



July 2021

Vol. 37 – No. 7

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Closed on federal holidays

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shha@sandiahomeowners.org



Our Independence Day is a great time to safely get together outdoors with family and friends and to enjoy watching the licensed fireworks displays over Albuquerque. But remember:

Fireworks are always banned in Sandia Heights per Bernalillo County law!

Please use common sense, especially in these parched times—prevent wildfires and avoid a \$1000 fine and/or jail!



Planning for a Residential Photovoltaic (PV) System

By Bob Bower, ACC Member

The ACC has seen a steady stream of requests over the past several years for applications to install residential PV systems—solar panels—here in Sandia Heights. Solar panels have gotten cheaper and are available in sizes and efficiencies that produce more electrical power than those that were available just a few years ago—good news for consumers. The ACC has a guideline, *ACC Design Guideline for Solar Collectors*, for your use that provides information on these types of installations. The guideline is available at the SHHA office and online at the SHHA website, sandiahomowners.org.

In addition to the information contained in the ACC guideline, here are a few points to consider when planning the installation of a PV system:

- A good “rule of thumb” is that here in sunny New Mexico, a one kilowatt PV system generates about 1800 kilowatt hours of electrical power per year. Knowing your annual energy consumption (use your PNM records to obtain this information) along with this “rule of thumb,” you can size a PV system to meet your needs.
- For roof-mounted systems, make sure your roof is in good condition. Many contractors will not install a PV system on a “marginal” roof. Also, if your roof develops problems (leaks, etc.), the presence of PV panels makes it difficult for a roofer to gain access to those portions of the roof under the panels. Be sure to ask your solar installer if they have a procedure in case of roof repair, and what the cost is of that procedure.
- Once installed, don’t let large trees next to your home shade the panels. Any amount of shading, including clouds, reduces the electrical output of the shaded panels.
- Orientation of the panels relative to the sun affects their efficiency. The highest efficiency is achieved if panels are oriented directly south at an azimuth (a compass setting) of 180 degrees. An orientation of $\pm 20^\circ$ from that value of 180° will result in a relatively small (about 2–3%) decrease in system efficiency. For Albuquerque’s latitude of 35° north, the ideal pitch angle for the panels is about 30° . However, pitch angles as low as 15° will result in a decrease of only about 6% in overall efficiency.
- Here in Sandia Heights, most PV systems have been mounted on flat roofs. For flat-roof installations,

most PV system installers prefer to use ballasted mounts as opposed to roof-penetrating support mounts. Ballasted mounting usually requires that the pitch angles of the panels be less than about 15° in order to limit system damage due to high wind loads. Systems using ballasted mounting are significantly cheaper and easier to install than those that require roof penetrations. The use of roof penetrators permits panels to be installed at high efficiency pitch angles without worry of damage from strong winds. The ACC has received applications for both of these types of installations.

- For pitched roofs, PV panels can be flush mounted or mounted at canted angles to take advantage of azimuth and pitch-angle orientation. Please be aware that mounting panels on pitched roofs may cause seasonal glare issues with neighboring residences as the sun goes through the annual solar cycle. When the ACC approves a PV system to be mounted on a pitched roof or to be ground-mounted, the ACC approval letter contains a disclaimer that the resident is responsible for correcting any glare issue that may be raised by nearby property owners.

State and County statutes prohibit homeowners associations from preventing the installation of solar collectors, so don’t worry about the ACC “shooting down” your application for installing PV panels. The ACC’s goal is to try to limit the negative visual impacts of these installations on neighboring properties while at the same time not causing undue efficiency reductions to your PV system. Once your PV installation has been completed, please take the time to provide feedback (both positive and negative) to the SHHA office on your overall experience with your contractor. I hope that these pointers help make the planning for your proposed PV system easier.



Flat-roof, ballasted PV installation not visible from the street or by any neighbors.

One Unit's Story

By Elizabeth Edgren, CS&M Committee Chair

As the new Chair of the SHHA Community Service & Membership Committee, I'm eager to find ways we can strengthen our community in Sandia Heights. Recently, I spoke with Roseann Houlihan, who lives in Unit 23, about how her Unit has fostered neighborliness.

Unit 23 is one of the smaller ones in SHHA, comprised of 26 patio homes on two "no-outlet" streets. Most are couples, not families with children at home.

Nearly 20 years ago as Roseann was walking her dog, a neighbor broached the idea of a Memorial Day block party. They agreed it was a good idea. It's been such a good idea that Unit 23 residents have had annual Memorial Day block parties ever since. It's pot luck, outdoors in someone's driveway (even on the heels of this year's wild Memorial Day thunder- and hailstorm). They set up tables and chairs, gather a couple of grills, set out an ice chest, and up to 35 or 40 neighbors gather. It's been a good opportunity to "build a stronger sense of neighborhood identity" (See Hugh Prather's June 2017 GRIT article, pp. 1–2), and for newer residents to get to know their neighbors. They email the announcement a few weeks ahead, then hand deliver paper invitations a few days ahead, to ensure everyone gets the word.

More recently, this Unit set up a Google Group just for their neighborhood. It's simple and private, unlike Nextdoor. The residents can let each other know about security concerns, about family emergencies, or send out invitations for neighborhood events such as the Memorial Day block party. When a new neighbor moves in, someone is sure to go welcome them, let them know about the Google Group, and invite them to join it.

One of the Unit's residents initiated the installation of a Little Free Library in their neighborhood. It's one of a few in Sandia Heights—maybe you've seen them. (Go to [Homepage - Little Free Library](#) for more info on finding or starting one.)

About five years ago, one resident suggested they set up Neighborhood Watch in their Unit. Roseann is the Neighborhood Watch Leader, and said the process is straightforward, but does need leadership. The best place to start is [Neighborhood Watch Program \(bernc.gov\)](#) where we find all the information and how-to's. (Again, see Hugh Prather's June 2017 GRIT article for more on this.)

The residents of Unit 23 have also banded together to revise their Unit's Covenants when they found them unenforceable or outdated. While many people see

Covenants as a negative thing restricting our freedoms, Roseann said their experience of joining together to update their covenants was a very positive one. The covenant update was a chance to work together towards a common goal and gave each resident a voice in the decisions. (See last month's GRIT front page and [Procedure for Property Owners Covenants](#) at sandiahomowners.org for more on the process.)

Not everyone wants to be buddies with their neighbors or be involved in each other's lives. That's okay! Being a good neighbor means respecting each other's privacy and peace as much as it involves reaching out to each other. Not every household in Unit 23 wants to be involved in socials or Neighborhood Watch or the Google group, but for those who do, the opportunity is there.

Whether initiating neighborhood-wide social events, keeping track of new folks, or doing Neighborhood Watch, Roseann says it's a good idea to have two or three folks willing and committed to share the leadership, for moral support as well as for sharing the tasks.

Let us know: What does your Unit do to build community? Share what works well in your Unit at TheGritSHHA@gmail.com.

Monthly Fun Facts

The University of New Mexico is located in Albuquerque. The University was founded in 1889 and occupies over 600 acres in town with branch campuses in Gallup, Los Alamos, Rio Rancho, Taos, and Los Lunas. The school's mascot is the Lobo. The school motto is *Lux Hominum Vita*, Latin for "light the life of man."



MAY 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.

May 2021	# of calls		# of calls
Alarms	9	Snake Call	1
Attempted Breaking & Entering	0	Special Extra Patrol	2
Customer Assist	1	Special Request/Vacation	91
Fireworks Complaint	1	Suspicious Person	2
Fire/Smoke	0	Suspicious Vehicle	4
Home Burglary	0	Theft	1
Miscellaneous Call	0	Threat/Personal	1
Neighbor Dispute	0	Utility Assist	1
Newspaper/Package Pickup	1	Vandalism	2
Open Door/Window Garage	1	Welfare Check	0
Salesman Complaint	2	Total Calls	120

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:

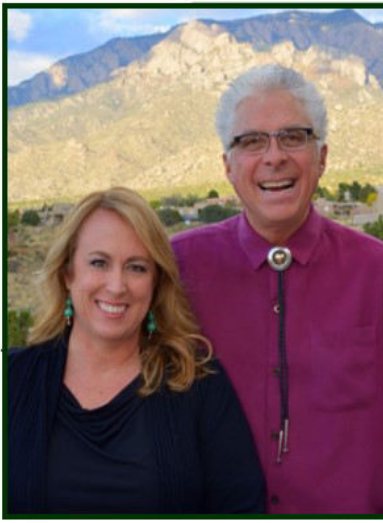
- **Office hours:** Monday – Friday 9 AM – 4 PM.
- **Board Meeting:** scheduled for Wednesday, July 14, 2021, at 6:30 PM via Zoom Meeting.
- **Office Closures for Holiday(s):** Monday, July 5, in observance of Independence Day.
- **Notary services (except on Fridays), copies (20 per month) and faxes, 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, 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
Critter Control
Finishing Touch Home Improvements, LLC.
Lifescapes Nails and Spa
Jade Enterprises Inc.
Remax Select – Pete Veres
State Farm – Cynthia Bahling
Tutor Doctor



MAX SANCHEZ
 228-8287
 MaxSanchez.com
 SandiaHts.com

TERESA CORDOVA
 720-7210
 TeresaCordova.com



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Sandia Heights MARKET UPDATE PAST YEAR 7/2020 to 7/2021

2 Larger homes For Sale Over 2400 sf on Larger Lots | Avg Asking price \$962,500 | Asking price/sf \$197.93
12 homes Pending | Avg Asking Price \$918,333 | Avg Asking price/sf \$220.98
64 closed past year to date | Avg Sold Price \$665,548 | Avg Sold Price/sf \$197.63

1 Smaller homes For Sale Over 2400 sf on Larger Lots | Avg Asking price \$465,000 | Asking price/sf \$202.00
8 homes Pending | Avg Asking Price \$ 422,764 | Avg Asking Price /sf 214.13
95 Homes Closed past year to date | Avg Sold Price \$ 349,645 | Avg Sold price/sf. \$192.00

Note Every Home Is Unique . Price is always based on condition, updates, location and views.

Current Interest rates hovering around 3.125% for 30 year conventional & 2.755% 30 year VA!

PENDING!



1405 San Rafael Pl NE

SOLD!



1195 Bobcat Blvd NE

SOLD!



8210 Indigo Court NE

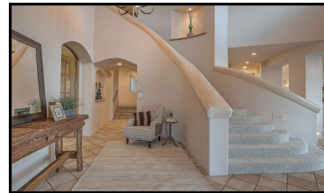
SOLD!



54 Rock Ridge Court NE

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Summer Is Here—and So Are the RVs

By the Covenant Support Committee (CSC)

Summer is here but, unfortunately, also returning are the boats and RVs. When you bought or rented in Sandia Heights, you agreed to follow your Unit covenants which have restrictions on parking your recreational vehicles on your lot. SHHA does not look for violations, but rather investigates complaints submitted by your neighbors whose names are not divulged. After investigation, if there is a violation, you will receive a letter from the SHHA asking you to correct the problem. There are further consequences for failure to remove the RV.

In some instances, a homeowner has built a separate garage which is large enough to park the RV. The RV is completely enclosed and not visible from the street. This is perfectly satisfactory. The objective of our covenants is to maintain the natural beauty and environment of our community and, thereby, maintain our property values. No one wants Sandia Heights to look like a trailer park.

Below is a list of local facilities that will store RVs, motorhomes, boats, campers, and trailers:

Paseo Covered RV Storage
7950 Jacs Lane NE
505-310-8290

Blue Sky RV and Boat Storage
7800 Jacs Lane NE
505-697-2458

Malcolm Properties RV Storage
2525 Aztec Rd. NE
505-884-1025

A Class RV Storage
900 Osuna NE
505-453-9778

Coronado Storage Plus
9320 San Pedro Dr. NE
505-821-0442

Far North Storage
5604 Carnuel Ave. NE
505-821-4402

RV USA Storage
11117 Skyline Dr. NE
505-604-9182

Premier Mega RV Storage
5134 2nd St. NW
505-400-7260

Albuquerque Boat & RV Storage
155 El Pueblo Rd. NW
505-792-1500

Xtreme Storage
100 Trumbell Ave, SE
505-888-2430

Also, if you are a veteran, check with MWR. There is bare-bones RV storage on Kirtland at a significant discount. Oftentimes, there is a wait list.



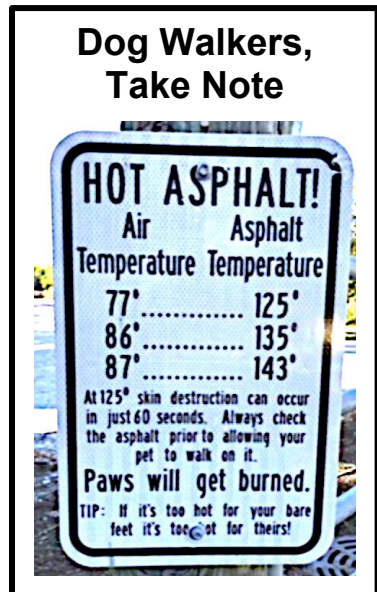
48 hours before and after your trip, otherwise ☹️

Too Close for Comfort

We've already had a fire near us this season. This brush fire burned on the south side of Paseo near Tramway on June 14. It was still a week until summer then.



From a video by Andrea Lill

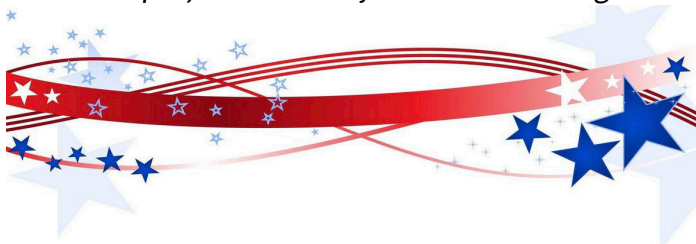


ACC Activity Log

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

17 Cedar Hill Road – Pitched Roof Mounted Photovoltaic Panel Installation
60 Juniper Hill Loop – Re-stucco
66 Pinon Hill Place – Cover Over Existing Patio, Bedroom and Master Suite Additions
161 Juniper Hill Road – Ground Mounted Photovoltaic Panels Installation
171 Big Horn Ridge Drive – Roof Mounted Photovoltaic Panels Installation
419 Live Oak Court - Reroof
537 Black Bear Road – Reroof
752 Tramway Lane – Patio Cover, Concrete Slab Extension, and Miscellaneous
887 Tramway Lane – Repair and Re-stucco
908 Tramway Lane – Re-stucco
1019 Tramway Lane – Reroof
1051 Red Oaks Loop – Replace Canales
1111 San Rafael Ave – Landscaping
1511 Eagle Ridge Road – Re-stucco
1604 Quailwood Drive – Reroof
1827 Tramway Terrace Court – Replace asphalt Driveway with Pavestone
1856 Tramway Terrace Loop – HVAC Installation
1917 Quail Run Drive - Reroof
2002 Quail Run Drive – Replace Front Door
2404 Tramway Terrace Court - Reroof
2815 Tramway Circle – Water Seal Cedar Fence
2866 Tramway Circle – Fence Replacement
8252 Raintree Drive – Re-stain Front Door and Repair Stucco

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



Tumbleweeds

By Vivian George, Sandia Heights resident

Hi everyone. Tumbleweeds (*Kali tragus*, or Russian thistle) are invading the neighborhood. They prefer freshly disturbed soil. They are easy to deal with now and very difficult to deal with when they get big and sticky. Please join other neighbors and me in pulling any that you find. The biggest culprit I see is the new development at Paseo and Tramway. On Tramway Lane the roadway is lined on either side with hundreds of them. I have also noticed that when folks get their septic replaced, the tumbleweeds are the first plants to pop up. Tumbleweeds are an invasive species and will choke out the less aggressive natives, like an apache plume I rescued recently from 6 tumbleweeds. I have denuded the arroyo area of tumbleweeds but I can't do everything by myself. I need help!!!

Parts of young tumbleweeds are edible! The website Eat The Weeds says, "the young shoots and tips of the growing plant are edible raw and actually quite palatable and pickable. Cooked like greens they're even better." Maybe we can eat our way out of this mess!

Editor's note: Ms. George and 3 of her neighbors spent an hour on a recent Saturday pulling up most of the green tumbleweeds next to the wall on the east side of the new construction on Tramway Lane. What a great, neighborly thing to do. Thank you!!



Young tumbleweed plant.



Dry tumbleweed. Hard to deal with.

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NOW IS AN EXCELLENT TIME TO SELL!

Hi Greg,

What's the latest with the real estate market?

U.S. home prices are swelling, and anxious buyers and sellers are worried about a real estate market crash. However, today's market bears little resemblance to the one that fueled 2008's crisis.

Market watchers are wary because the median sale price in the U.S. in February is \$313,000, an increase of almost 16% from a year earlier. Still, **whatever happens at the end of this frenzied period isn't likely to imitate the 2008 housing bubble.**

Nationwide, homes are selling in an average of 20 days, and the average 30-year fixed-rate mortgage is near a record low of 3%. Locally, 74% of homes going on the market for sale are selling within the first week. So, though things currently feel a bit hectic, the market will adjust to the natural ebb and flow of typical economic cycles.

Prices aren't expected to fall anytime soon, and years of under-building mean that the country is facing a serious housing shortage. Total home supply shrunk 28.2% from a year ago, according to the National Association of Realtors. Growing demand and diminished supply make a perfect combination for escalating prices.

If you're considering selling, remember that the ball is in your court. Buyers know that sellers have many other buyers interested in their homes. Sellers are being flooded with offers in today's market. Now more than ever, the market is very lopsided in favor of sellers who can determine their own fate. However, sellers should be cautious about pricing their home too high because buyers still won't pay for a property that's majorly overpriced. So what should you do when you receive multiple offers for your property? Here are the three factors you should consider when comparing offers:

Payment Method. Cash is king, and paying cash allows buyers to waive the appraisal, which is great for sellers. However, if you're confident in the buyer's lender and their mortgage approval, there's not much risk in taking an offer from a buyer with a loan. Also remember that local lenders are often more accessible on nights and weekends, which can be crucial in this fast-paced market.

Contingencies. These days, sellers are in the position to ask for as few contingencies as possible. Many buyers are waiving certain home inspections right now, and are finding ways to waive home appraisal contingencies.

Compare apples to apples. The best way to compare offers is to lay them side by side. A good strategy is to create a spreadsheet with all the essential information to make comparisons simple. Of course, I put this together for you and go over the pros and cons of the various competing offers.

Ultimately, it's an excellent time to be a seller as long as you have an experienced Realtor to guide you through today's sometimes chaotic market.

If you would like to speak to me about selling or any other real estate matter, please call 505-269-GREG (4734) or email me at greg@greglobb.com.

Best Regards,
Greg



612 Cougar Loop NE
2210 SQ FT 3BR 2BA
List Price \$475,000



349 Paintbrush Drive NE
4300 SQ FT 4BR 4BA
List Price \$1,075,000



1038 Tramway Lane NE
4000 SQ FT 3BR 4BA
List Price \$795,000



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Community Event Bulletin Board

These groups are not sponsored by SHHA. Information is provided to keep residents informed.

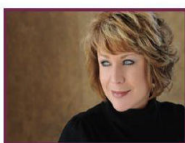
Sandia Heights Artists: COMING THIS FALL!!! The weekend of September 25 and 26 has been selected for the Sandia Heights Art Tour. We are hopeful that it will be an in-person tour with 36 artists displaying their work at various homes around the Heights. Once again, a variety of media will be on display from paintings to ceramics, to jewelry, etc. **SAVE THE DATES!!**

Sandia Heights “Cork & Fork” Dining Activity: Due to the pandemic, dining activities are still cancelled. We hope to start meeting again soon on the second Saturday of every other month, 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

Sherry Sells Sandia Heights!

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Send in Your Photos Now!



We are accepting your entries for our annual photo contest for the Sandia Heights 2022 Resident Guide & Directory. Submissions are due to the SHHA office by Friday, November 5, 2021. If you are the lucky winner, your photo will be featured on the cover of the 2022 Resident Guide and Directory, and you will be acknowledged as the photographer.

Submission criteria are as follows:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.

- Photos must be related to the Sandia Heights area (see the 2021 Directory or previous ones).
- Photos must fit on the cover without loss of the composition.
- Photos must be in color and may be submitted digitally to shha@sandiahomeowners.org or as a hardcopy print to the office
- You, the resident, must submit a statement that the photograph is an original taken by the homeowner, that you are not a professional photographer (in business as a photographer), and that you grant permission to SHHA to use your photo(s) in the Directory or on the SHHA website.

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



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



**The SHHA Office will be closed Monday, July 5th
in observance of Independence Day.**