.3%
NAR	2.9-3.2%



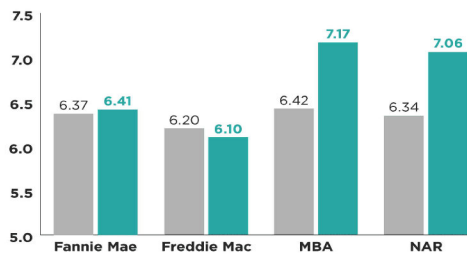
HOME SALES

Home sales are forecasted to increase in 2021 while interest rates remain low.

2021 TOTAL HOME SALE FORECASTS

Home Sales in Millions

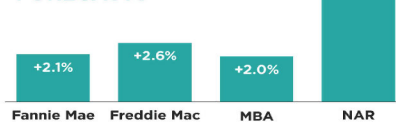
2020
2021 Forecast



HOME PRICES

Home prices are also expected to continue appreciating as more people buy in the coming year.

2021 HOME PRICE FORECASTS



Sources: Fannie Mae, Freddie Mac, MBA, NAR

KEEPING CURRENT MATTERS



UNDER CONTRACT

301 SPRING CREEK PL. NE
3,882SQFT 4BR 3BA 3CG \$960,000



UNDER CONTRACT

370 BIG HORN RIDGE DR NE
3,824SQFT 3BR 2BA 3CG \$975,000

Valentine's Day Giveaway

Email or call Greg to be entered into a drawing for a chance to win \$100 Gift Certificate to a restaurant of your choice by February 12th.

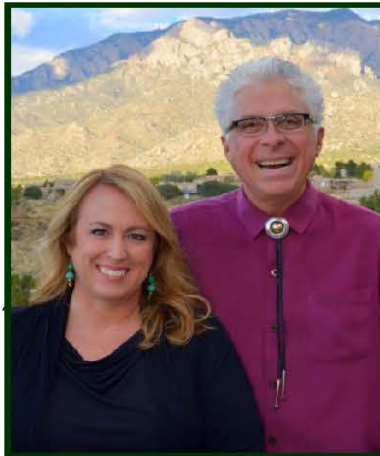


UP TO FOUR FREE TRAM PASSES are available from me every day. Call early to reserve your passes, they are available on a first come, first served basis. Email or Call Greg Today!
Greg@GregLobb.com or 505.269.GREG

FOR A FREE REAL ESTATE REVIEW, CALL OR EMAIL GREG

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COMMUNITY SUPPORT
and **INVOLVEMENT**

NEIGHBORHOOD
EXPERTISE

SOLD in 2020



1061 Red Oaks Lp
List Price \$695,000
3838sf 5bd 4ba



1013 Tramway Ln
List Price \$645,000
3004sf 4bd 2.5ba



38 Rock Ridge Dr
List Price \$639,000
3389sf 3bd 3.5ba



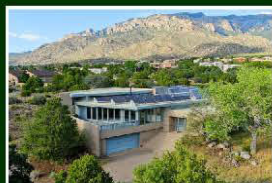
331 White Oaks Dr
List Price \$625,000
3113sf 4bd 2.5ba



511 Roadrunner Ln
List Price \$550,000
2614sf 4bd 2.5ba



1229 Rockrose Rd
List Price \$550,000
2663sf 3bd 2.5ba



937 Bobcat Blvd
List Price \$575,500
3128sf 4bd 2.5ba



1026 Tramway Ln
List Price \$574,900
3268sf 4bd 2.5ba



641 Cougar Lp
List Price \$499,000
3605sf 5bd 3ba



17 Juniper Hill Rd
List Price \$480,000
2669sf 4bd 2ba



983 Lynx Lp
List Price \$450,000
.926 Acre View Lot



2005 Quail Run Dr
List Price \$429,900
2249sf 3bd 2ba



2146 Black Willow
List Price \$355,000
1691sf 2bd 2ba



1902 Quail Run Rd
List Price \$312,000
1579sf 2bd 2ba



We Can Sell Your Sandia Heights Home in 2021

Kiwanis Cabin

By Susan McCasland, GRIT editor

On the Sandia Crest ridgeline about half way between the top of the tram and the antenna farm sits a stone structure called the Kiwanis Cabin.

The Kiwanis Club of Albuquerque built a wooden structure at that location in the 1920's that burned down a couple of years later. They then built another log cabin that was destroyed by high winds. So, at the height of The Great Depression, the Kiwanis Club asked the Civilian Conservation Corps to build them a new cabin, which the CCC did over about a month in 1936. The new cabin was made of local limestone and still stands. It is accessible today by an easy to moderate hike of less than a mile from the tram top or from the Sandia Crest parking lot (see map).

The CCC used the cabin as an inclement weather shelter for the crews that carved out Sandia's 28 hiking trails that we still enjoy today; developed ski runs, towers and lodges that are now Sandia Ski Area; planted trees; improved the Crest Road; and strung miles of telephone lines. I was unable to find what the Kiwanis Club used it for in general, though outings for school kids seems to have been one use.

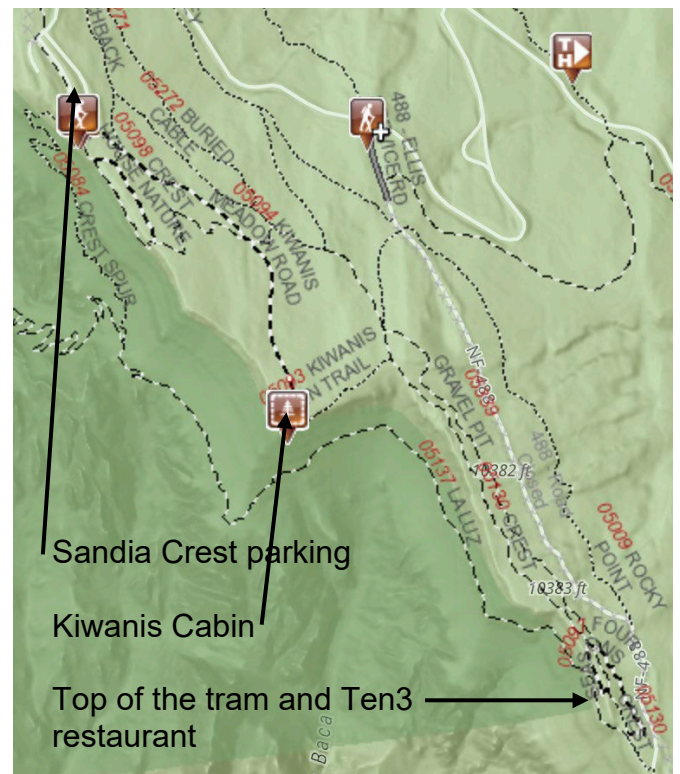
According to the U.S. Forest Service website on the Kiwanis Cabin, "In the span of eight years, from 1933 to 1941, 54,585 Civilian Conservation Corps enrollees in New Mexico built hundreds of roads and rails, 795 bridges, 472 lookout towers, large dams and reservoirs, installed millions of rods of fences and planted millions of trees for reforestation and to prevent gully erosion. When these New Mexico men joined the corps, along with 3.5 million other Americans, the country was in desperate straits. Close to 25 percent of the population was unemployed. Hunger and despair had become a way of life. A group of local corps alumni want to see a memorial CCC museum of national stature built on the site where CCC Camp 814 F-8-N Sandia Park once stood on a piece of land just off NM 536, the Sandia Crest Road. They want people to know what they accomplished in youthful days during the Great Depression. And they want today's youth to know that youth are a major asset to this country, just as the CCC men were when they were boys. The CCC was the greatest-ever conservation effort in American history." Not sure when this paragraph was written, but sadly there can't be too many of those CCC boys still with us. If you or someone you know worked for the CCC, we'd love to hear your/their story. Perhaps you'd like to share with our GRIT readers.



Kiwanis Cabin



View from the Kiwanis Cabin. Sandia Heights is in the near distance.



ACC Activity Log

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

33 Juniper Hill Loop – Repaint House Trim
175 Big Horn Ridge Drive – Reroof 2 nd Story Roof and Re-stucco House
635 Cougar Loop – Stucco Repair, Repair and Paint all Wood Trim
726-16 Tramway Vista Drive – Pave Driveway with Asphalt and Miscellaneous
1154 Laurel Loop – Re-stucco
2761 Cliffrose Drive – Reroof
2811 Tramway Circle – Reroof

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

Monthly Fun Fact

Numerous alpine (downhill) skis areas are within a few hours' drive of Albuquerque, including Taos Ski Valley, Santa Fe Ski Basin, Angel Fire, Red River, Sipapu Ski Area, and Ski Apache, just to mention a few in New Mexico. In addition, several notable resorts are located in southern Colorado, including Purgatory Ski Resort and Wolf Creek Ski Area. And, of course, we can access Sandia Peak Ski Area, our state's oldest, from the tram that departs from right here in Sandia Heights.



Apache Plume (*Fallugia paradoxa*)

Adapted from NMSU Plant Advisor

Apache plume is a common evergreen shrub in Sandia Heights and environs, including non-cultivated areas. It grows to 5' to 6' tall and wide, needs little water, and can tolerate full sun or partial shade. Delicate white, rose-like flowers in summer are followed by distinctive, ball-shaped clusters of pink to purplish 1" long, feathery seed tails. It can be an invasive by seedlings and root rhizomes in rich soils when irrigated regularly. Overwatering and poor drainage can kill Apache plume. This is a good wildlife plant and contributes color year 'round.

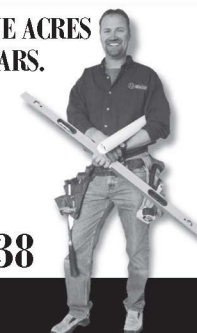


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Data for all homes. Information is deemed reliable but not guaranteed from MLS.

SANDIA HEIGHTS 2020 MARKET SUMMARY

Homes SOLD: 112
Average Size: 2814 Sq. Ft.
Average Price: \$189 (per Sq. Ft.)
Average Sold Price: \$521,810
Average Days on Market: 39

Our Sandia market continues to do well, especially the smaller one story homes. These homes are selling very fast for top dollar. Interest rates continue to be very low. **This may be the BEST TIME to sell!** 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!

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

Sandia Heights MARKET UPDATE PAST YEAR 1/2020 to 1/2021

4 Larger homes For Sale Over 2400 sf on Larger Lots Avg Asking price/sf \$177.31
 8 Pending Avg Asking Price/sf. \$215.74 | 109 Homes Closed past year to date Avg Sold Price/sf. \$189.53

Smaller homes on smaller lots: 2 for sale Avg asking Price/sf \$175.75
 6 pending Avg Asking Price \$172.72 per sf | 44 closed past year to date Avg Sold Price /sf \$186.40

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

Current Interest rates hovering around 2.75% for 30 year conventional & 2.5% 30 year VA!

SOLD!



8210 Indigo Court NE

SOLD!



54 Rock Ridge Court NE

SOLD!



617 Cedar Hill Road NE

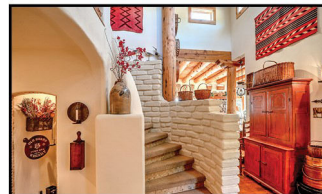
SOLD!



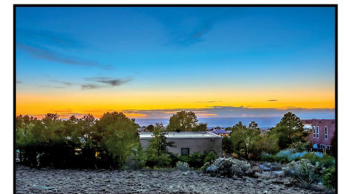
79 Juniper Hill Place NE

ANOTHER GREAT SANDIA HEIGHTS HOME!

1195 BOBCAT BLVD NE | ASKING PRICE \$735,000 | 3530 SF | 4/5 BR | 3 BATHS | MLS 980783



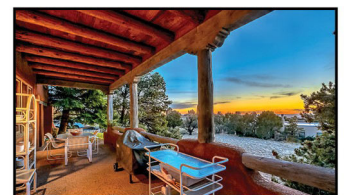
Great Home!



Great Views!



Quality Features!



Great Location!

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Sharon McCollum is ready to sell your Sandia Heights Home using her local expertise and worldwide reach in prospecting and marketing. She has a long list of satisfied Sandia Heights families: this is because Sharon promotes top values in Sandia Heights. She offers you a full service, comprehensive and aggressive "Marketing Plan to get your home SOLD fast"! Sharon's marketing plan includes intense investing in internet marketing and up to date prospecting and marketing technology systems promoting your home to all buyers for Sandia Heights Homes. Check out home sales near you by contacting Sharon today CALL OR TEXT 505 269 6217.

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Community Event Bulletin Board

None of these groups is 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 October, 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



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Community Service and Membership Committee looking for new Volunteers

A new, hopeful year has dawned, and the SHHA Board is looking to the future. The Community Service & Membership committee needs your perspective, your voice, and your help as we work to enrich community life and strengthen SHHA member benefits. Please contact the office for more information or to volunteer.

*Any committee meetings will be via Zoom for the foreseeable future.

Extended Office Hours Trial Is Still Going On

In response to residents’ requests, the SHHA office is having a trial run of extended office hours. The office is open until 6:00 PM on Tuesday and Thursday **until February 19.**

Monday, Wednesday, Friday	9:00 AM – 4:00 PM
Tuesday, Thursday	9:00 AM – 6:00 PM
Saturday, Sunday	closed

If you’ve been needing to conduct business with SHHA but had conflicts with your work hours, come give the extended hours a try. If there is sufficient demand, the hours may be made permanent. Please remember, under the current (as of this writing) restrictions there can be no more than 2 visitors in the office at one time and everyone must wear a mask over their mouth and nose.



Sandia Heights Homeowners Association
12700 San Rafael Ave. NE Ste. 3
Albuquerque, NM 87122

**The office will be closed Monday, February 15
in observance of Presidents' Day**

