



**Officers**

President – Roger Hagenruber  
Vice President – Dale Arendt  
Secretary – Martin Kirk  
Treasurer – Randy Tripp

**Board Members**

Joe Boyce  
David Crossley  
Elizabeth Edgren  
Tracey Goodrich  
Robert Hare  
Fenton McCarthy  
Susan McCasland  
Kathleen McCaughey  
Mike Pierce  
Hugh Prather  
Bob Thomas  
Rick Thomson

**Committee Chairs**

David Crossley – Architectural Control Committee (ACC)  
Bob Thomas – Covenant Support Committee (CSC)  
Susan McCasland – Communications & Publications (C&P)  
Elizabeth Edgren – Community Service & Membership (CS&M)  
Randy Tripp – Finance Committee (FC)  
Dale Arendt – Nominating Committee (NC)  
Joe Boyce – Parks & Safety Committee (P&S)

**Office Staff**

Betsy Rodriguez – Lead Administrator  
Teresa Gonzales – 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](http://www.sandiahomeowners.org) **Emails:**  
[sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)  
[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

## 2022 Annual Meeting Report

The 2022 Annual Meeting of the Sandia Heights Homeowners Association occurred on February 19, 2022, from 9:00 to 10:30 AM. It was a virtual meeting, with members attending via the computer application Zoom. The Association’s Officers were present together in the SHHA office; all others attended virtually. The reports of the Association’s Officers and Directors of the Board are reprinted here for the benefit of members not in attendance.

### Agenda

#### Business Meeting

- I. Call to order and establishment of a quorum
- II. Approval of the Agenda
- III. Approval of the Minutes of the 2021 Annual Meeting
- IV. Introduction of invited guests
- V. Introduction of the 2021 Board of Directors and SHHA Standing Committee Chairs
- VI. Election by membership of two new Directors to the Board
- VII. Announcement of 2022 Officers and Board of Directors
- VIII. Reports for 2021 to the membership by the Officers and Standing Committee Chairpersons’ written reports
- IX. Ratification of the Bylaws
- X. Business meeting adjourned

Break

#### Question and Answer Session

- I. Answers to written questions by appropriate Officer/Committee Chair
- II. Wrap-up
- III. Question and Answer Session Ended

## 2022 Annual Meeting Reports of Officers

### President: Roger Hagenruber

I was elected president of the Sandia Heights Homeowners Association at the December 9, 2020, Board meeting and took office after the 2021 Annual Meeting. It has been an honor to serve this past year and to be voted by the SHHA Board to serve one additional year.

SHHA has some 1800 members and comprises over 2400 properties. There are 38 units, each with separate covenants, and that number will change from time to time as new developments seek to join SHHA as a unit. We have two full-time employees that staff our offices at San Rafael and Tramway.

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Our Board of Directors meets monthly, and the various committees meet separately, approximately monthly, as well. Two of our committees—Covenant Support Committee (CSC) and the Architectural Control Committee (ACC)—are especially busy approving plans submitted by owners (the ACC) and enforcing the covenants (the CSC). It is difficult to give proper appreciation to the chairs and members of all our committees and especially the ACC and CSC where so many volunteers give so much of their time. We all owe them our gratitude.

The SHHA Board is anxious to add new members, so if you have an interest in joining the Board, please let a Board member or the office know.

#### **Yearly notes:**

- We are in good shape financially with all bills paid on time, adequate insurance and banking arrangements, and a sound reserve against contingencies. Thanks go to our treasurer, Randy Tripp.
- We hired a new employee, Teresa Gonzales, to replace Jennifer Craft, who relocated. Teresa is a homeowner and member of SHHA. She joined Betsy Rodriguez in our office. Betsy has been with SHHA for 14 years come April and is our “rock.”
- Our committees handled hundreds of approvals for property modifications and many covenant issues, some involving our SHHA attorney. A large workload and a notable accomplishment.
- Our SHHA dues will increase modestly—by 50¢ from \$8.50 to \$9.00—this coming year, which has been very difficult with rising prices, inflation, and the need to be cautious in the face of the Covid pandemic. Still, our dues are very low in comparison to other homeowner’s organizations.

We are presenting some modest modifications to our bylaws and seek your approval. The process of reviewing the bylaws began more than a year ago led by the past president. At the time, it was clear to Board members and Officers that the bylaws needed to be amended to correct a few items and to bring them up to date. The Executive Committee and the entire Board were given an opportunity to review the proposed bylaws and to offer changes. The document presented to the Annual Meeting represents the consensus view of the SHHA Board. We see benefits and no contentious issues, and its approval is recommended to the membership of SHHA.

#### **Vice President: Susan McCasland**

I was elected for a second term as Vice President of the Sandia Heights Homeowners Association at the December 9, 2020, Board meeting. It has been an honor to serve this past year. I am not seeking a waiver to serve a third term and will be handing this Executive Officer position over to a worthy successor at the end of this meeting.

- Served as Vice President for duration of the one-year term. Second year as VP.
- Performed the following functions in accordance with the Bylaws:
  - Acted on behalf of President when President was not available.
  - Set up Executive Committee Zoom meetings, including agendas and virtual meeting links

#### **Nominating Committee**

Members:

Susan McCasland, Chair

Martin Kirk

Dale Arendt

- Screened Board members to select a slate for 2022 Executive Committee.
- Interviewed and brought 2 new members through the nominating process and onto the Board.
- Interviewed 2 potential new Board members and am presenting them at the 2022 Annual Meeting for election to the Board.
- Reviewed and amended the Nominating Committee charter to specify voting procedures in virtual meetings

#### **Secretary: Martin Kirk**

I was elected Secretary of the Sandia Heights Homeowners Association at the December 9, 2020, Board meeting and took office after the 2021 Annual Meeting. It has been an honor to serve this past year and to be voted by the SHHA Board to serve one additional year.

- As Secretary, I serve on the Executive Committee, which meets on the 1st Wednesday of every month.
- As Secretary, I work with the Communications (GRIT) Committee to approve GRIT contents.
- Performed the following functions in accordance with the By-Laws.
  - Oversaw the preparation and approval of the Board meeting minutes.
  - Certified the presence of a quorum necessary for the proper conduct of business at each Board meeting.

*Continued on page 3...*

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- Ensured that SHHA's Official Records Book is properly maintained and is on file at the SHHA office.
- Reviewed and approved the format and printing of the monthly GRIT.

### **Treasurer: Randy Tripp**

#### **Finance Committee**

Members:

Randy Tripp, Chair  
Carnie Abajian  
Fenton McCarthy  
Tracey Goodrich  
Jim Stewart

#### **2021 Budget Results**

The Board approved 2021 Budget estimated Gross Income of \$221,157.73. Expenses of \$219,783.29 and Other Expenses of \$930.00, resulting in a Net Income of \$444.44.

As stated at the time the 2021 Budget was approved, these are projections which may change during the year and indeed they have changed. The final financial reports show a Gross Income of \$229,555.85, Expenses of \$222,754.78 and Other Expenses of \$1,926.54, resulting in a Net Income of \$4,874.53. The Major differences between budgeted and actual amounts were the purchase of only four tram tickets per day for 2021 and legal expenses. In addition, all Committee Chairs effectively managed their budgets which resulted in cost savings.

#### **2022 Budget**

After reviewing the proposed budget at its November 10, 2021, 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 target Net Income of \$10,612.32.

Each year the income and expenses will be reviewed to establish the best course of actions for the following year.

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

There is an ongoing attentiveness to possible labor and financial expense conservation. When evident,

these items will be brought to the attention of the Executive Committee and Board for consideration.

#### **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, Quick-books, dues, petty cash, advertising, Tram passes, health insurance, and security with no aberrant findings. Recommendations have been made to the Board, when warranted.

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

A spreadsheet for Actual Expenses vs. Budget is on page 11, and a Balance Sheet is on page 12.

## **2022 Annual Meeting Reports of Standing Committees**

### **Architectural Control Committee (ACC)**

Members:

David Crossley, Chair  
Robert Bower  
Richard Brackett  
Tracey Goodrich  
Robert Hare  
Michael Pierce  
Hugh Prather  
Randy Tripp

#### **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 monthly on 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays to expedite response times
- Administratively approves projects where review by entire ACC is deemed unnecessary by the Chair
- Publishes guidelines to assist residents with the design process

*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	# of calls		# of calls
Alarms	20	Special Extra Patrol	5
Animal Control Assist	1	Special Request/Vacation	65
Customer Assist	5	Speeding Vehicle	1
Lost/Found Pet	0	Suspicious Activity	2
Mailbox Vandalism	1	Suspicious Vehicle	5
Motorist Assist	1	Theft	1
Newspaper/Package Pickup	8	Utility Assist	1
Noise Complaint/Suspicious Noise	0	Vandalism	1
Open Door/Window/Garage	2	<b>Total Calls</b>	<b>119</b>

**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 March 9, 2022, at 6:30 pm via Zoom Meeting.
- **Office Closures for Holiday(s)** None.
- **Notary services (except on Fridays), copies (20 per month), 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](http://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. \$7.50 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](http://www.sandiahomeowners.org), under the **Notices and Information** tab. Each participating merchant offers a discount to SHHA members. The following is a list of currently participating merchants:

Criel and Associates, LLC
Jade Enterprises Inc.
Remax Select – Pete Veres
Tutor Doctor
Waterstone Mortgage



*Sherry* is a Sandia Heights resident with over 30 years experience!



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

# TAX SEASON 2022

What You Need to Know

## Standard Deductions

FILING STATUS	2020	2021
Single	\$12,400	\$12,500
Married—Filing Jointly	\$24,800	\$25,100
Married—Filing Separately	\$12,400	\$12,500
Head of Household	\$18,650	\$18,800

## Important Dates

APRIL	OCTOBER
15	15
Deadline to file and pay taxes or request an extension.	Last day to file a tax return if you received an extension from the IRS.

## The Pandemic and Your Taxes

### Unemployment Benefits

While the first \$10,200 of unemployment benefits were made tax-free in 2020, this does not apply in 2021. So plan to pay taxes if you were unemployed in 2021 and did not have taxes withheld from your unemployment payments.<sup>1</sup>

### Paycheck Protection Program (PPP) Loans

In an effort to help small business owners stay afloat, the government offered them Paycheck Protection Program (PPP) loans. These loans will be fully forgiven as long as they were used for payroll costs, interest on mortgages, rent and/or utilities.<sup>2</sup>

### Stimulus Checks

Good news: If you received a stimulus check, it does not count as taxable income.<sup>3</sup>

### Need a great tax professional?

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## NEW YEAR'S GOALS FOR YOUR HOME

**Many people make New Year's resolutions for themselves, so why not set some New Year's goals for our homes? Here are four resolutions that will give you a more enjoyable place to live.**

### **Make It Neater**

Every year we bring more stuff into our homes until they get filled with clutter and it becomes harder to find the things we use and enjoy the most. Go room-by-room, remove what you don't use, wear, or love, and donate it to charity. Clear counters of anything you don't use daily. Store items in cabinets, baskets, or trays.

### **Make It Greener**

Here are some easy ways to cut home energy use-and utility bills! Install low-flow shower heads, and LED bulbs in all lamps and fixtures. Turn your heat down at night and turn off air conditioning when you leave. Switch off lights when you leave a room. Only run full loads in the dishwasher and washing machine. Avoid leaving computers and other electronics in "stand-by" mode-turn them off when not in use. Water the lawn less and consider planting drought-tolerant landscaping.

### **Make It Ready for Entertaining**

Make your home more inviting to family and friends by updating the areas you entertain in. Bring in some plants. Be bold with something large-such as potted palm or flowering plant. Rearrange your furniture into conversation groups, instead of just facing the television. Emphasize a new accent color by taking one that's already in the room and adding a new pillow or throw in the same shade.

### **Make It Safer**

Install smoke detectors on every bedroom floor. Put fire extinguishers in the kitchen and on every floor. Clean lint from vents and ducts behind your dryer-highly combustible lint is the cause of more than 15,000 building fires a year. Carbon monoxide (CO) is a major health hazard; if a furnace vent or chimney flue leaks or is blocked, CO can enter your home. This deadly gas is colorless and odorless, so you need a CO detector to tell if it's present. Install one on every bedroom floor. Another colorless, odorless gas is radon, which causes about 21,000 lung cancer deaths a year. It's reported one in fifteen homes have elevated levels. (About 1 in 4 in Sandia Heights according to Radon Inspectors I've talked to.) Fortunately, an inexpensive test kit from your local hardware store can tell you if you're safe or need to take action to mitigate. To prevent mold, make sure bathrooms and attics are vented to the outside. And if your was built or last remodeled before 1978, test for lead paint and asbestos, which should be professionally removed before you do any remodeling.



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... continued from page 3

- Maintains a log of active projects on the SHHA website and in *The GRIT* newsletter
- Periodically publishes articles in *The GRIT* newsletter

### Summary of Activities for 2021

A total of 315 applications were approved in 2021.

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 regarding improvements and repairs to facilities at the Elena Gallegos picnic area.

### Major Accomplishments for 2021:

- Working with new owner of Quail Run Center, where the SHHA office resides, for major upgrades. New name of center: Sandia Heights Village
- Revised ACC approval process to expedite simple projects
- Upgraded the legal status of the ACC Guidelines to equality with the covenants which will permit greater enforcement against violators.

### Communications and Publications (C&P)

Members:

Susan McCasland, Chair  
Stephen Baca  
Judy Durzo  
Elizabeth Edgren  
Burt O'Neil

### Summary of Activities for 2021:

- Edited and laid out the monthly *GRIT* newsletter, adding content in each 2021 issue. C&P content included:  
**Jan:** Extended Office Hours Trial Period, Seeking People Interested in Helping Their HOA  
**Feb:** Kiwanis Cabin, Monthly Fun Fact, Apache Plume (Fallugia paradoxa), Extended Office Hours Trial Is Still Going On  
**Mar:** annual committee report, Soliciting Board Members  
**Apr:** Monthly Fun Fact  
**May:** Water Conservation & Restrictions  
**Jun:** Special Election Reminder, Farewell to Jennifer, Monthly Fun Fact  
**Jul:** Happy 4th of July; Monthly Fun Fact; Too Close for Comfort; Dog Walkers, Take Note; Send in Your Photos Now!

**Aug:** Welcome, Teresa!; Respect Our Wildlife; Stormwater Pollutants; Wildfire Prevention Tip; SH Tips & Hacks; Monthly Fun Fact; Send in Your Photos Now!

**Sep:** We Need You!, Tumbleweed pulling reminder, Wildfire, Monthly Fun Fact, Send in Your Photos Now!

**Oct:** secured permission to reprint ABQ Journal article on Domingo Baca; Monthly Fun Fact; Time is Running Out, Send in Your Photos Now!; And While on the Subject of the Directory...; SH Tips & Hacks

**Nov:** Now Is the Time to Consider Serving; We'd Like Your Thoughts on the Website; Church of the Good Shepherd's Dedication Set for Sunday, May 5 [1985] (historical article); Bow Hunting in Sandia Ranger District; History of Veterans Day; SH Hacks & Tips; Last Chance!! Send in Your Photos Now!; Last Chance for 2022 Directory Changes, Too; Monthly Fun Fact; Semi-annual Tramway Trash Pickup

**Dec:** 2022 Annual Meeting, Board Member Candidate, Please Don't Feed Our Deer, December Holidays, Monthly Fun Fact

- Oversaw and assisted office with publication of the 2022 *Residents Guide and Directory*.
- Instigated and oversaw updates to the SHHA webpage. Started discussions on improving functionality of webpage and office databases.
- Designed SHS utility bill inserts, as needed, for SHHA business
- Reviewed committee charter and Association by-laws.
- Responded promptly to member requests, comments, and complaints

### Community Service and Membership (CS&M)

Members:

Elizabeth Edgren, Chair as of March 2021  
Vicki Criel  
Roseann Houlihan  
Hugh Prather

### Functions:

Works to strengthen member benefits and to support and encourage social events that will build a sense of community in the SHHA.

Summary of Activities for 2021:

- Refined a new neighbor welcoming initiative to be implemented in 2022
- Began review of Welcome Packet info that is mailed to all new residents

Continued on page 14...

## ACC Activity Log

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

13 Sandia Heights Drive – Roof Mounted Photovoltaic Panels Installation
230 Spring Creek Lane – Replace Windows
532 Roadrunner Lane – Reroof Metal Section
565 Live Oak Road – Landscaping
624 Cedar Hill Road – New Stuccoed Block Wall
637 Cougar Loop – Landscaping
956 Antelope Avenue – Landscaping
1053 Red Oaks Loop – Roof Mounted Photovoltaic Panels Installation
1862 Tramway Terrace Loop – Reroof
2724 Tramway Circle – Replace Wooden Fence with Cement Block Wall
2724 Tramway Circle – Catch Basin and Drainage

Visit the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org) to read about all projects currently under ACC management.

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## Our Sabre Tooth Tree

By Hector & Patt Rede, SHHA members

Caught on a recent cold day







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Happy St. Patrick's Day

**\$2 off your next beer, cider or hand-crafted cocktail**  
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**“Sandia Heights”**

**SOLD!**  
Above List Price



**43 Cedar Hill PI NE \$1,395,000**



**Sandia Heights 2022**  
Market Stats  
year to date

**Closed Sales**  
8  
-42% from 2021

**Average Sale Price**  
\$826,320  
+ 43% from 2021

**New Listings**  
10  
-16% from 2021

**Avg Price per sq.ft.**  
\$254.65

Year to date comparison this year 1/1/2022 - 2/9/2022 to last year 1/1/2021 - 2/9/2021  
single family homes

**Sandia Heights Homes SOLD by ABQ Dream Homes**  
Last 12 months

**43 Cedar Hill Place NE \$1,395,000**

**59 ROCK POINT Place NE \$1,160,000**

**9114 Lynx LP NE \$850,000**

**532 Roadrunner Lane NE \$830,500**

**1570 Eagle Ridge Court NE \$785,000**

**24 Sandia Heights Drive NE \$760,000**

**1567 EAGLE RIDGE Court \$651,000**

**2724 Tramway Circle NE \$399,000**

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# SOLD SANDIA HEIGHTS SOLD



**21 Cedar Hill  
Road NE**  
List Price \$585,000

2961 Square Feet  
4 Bedrooms  
2.5 Baths  
2 Car Garage



**11108 Bobcat  
Place NE**  
List Price \$675,000

2488 Square Feet  
4 Bedrooms  
3 Baths  
3 Car Garage



**133 Juniper Hill  
Road NE**  
List Price \$750,000

3468 Square Feet  
4 Bedrooms  
3.5 Baths  
3 Car Garage



**1014 Tramway  
Lane NE**  
List Price \$409,000

1.89 +/- Acre Lot

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Sandia Heights Homeowners Association

Actual vs Budget

January through December 2021

	<u>Jan - Dec 21</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
Photocopies Sold	0.90	12.00
Safety Vests Sold	50.00	12.00
Directories Sold	0.00	10.00
Tram Pass Tickets Sold	6,923.00	8,000.00
Membership Dues	188,991.66	181,296.00
ACC Income	650.00	350.00
GRIT Advertising	25,434.40	19,280.00
Directory Advertising	7,072.96	6,800.00
CD Interest	418.62	300.00
Total Income	<u>229,541.54</u>	<u>216,060.00</u>
Gross Profit	229,541.54	216,060.00
Expense		
ACC	492.45	552.00
C S & Membership	18,051.80	10,480.00
Comm & Publications	21,475.10	23,768.00
CSC	400.00	480.00
Parks & Safety	455.08	600.00
Executive Committee	21,496.04	6,400.00
Operating Expense	125,752.91	127,303.84
Insurance Expense	11,608.46	19,465.00
SHHA Expense	23,022.94	22,800.96
Total Expense	<u>222,754.78</u>	<u>211,849.80</u>
Net Ordinary Income	6,786.76	4,210.20
Other Income/Expense		
Other Expense		
Income Tax	1,926.54	1,500.00
Total Other Expense	<u>1,926.54</u>	<u>1,500.00</u>
Net Other Income	<u>-1,926.54</u>	<u>-1,500.00</u>
Net Income	<u><u>4,860.22</u></u>	<u><u>2,710.20</u></u>

**Sandia Heights Homeowners Association**  
**Balance Sheet**  
As of December 31, 2021

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking	33,484.25
Business Investor Fund	28,266.29
Petty Cash	111.22
CD #5	112,326.03
<b>Total Checking/Savings</b>	174,187.79
<b>Other Current Assets</b>	
Claim of Lien	10,669.11
Claim of Lien - reserve	-10,669.11
Prepaid Postage Meter	11.47
<b>Total Other Current Assets</b>	11.47
<b>Total Current Assets</b>	174,199.26
<b>Fixed Assets</b>	
Office Improvements	3,563.96
Computer Equipment	6,163.63
Office Equipment	8,525.40
Office Furniture	14,372.59
Software	4,302.84
Accumulated Depreciation	-36,428.51
<b>Total Fixed Assets</b>	499.91
<b>TOTAL ASSETS</b>	<b>174,699.17</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Reserves.	120,500.18
Retained Earnings	49,324.46
Net Income	4,874.53
<b>Total Equity</b>	174,699.17
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>174,699.17</b>

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## Sandia Heights MARKET UPDATE PAST YEAR 3/2021 to 3/2022

2 Larger homes For Sale on Larger Lots | Avg Asking price \$774,000 Avg Asking price/sf \$285.76

2 homes Pending | Avg Asking Price \$664,500 | Avg Asking price/sf \$263.07

61 Homes Closed past year to date | Avg Sold Price \$821,801 | Avg Sold price/sf. 223.60

2 Smaller homes on smaller lots | Avg Asking price \$350,000 | Avg Asking price/sf \$207

3 homes pending | Avg Asking Price \$413,000 | Avg Asking price/sf \$232.28

46 Homes Closed past year to date | Avg Sold Price \$382,862 | Avg Sold price/sf 210.41 Note Every Home Is

Unique . Price is always based on condition, updates, location and views.

Current Interest rates hovering around 3.75% for 30 year conventional & 3.75% 30 year VA!

**SOLD!**



San Rafael Pl NE

**SOLD!**



Bobcat Blvd NE

**SOLD!**



Indigo Court NE

**SOLD!**



Rock Ridge Court NE

## 930 TRAMWAY LANE NE ASKING PRICE \$600,000 PENDING!

LOCATION | GREAT VALUE | ACREAGE | VIEWS | CUSTOM HOME! NATURE!

**Pending!**



**Quality Home!**

**Pending!**



**Unique Home!**

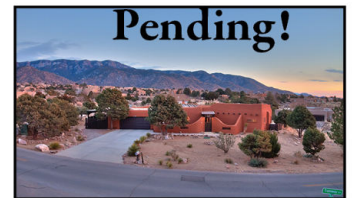


**Understated Elegance!**



**Quality Features!**

**Pending!**



**Great Views! &Space!**

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MARCH 2022

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...continued from page 7

- Published articles in The GRIT newsletter: SHHA website features (Apr), ballooning (Jun), Unit community-building (Jul), welcoming new neighbors and committee volunteer solicitation (Aug), interview with Sandia Heights Security (Aug), interview with Sandia Height Artists (Sep), intro to upcoming webinars (Oct), and Member Benefits key tag info (Dec)
- Designed and began Zoom-based webinars open to all SH residents, on community-building topics: how to start a google group for your neighborhood (Oct), how to establish a little neighborhood library (Dec), and how to have a block party (TBD)
- Added five Participating Merchants to the Member Benefits program
- As part of SHHA Strategic Plan, updated the CS&M Committee Charter

#### Statistics for 2021:

- On Jan 1, 2021 – 1722 member households
- On Dec 31, 2021 – 1779 member households
- Membership = 73% of 2441 households
- Membership number increased by 57 households, but membership rate decreased by 10% due to the addition of about 220 households
- 974 Tram Passes were used (at a maximum rate of 4 per day). 170 were not used = 85% usage rate

### **Covenant Support Committee (CSC)**

#### Members:

Bob Thomas, Chair  
Randy Tripp, ACC liaison  
Stephen Baca  
Judy Chreist  
Stan Davis  
Joyce Harkwell  
Vicki Meredith

#### 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 provides covenant enforcement through a formalized process.

Many of the covenants were written in the 1960–1970 timeframes and do not specifically address some of the key issues we face today. For some complaints, the unit covenants do not cover or address 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 SHHA webpage offers guidance on how to change your unit covenants.

In some situations, the Bernalillo County zoning Codes and Ordinances are more restrictive than the SHHA covenants, such as for outdoor lighting, barking dogs, and trash. In these instances, we encourage the homeowner to file a complaint with the County. The SHHA office staff can offer guidance on contacting the County.

The CSC meets the first Tuesday of every month at 6:00 PM in the office conference room. Due to COVID-19, most CSC meetings this past year have been conducted via Zoom. If you plan to attend a meeting, we request that you notify the office 24 hours ahead of time and give your subject matter. Homeowners with questions or a statement to make to the Committee are allotted five minutes at the beginning of each meeting. Then the meeting goes into Executive Session to maintain the confidentiality of CSC business. With a Zoom meeting, the homeowner will be signed out of the meeting before going into Executive Session. The CSC Agenda and Minutes are for internal distribution only.

#### Summary of Activities for 2021:

There were fifty-two complaints handled by the CSC in 2021, including eleven carried over from 2020. This compares to fifty-seven over the previous year. All were investigated by CSC members and recommendations were made as to the validity of the complaints with regard to the covenants in their particular units. Of these, forty-two were closed in 2021. Several complaints in 2021 required legal actions by the SHHA attorney.

#### 2021 Successes:

As was the case in 2020, most CSC meetings in 2021 were held virtually via Zoom. Due to COVID-19, Committee members did not make in-person contact with complainants or suspected violators, alternatively all communication was by phone or email. This required significantly additional effort by the CSC members. However, in these COVID-19 times, all complaints filed with the SHHA office and handled by the CSC were thoroughly investigated and resolutions negotiated.

The Multi-year Strategic Plan was adopted by the Board in February 2020 and presented to the homeowners at the 2020 Annual Meeting. The plan placed additional emphasis on the SHHA dual mission Statements – preservation of property values and maintenance of the

## Community Events Bulletin Board

*This group is not sponsored by SHHA. Information is provided to keep residents informed.*

**Sandia Heights “Cork & Fork” Dining Activity:** We are happy to announce that Cork & Fork has resumed our bimonthly dinners. We gather in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. 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. All adult Sandia Heights residents are welcome. To inquire or join any time of year, call Rene Kessel at (505) 504-3886 or email at [rene.kessel@cblegacy.com](mailto:rene.kessel@cblegacy.com).

**Notice:** Any corrections to the printed version of the GRIT can be found on the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org). We always welcome Letters to the Editor and your response to articles in *The GRIT*. Email us at [thegritshha@gmail.com](mailto:thegritshha@gmail.com).

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environment and unique quality of living in the Sandia Heights community. The CSC fully support these Mission Statements, and to further enhance and make visible our commitment, the CSC has updated the Charter to be explicitly tied to the Mission Statements. The CSC Charter is viewable on the SHHA website.

### Parks & Safety Committee (P & S)

Members:

Joe Boyce, Chair  
Martin Kirk  
Julie Rochman  
Ron Vigil  
Cheryl Wieker

#### Summary of Activities for 2021:

- Cleanup of Tramway Blvd. between Paseo Del Norte and Simms Park Road done April and November with numerous trash bags filled and ~ 10 volunteers each event.
- New Wildfire risk warning signs created
- Main roadsides mowed with County to reduce fire and safety risks
- Policy for SHHA for security camera consideration developed—encourage homeowner placement, no SHHA effort for now
- Multiple GRIT articles on street safety, dogs, invasive species, security neighborhood practices
- Meetings were held via Zoom in view of Covid risks
- Traffic risks at Paseo Del Norte and Tramway Blvd. identified and concern conveyed to County and State
- Old files purged; survey results retained

#### Ongoing Projects:

- Community wildfire plan – Julie Rochman and Cheryl Wieker, leads
- Wildfire risk sign placement in coordination with Bernalillo County
- Change name of committee to Environment and Safety Committee
- Ongoing safety and security efforts with Bernalillo County and other parties





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



**March 17**