



March 2023

Vol. 39 – No. 3

Officers

President – Roger Hagengruber
Vice President – Hugh Prather
Secretary – Martin Kirk
Treasurer – Randy Tripp

Board Members

David Crossley
Elizabeth Edgren
Tracey Goodrich
Robert Hare
Fenton McCarthy
Susan McCasland
Kathleen McCaughey
Claudia Mitchell
Arthur Romero
Bob Thomas- Board Member Emeritus

Committee Chairs

David Crossley – Architectural Control Committee (ACC)
Bob Thomas – Covenant Support Committee (CSC) Acting Chair
Susan McCasland – Communications & Publications (C&P)
Elizabeth Edgren – Community Service & Membership (CS&M)
Kathleen McCaughey – Environment & Safety Committee (E&S)
Randy Tripp – Finance Committee (FC)
Hugh Prather – Nominating Committee (NC)

Office Staff

Diane Barney - Administrator
Angela Moreno – Administrator

SHHA Office

12700 San Rafael Avenue NE, Ste. 3
Albuquerque, NM 87122

Office Hours: M–Th, 9 AM – 4 PM,
Fridays 9 AM – NOON

Closed on federal holidays

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Website: www.sandiahomeowners.org

Emails: sandiaheights@comcast.net
shha@sandiahomeowners.org

2023 Annual Meeting Report

The 2023 Annual Meeting of the Sandia Heights Homeowners Association was February 28, 2023, from 9:00 to 10:30 AM. It was an in-person meeting—the first in 3 years—at the Church of the Good Shepherd on Tennyson. The reports of the Association’s Officers and Directors of the Board are reprinted in this month’s *GRIT* 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 2022 Annual Meeting
- IV. Introduction of invited guests
- V. Introduction of the 2022 Board of Directors and SHHA Standing Committee Chairs
- VI. Election by membership of two new Directors to the Board (their biographies were in the December 2022 *GRIT*)
- VII. Announcement of 2023 Officers and Board of Directors
- VIII. Reports for 2022 to the membership by the Officers and Standing Committee Chairpersons’ written reports
- IX. Sandia Heights Services explained upcoming water utility upgrades
- X. Business meeting adjourned

Question and Answer Session

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

Welcome to Angela, New Administrator in the Office

Angela Moreno and husband John, between them, share 7 kids and 4 grandchildren. Angela’s family comes to New Mexico by way of New Orleans, Louisiana, and she loves to cook Creole food. Angela speaks French and spent some time living in Paris. A graduate of UNM, Angela has experience in real estate, insurance and wellness. She brings 30 plus years’ customer service, administrative, and fitness experience. She loves yoga (is a certified Hatha Yoga & Tai Chi instructor), and has a part-time baking business making specialty cupcakes, cookies, cakes & more. (You can see more of her baking at @getyourpeaceofcake on Instagram & Get Your Peace of Cake on Facebook.) Welcome to SHHA, Angela!

2023 Annual Meeting Reports of Officers

President: Roger Hagengruber

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 for the past two years. The Board has asked me to continue to serve as President for an additional year and I agreed, so it will be my honor to serve you for another and final year.

SHHA has some 1800 members and comprises over 2400 properties. There are 39 units in Sandia Heights, 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.

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 (ACC) and enforcing the covenants (CSC). It is difficult to give proper appreciation to the chairs and members of all our committees. This is especially true for 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 member or the office know. We will be asking the membership of SHHA to approve two new members at this 2023 Annual Meeting.

Yearly notes:

- We are in good shape financially with all bills paid on time, adequate insurance, and banking arrangements. Unfortunately, our costs have continued to rise to the point where we could not continue with our current dues without running a significant deficit, which is not allowed. So, this January we increased our dues to \$15.00 monthly with the expectation that this increase will see us through the next several years. Our Tram tickets also increased to \$10.00, which remains a bargain compared to prices at the Tram.

- In the past year, we lost two employees to personal illness. We were fortunate to hire a new administrator, Angela Moreno, who lives in our area and comes to us with considerable administrative experience. She joined Betsy Rodriguez in our office. For Betsy and me, the past two years of turnover and turmoil has been a challenge and a difficult workload for Betsy. We are all grateful to Betsy for seeing our office through these difficult transitions.

- Our committees handled hundreds of approvals for property modifications and many covenant issues, some involving our SHHA attorney. This represents a large workload and is a notable accomplishment.

- Our attorney retired from practice at the end of last year, so we engaged the services of Scott Turner who has very extensive experience with homeowners' associations.

We have begun another review of our bylaws at the suggestion of several Board and SHHA members. When this review is completed and approved by the Executive Committee and the Board, we plan to hold a special meeting of the SHHA membership to seek approval.

At this meeting, we are pleased to welcome John Chavez from Sandia Heights Services and Bernalillo Commissioner Walt Benson to present upcoming changes in the Sandia Heights water system. Your Board members attended a meeting to hear about these changes and asked for this presentation at our annual meeting since we were sure that everyone would have an interest.

Vice President: Dale Arendt (thru November 2022), Hugh Prather (after November)

The Vice President's role is primarily a supporting role for the Executive Committee and the Board of Directors. The VP oversees coordination of the monthly Executive Committee meeting and leads monthly meetings when the President is not available.

The Vice President also chairs the Nominating Committee. This past year we initiated the concept of having Board and Committee recruitment as a year-long initiative and not just a year-end strategy. We continue to recruit excellent people to serve on our committees and Board. But we have many competitors for these excellent volunteers and our pool of available personnel is sometimes thin.

In 2023, we will continue to explore new ways to keep recruiting quality volunteers. Our desire is to have more waiting in the wings to serve on our Board while having our committees adequately staffed with exemplary volunteers.

The other major initiative we introduced this year was a Consent Agenda in an attempt to streamline our Board meetings and provide optimal time to focus on our most urgent and upcoming initiatives. In essence, a Consent Agenda is one motion that approves all electronic meeting reports that the Board has received and reviewed since the last board meeting. This Consent Agenda eliminates the need to have numerous time-depleting oral reports that are looking backwards on activities over the past month and allows the Board to have more time for conversations pertaining to futuristic priorities.

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 content.
- I performed the following functions in accordance with the By-Laws.

...continued from page 2

- 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.
- Ensured the preparation and publication of the notification for the Annual Meeting.
- 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.
- Performed additional duties as needed by the Executive Committee and the Board in general.
- Researched and presented as a member of the E&S committee on Zoom my findings about safety, crime, and ingress/egress traffic issues in Sandia Heights

Treasurer: Randy Tripp

Finance Committee

Members:

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

2022 Budget Results. The estimated Gross Income was \$250,828.96, expenses were \$243,138.30, resulting in a Net income of \$5,425.35. A spreadsheet for Actual Expenses vs. Budget is on page 11, and a Balance Sheet is on page 12.

2023 Budget. Each year the Finance Committee reviews income and expenses to facilitate making recommendations to the Board for their decision. Projections do change during the course of the year; current details may be found on the SHHA website under the Finance tab in the Board section.

The budget was reviewed and approved by the Board at the October 12 meeting. The budget was based on the current and projected reserves and the revenues required to cover the services needed by SHHA property owners.

2023 projected income is \$393,160.31, projected expenses are \$339,537.00, allowing a projected target Net Reserve of \$53,623.31.

Internal Reviews. Major financial procedures are reviewed annually to ensure compliance. Categories are, payroll, QuickBooks, dues, petty cash, advertising, tram passes, health insurance and security. There were no aberrant findings. Recommendations, where warranted, were made.

2023 Annual Meeting Reports of Standing Committees

Architectural Control Committee (ACC)

Members:

David Crossley, Chair	Robert Hare
Robert Bower	Michael Pierce
Richard Brackett	Hugh Prather
Tracey Goodrich	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 1st and 3rd 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
- Maintains a log of active projects on the SHHA website and in the GRIT newsletter
- Periodically publishes articles in the GRIT newsletter

Communications and Publications (C&P)

Members:

Susan McCasland, Chair	
Stephen Baca (through November)	
Judy Durzo	Elizabeth Edgren
Ann List (starting January 2023)	
Claudia Mitchell (starting November)	
Burt O'Neil	

Summary of Activities for 2022:

- Edited and laid out the monthly GRIT newsletter, adding content in each 2022 issue. Jan: Honoring Dr. Martin Luther King Jr., Monthly Fun Fact, SH Tips & Hacks, History of New Year's Celebrations. Feb: SHHA Annual Meeting; Have You Seen the New Wildfire Signs?; Tramway, Circa 1969; Are You Signed Up for Email Alerts?; Our Backyard Antenna Farm; Bears in the Sandia Mountains; Some Fac-toids About Valentine's Day; Monthly Fun Facts. Mar: Annual Meeting officer and committee reports. Apr: A Farewell & A Welcome; Neighborhood Birds; SH Tips & Hacks; Monthly Fun Fact; Happy Easter!/Chag Pesach Samech!/ Ramadan Mubarak!; Pets & Covid; Proper Septic System Care Makes Environmental and Economic Sense (Historical article). May: Ranger Finds Poop Bag Every 466 Feet (or 2.5 Minutes of Hiking) on Colorado Trail + A Poop Bag Tip, Gestures of Support for Ukraine, A Fond Farewell. Jun: Primary Election Day, June7; Monthly Fun Fact; SH Tips & Hacks: Home Recipes for Weed Killer, Garden Insecticide, Insect Repellent; Smokey Sandias photo. Jul: Unprecedented Fire Season—Please Be Careful!; Dogs, Dogs, Dogs...; Monthly Fun Fact; SH Tips & Hacks: Keeping Your House Cool This Summer, A Few of Last Year's Submissions for the Directory Photo Contest; Photo Contest announcement. Aug: Images of Summer, Monthly Fun Fact on chiles, School Starts August 10. Sep: Hummingbirds, Xeriscape for a Desert-Friendly Yard, Monthly

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 (505) 856-6347, **mobile** (505) 263-4654.

January 2023	# of calls		# of calls
Alarms	8	Special Request/Vacation	74
Customer Assist	3	Suspicious Activity	4
Customer Inquiry	2	Suspicious Person	1
Lost/Found Item	1	Utility Co. Assist	1
Lost/Found Person	1	Vandalism	1
Neighbor Dispute	2	Vehicle Burglary/Break In	1
Newspaper/Package Pickup	0	Welfare Check	1
Noise Complaint/Suspicious Noise	0	Wildlife Report	1
Special Extra Patrol	4	Total Calls	105

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:** (505) 798-7000 **Bernalillo County Fire Department Non-Emergency:** (505) 468-1310 **SHS Water/Sewer Emergencies (M-F 7AM – 4PM):** (505) 856-6345 **SHS Water/Sewer Emergencies After Hours:** (505) 888-5336 **NM Gas Co. Emergencies:** (505) 697-3335 **PNM Outage & Emergencies:** 1-888-342-5766

Announcements & Notices:

- **Office hours:** Monday – Thursday 9 AM – 4 PM.
Fridays 9 AM – NOON.
- **Board Meeting:** scheduled for March 8, 2023, at 6:30 pm in person at SHHA office.
- **Office Closures for Holiday(s):** None.
- **Notary services (Tues–Thurs, by appointment), 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. \$10 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>.

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SANDIA HEIGHTS 2022 MARKET SUMMARY



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

Homes SOLD: 85
Average Size: 2717 Sq. Ft.
Average Price: \$259 (per Sq. Ft.)
Average Sold Price: \$701,602
Average Days on Market: 16

Our Sandia market continues to do very well. Prices are at all time highs. Interest rates have increased which resulted in 85 sales vs 133 sales in 2021. This may be the BEST TIME to sell as inventory is still low. 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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Sharon's Sandia Heights Market Update Past Year 3/2022 to 3/2023

3 Larger homes For Sale on Larger Lots | Avg Asking price \$713,000 | Avg Asking price/sf \$228.05
 2 Pending | Avg Asking Price \$819,000 | Avg Asking price/sf \$208.04
 43 Homes Closed past year to date | Avg Sold Price \$865,890 Avg Sold price/sf. \$280.01

2 Smaller homes on smaller lots | Avg Asking price \$464,900 | Avg Asking price/sf \$245.27
 4 home pending | Avg Asking Price \$ 484,750 | Avg Asking price/sf \$258.13
 28 Homes Closed past year to date | Avg Sold Price \$428,948 Avg Sold price/sf \$240.78

Note Every Home Is Unique . Price is always based on condition, updates, market appeal, location and views.
 Current Interest rates hovering around 5.875% for 30 year conventional & 5.625% 30 year VA!



1405 San Rafael Pl NE



1195 Bobcat Blvd NE



730 Tramway Lane NE



54 Rock Ridge Court NE

ANOTHER GREAT SANDIA HEIGHTS HOME SOLD!

1723 QUAIL RUN COURT NE | ASKING PRICE \$679,000 | 2855 SF | 4 BR | 3 BATHS



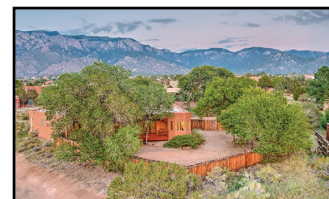
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... continued from page 3

Fun Fact, Please Do Not Feed Wildlife, Keep Sandia Heights Looking Good, Some Submissions to the 2022 Directory Photo Contest, Photo Contest. Oct: New GRIT Editor; The Shadow Knows; Thank You, Neighbor; Monthly fun Fact; Photo Contest. Nov: Is Your Electricity Out?, The Piñon Pine, Monthly Fun Fact—KiMo Theater, Our Beautiful Sandia Mountains, Photo Contest. Dec: 2023 Annual Meeting, Biographies of Director Candidates, Monthly Fun Fact, The View from Jackrabbit Hill—A Second Look (historical article), Holiday Season best wishes.

- Solicited proposal for upgrading resident database and SHHA webpage. Upgrades will begin in January 2023.
- Proposed to Board that non-member residents should receive a notice and link to on-line GRIT as with members.
- Oversaw and assisted office with publication of the 2023 Resident Guide and Directory.
- Instigated and oversaw updates to the SHHA webpage.
- Designed SHS utility bill inserts, as needed.
- Reviewed committee charter and Association bylaws.
- Responded promptly to member requests, comments, and complaints.

Community Service and Membership (CS&M)

Members:

Elizabeth Edgren, Chair

Vicki Criel

Rick Thompson

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 2022:

- New Committee charter approved by Board.
- Obtained free resources to include in new neighbor welcome bags
- Resumed in-person welcoming of new neighbors, per plan originated in 2019.
- Organized and hosted Membership Appreciation event in the Sandia Heights Village parking lot on June 5th, featuring live music, food truck, give-aways, face painting, local businesses' information.
- Published articles in The GRIT: Little Neighborhood Libraries (Jan & Feb); Appeal for Community Involvement (Feb); NMSU Online Learning Events, and Springtime Landscape Thoughts (Apr); Thank You, Members! Join Us, Non-Members!; What's that Plant?, and Further your Naturalist Education with These Other Resources (Jun); photos from the Membership Appreciation event; BernCo Open Space Division Community Events (Jul); Intro to North Domingo Baca Multigenerational Center; Summertime, and the Swimming Pools Are Open! (Aug); Finding Like-Minded Folks (Sep); Roadrunner ... Curling? (Oct); Join the Welcome Wagon (Dec).

Statistics for 2022:

- On Jan 1, 2022 — 1779 member households
- On Dec 31, 2022 — 1856 member households
- 76% of 2441 Sandia Heights households are members.
- Tram Passes: 2208 available, 1857 used, 351 not used = 84% usage rate.

Covenant Support Committee (CSC)

Members:

Bob Thomas, Chair

Jim Stewart, ACC liaison

Stephen Baca

Judy Chreist

Randy Tripp, Past ACC liaison through November

Stan Davis

Joyce Harkwell

Vicki Meredith

Kathleen McCaughey

Functions:

Sandia Heights has Use Restrictions that are stated in the Covenants and posted on the SHHA website. There are 38 sets of covenants, each applying to a designated unit within the community. The covenants are filed with the Bernalillo County Clerk and are legally binding documents. The CSC currently has eight members who work with property owners to enforce these Use Restrictions. The CSC provides covenant enforcement through a formalized process.

Formal complaints are submitted to the SHHA office on a Covenant Complaint Form found on the SHHA website. The identities of the complainant, alleged violator, address, and nature of the complaint are considered confidential and available only to CSC members.

Many of the covenants were written in the 1960–1970 timeframe 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 little the CSC can do to help. We are bound by what your covenants permit. The covenants can be changed but are owned by the homeowners, and only the homeowners in a specific unit can change their covenants. The CSC cannot change the 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 yard trash. In these instances, we encourage the homeowner to file a complaint with the County. The SHHA office staff can help with contacting the County.

The CSC meets on the first Tuesday of every month at 6:00 PM in the SHHA conference room. In the later part of 2022, we moved past COVID-19 restrictions with Zoom meetings and held in-person meetings in the conference room. If you plan to attend a meeting, we request that you notify the SHHA office 24 hours ahead of time and provide the 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. The CSC Agenda and Minutes are for internal distribution only.

ACC Activity Log

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

30 Cedar Hill Place – Reroof w/TPO Membrane
99 Juniper Hill Road – Replace Exterior Beams and Shade Structure Installation
112 White Oaks Drive – Additional Roof Mounted Photovoltaic Panels Installation
155 Juniper Hill Road – Plant Two Pinon Trees
374 Juniper Hill Road – Reroof with Shingles
560 Black Bear Place – Landscaping
720-24 Tramway Lane – Reroof and Install Trex Decking
1019 Tramway Lane – Landscaping
1134 Marigold Drive – Reroof
1203 Marigold Drive – Reroof
2529 Tramway Terrace Court – Replace Wooden Fencing with Block Walls.
2711 Tramway Circle – Replace Windows and Re-stucco
9104 Lynx Loop – Roof Mounted Photovoltaic Panels Installation
9502 Sandia Vista Dr. – Accessory Storage
9505 Sandia Vista Dr. – Installation of Pool and Pergola
12626 Colony Place – Sunroom Addition and Patio Construction



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

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 currently participating merchants:

CSC Group, LLC. – General Contractors
Criel and Associates, LLC
Jade Enterprises Inc.
O'Brien's Realty, LLC
Safe at Home Environmental Services
Waterstone Mortgage



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2021 SANDIA HEIGHTS SALE AVERAGES

SMALLER LOTS (65 LISTINGS CLOSED)

Average SQFT: 1,960 \$/Sqft: \$228.75 DOM/CDOM: 27/29
O-Price: \$449,760 L-Price: \$446,070 S-Price: \$451,549 LP/SP: 101.49%

ESTATE LOTS (68 LISTINGS CLOSED)

Average SQFT: 3,543 \$/Sqft: \$218.61 DOM/CDOM: 22/22
O-Price: \$776,884 L-Price: \$766,996 S-Price: \$766,163 LP/SP: 100.18%

2022 SANDIA HEIGHTS SALE AVERAGES

SMALLER LOTS (36 LISTINGS CLOSED)

Average SQFT: 1,951 \$/Sqft: \$257.22 DOM/CDOM: 8/8
O-Price: \$497,226 L-Price: \$491,940 S-Price: \$507,067 LP/SP: 103.54%

ESTATE LOTS (50 LISTINGS CLOSED)

Average SQFT: 3,254 \$/Sqft: \$260.47 DOM/CDOM: 22/22
O-Price: \$856,886 L-Price: \$834,470 S-Price: \$837,776 LP/SP: 100.63%

FOR SALE



\$700,000

156 Juniper Hill Rd. NE
2924 SQ FT 4BR 3BA .88 Acres

PENDING



152 Juniper Hill Rd. NE
2294 SQ FT 3BR 2.5BA .56 Acres

SOLD



2 Juniper Hill Loop NE
4507 SQ FT 4BR 4BA .60 Acres

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Just Listed in Sandia Heights!



Sold!!!

616 Cedar Hill Rd, NE \$550,000
4 Bedroom, 2.5 Baths
2 car Garage
.99 Acres

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home is worth in
today's
market!*



Sold!!!

2411 Tramway Terrace Ct, NE
\$350,000
2 Br Plus Office 2 Full Baths
2 Car Garage



Sherry Fowler
505.301.4425
SherrySellsSandiaHeights.com
Sherry@sspabq.com

Sandia Heights Homeowners Association
Actual vs Budget
January through December 2022

	Jan - Dec 22	Budget
Ordinary Income/Expense		
Income		
Contributed Revenue	3,000.00	
Photocopies Sold	0.00	12.00
Safety Vests Sold	67.55	30.00
Directories Sold	0.00	10.00
Tram Pass Tickets Sold	13,878.00	20,580.00
Membership Dues	198,576.35	199,902.00
ACC Income	425.00	350.00
GRIT Advertising	28,104.71	28,150.00
Directory Advertising	6,727.95	7,100.00
CD Interest	49.40	636.72
Total Income	<u>250,828.96</u>	<u>256,770.72</u>
Gross Profit	250,828.96	256,770.72
Expense		
Environment & Safety	125.37	5,604.00
ACC	555.95	552.00
C S & Membership	18,817.17	19,796.00
Comm & Publications	18,313.64	30,815.40
CSC	450.00	480.00
Executive Committee	19,779.25	6,400.00
Operating Expense	145,959.01	136,978.00
Insurance Expense	15,936.00	21,279.00
SHHA Expense	23,201.91	23,040.00
Total Expense	<u>243,138.30</u>	<u>244,944.40</u>
Net Ordinary Income	7,690.66	11,826.32
Other Income/Expense		
Other Expense		
Income Tax	2,265.31	1,214.00
Total Other Expense	<u>2,265.31</u>	<u>1,214.00</u>
Net Other Income	<u>-2,265.31</u>	<u>-1,214.00</u>
Net Income	<u><u>5,425.35</u></u>	<u><u>10,612.32</u></u>

Sandia Heights Homeowners Association

Balance Sheet

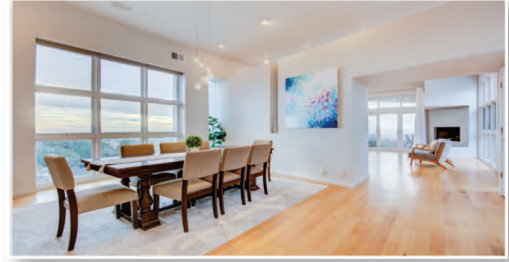
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Checking	37,053.67
Business Investor Fund	28,279.94
Petty Cash	121.89
CD #5	112,360.34
Total Checking/Savings	177,815.84
Other Current Assets	
Contractor-Employee Advance	500.00
Claim of Lien	10,669.11
Claim of Lien - reserve	-10,669.11
Prepaid Postage Meter	70.12
Total Other Current Assets	570.12
Total Current Assets	178,385.96
Fixed Assets	
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
Total Fixed Assets	499.91
Other Assets	
Prepays	1,365.32
Total Other Assets	1,365.32
TOTAL ASSETS	180,251.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-207.36
Total Accounts Payable	-207.36
Other Current Liabilities	
Sales Tax Payable	85.34
Total Other Current Liabilities	85.34
Total Current Liabilities	-122.02
Total Liabilities	-122.02
Equity	
Reserves.	120,500.18
Retained Earnings	54,447.68
Net Income	5,425.35
Total Equity	180,373.21
TOTAL LIABILITIES & EQUITY	180,251.19

Coming Soon

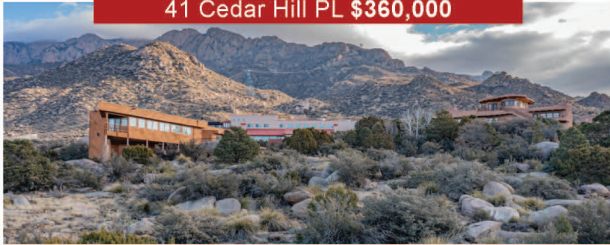
143 Big Horn Ridge Court NE - \$1,490,000

Call for a Private Showing 505-440-8956



Sandia Heights Vacant Lots for sale

.55 acre
41 Cedar Hill PL \$360,000



1.21 acres
9 La Luz Trail \$425,000



ABQ Dream Homes by Veronica Gonzales

Veronica and her team have been successfully serving luxury home buyers and sellers and rank among the top producing Realtors in Albuquerque. We customize our marketing strategies based on current market conditions and client specific needs. Our team has a global network and a vast online reach which attracts buyers using professional staging, architectural photography, and lifestyle video. We also have contractor connections to assist with preparing your home for the market. Visit abqdreamhomes.com/selling to see examples.

FOR A FREE MARKET ANALYSIS CALL, EMAIL OR TEXT 505-440-8956

Free Tram Passes Available

Call to reserve yours

Sandia Heights Resident



...continued from page 7

Summary of Activities for 2022:

There were forty-three complaints handled by the CSC in 2022, including 10 carried over from 2021. This compares to fifty-two complaints over the previous year. All were investigated by CSC members, and recommendations were made as to the validity of the complaints and actions to take for resolution, if necessary. Of these, 38 were closed in 2022.

Several complaints in 2022 required legal actions by the SHHA attorney.

2022 Successes and Challenges

The CSC authored many articles in *The GRIT* in 2022. These ranged from reminders about trash bins and outdoor lighting to how-to details regarding Airbnb-like rentals, septic systems, and radon testing. A list of our 2022 articles was published in the February *GRIT*.

Complaints dealing with trash bins and outdoor lighting continue to be a large part of the CSC workload. Significantly, in 2022 the CSC confronted several covenant violations dealing with parked RVs, Airbnb-like rentals, and invasive elm trees. Many RV violations were successfully resolved and the RVs removed, although with some difficulty in a few cases, and several are on-going. Unfortunately, one Airbnb-like violation could not be successfully resolved by the CSC and is now with the SHHA attorney for filing legal action in District Court.

It appears that Airbnb-like and similar short-term rentals will be a growing problem in Sandia Heights. All covenants prohibit the renting of part of a house, such as a room, but do not prohibit the renting of the entire house. It is worthwhile noting that two units in Sandia Heights have recently amended their covenants to prohibit short-term rentals of any kind, one for a minimum of 30 days and another for a minimum of six months.

Invasive elm trees are an increasing threat to the community. These trees have matured to heights that diminish homeowner views which, of course, impacts property values. Additionally, these trees produce saplings at an alarming rate. The CSC has limited authority to enforce removal of these invasive trees, and so it is asking for homeowner cooperation to remove the trees. For instances where covenant violations have been filed, the CSC has sent “Good Neighbor” letters asking for neighbors to work together to remove both the offending trees and saplings.

The CSC will aggressively enforce covenant violations of RV parking and Airbnb-like rentals, and asks for homeowner help to combat invasive elm trees. It is important and necessary for both the SHHA committees and the homeowners, together, to endorse the SHHA dual Mission Statements—preservation of property values, and maintenance of the environment and unique quality of living in the Sandia Heights community. The CSC fully supports these Mission Statements.

Environment & Safety Committee (E&S)

Members:

Kathleen McCaughey, Chair	
William Ingles	Julie Rochman
Martin Kirk	Viki Teahan
Ron Vigil	Cheryl Wieker
Valerie Rappaport	

Joe Boyce, Past Chair, term ended November 2022

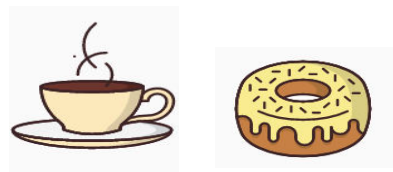
Summary of Activities for 2022:

- Fire protection
 - Brochures out in SHS bill
 - Understanding and communicating with Emergency Notification Systems
 - Active role in the Bernalillo County Community Wild-fire Protection Plan released this year, providing comments and member updates
- Active role in Elena Gallegos Open Space (EGOS) feasibility study
 - Initiated survey of Sandia Heights residents to solicit and collate feedback
 - Sent letter to Mayor Tim Keller, Councilors, and Albuquerque Open Space leadership stating opposition, 6/23/22
 - Meetings, site tours, member updates
- Cleanup of Tramway Blvd. between Paseo Del Norte and Simms Park Road—April & October
- Communication with County to mow roadsides to reduce fire and safety risks
- Memo to Congressmen regarding dangerous intersection at Paseo del Norte and Tramway
- Memo to Sheriff Manuel Gonzales asking him to address drag racing on Tramway, 9/19/22
- Multiple *GRIT* articles on Fire Prevention, EGOS Updates, Street-side Cleanup & Mowing Responsibilities, Dangerous Intersection
- Three new members this year, new chair

Ongoing Projects:

- Community wildfire plan, Hardening Your Home Against Wildfires Workshop scheduled 3/25/2023
- EGOS involvement and member updates
- Continued Adopt-A-Highway cleanups

— End of Reports for Annual Meeting —



Thank you, O’Bean’s Coffee for the coffee & pastries!

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.

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

PROTECT YOUR HOME—Wildfire Risk Reduction Workshop on March 25

On **March 25**, from **10:00–11:30 AM**, at the Church of the Good Shepard (7834 Tennyson St. NE), SHHA will hold a workshop providing important, actionable information about specific steps you can take to greatly reduce the likelihood that YOUR home will be damaged or destroyed by wildfire. Because Sandia Heights is in the “wildland-urban interface” (WUI), our homes and community are at greater risk from fires started by lightning, careless cigarette tossing, etc. The good news is that we can effectively “harden” our homes and reduce surrounding fuel for fires, essentially creating a self-defense system against a fast-moving wildfire. At the workshop, experts will discuss the elements of both the structure and surrounding environment that should be addressed to protect against wildfire. Organizations represented through presentations and/or information tables will include Bernalillo County Fire Department (Javier Torres, Wildland Coordinator), Ciudad Soil & Water Conservation District (Ricky Reedy, Forest Health Coordinator), and the Bernalillo County Office of Homeland Security and Emergency Services. Also, the Forest Service has been invited.





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

