



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

Board Members
 David Crossley
 Elizabeth Edgren
 Eric Faulring
 Heidi Komkov
 Phil Krehbiel
 Susan McCasland
 Kathleen McCaughey
 Claudia Mitchell
 Suresh Neelagaru
 Arthur Romero
 Jim Stewart
 Terry Walker

Committee Chairs
 Phil Krehbiel – Architectural Control Committee (ACC)
 Arthur Romero – Covenant Support Committee (CSC)
 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 – Office Director
 Trish Lovato – Lead Administrator
 Holly Sylvester – Administrator

SHHA Office
 12700 San Rafael Avenue NE, Ste. 3
 Albuquerque, NM 87122
Office Hours: Mon–Thurs, 9 AM – 4 PM
 Fri, 9 AM – noon
 Closed on federal holidays

Phone: 505-797-7793
Fax: 505-856-8544
Website: www.sandiahomeowners.org
Emails: shha@sandiahomeowners.org
sandiaheights@comcast.net

2024 Annual Meeting Report

The SHHA Annual Meeting was held Saturday, February 24 starting at 9 AM at the Church of the Good Shepherd, 7834 Tennyson St. NE. The reports of the Association’s Board Officers, and Committee Chairs are printed in this month’s GRIT for the benefit of members not in attendance.

2024 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. The Board asked me to continue to serve as President for an additional year and I agreed. That year is coming to an end, and I will be leaving the presidency. It has been an honor to serve as President for 3 years and to participate on the Board and a committee for nearly 5 years.

SHHA has some 1800 members and comprises almost 2200 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 office 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), have new chairs and 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 always interested in adding new members. If you have an interest in joining the Board, please let a Board member or the office know. We will be asking the membership of SHHA to approve some new directors at this 2024 annual meeting.

... Continued on page 2

... continued from front page 1

Yearly notes:

- We are in good shape financially with all bills paid on time and adequate insurance and banking arrangements. We needed to increase our dues to \$15 per month this year to cover expenses which went up. Our Tram ticket cost also increased to \$10.00, which remains a bargain compared to prices at the Tram. Thanks to the increased dues and Tram ticket costs, we will finish the year with adequate finances. Our dues remain low compared to other homeowners' associations.
- In the office this year, we lost Betsy Rodriguez to retirement after 14 years and Angela Moreno returned to Sandia National Laboratories. We were fortunate to add Trish Lovato as Lead Administrator, Holly Sylvester as Administrator, and Diane Barney as Office Director who stepped in to help overhaul our payroll and office practices. Our current office situation appears stable and is functioning very well thanks to an excellent staff.
- Our committees handled hundreds of approvals for property modifications and many covenant issues, a number involving our SHHA attorney. This represents a large workload and is a notable accomplishment. Unfortunately, we are experiencing a significant number of covenant violations that are not readily resolved.
- After a careful review of the NM Homeowners Association Act (NM Statutes Section 47-16-3), it has become apparent that all property owners in Sandia Heights are required to be members of SHHA and therefore to pay dues. This requirement was confirmed by our attorney after careful review of the Act. The number of homeowners who are not currently dues-paying members of SHHA is about 15%. We are in the process of notifying the non-paying homeowners of the requirement and giving all until January 1, 2025, to comply.
- A review of our SHHA bylaws is almost completed and we expect to schedule a special meeting of the SHHA membership to approve the new bylaws later this calendar year.

- Our website has been reengineered to provide all members with much improved access to community documents.

Vice President: Hugh Prather

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 pressed forward 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 tasks for these excellent volunteers and our pool of available personnel is sometimes thin.

We recorded a Zoom video facilitated by the Vice President of an informational panel discussion of five Board members who discussed in a Q&A format various aspects of Board member service and the roles of the various committees. That explanatory video is now available through our website under Announcements -- https://1drv.ms/v/s!AoobMJGXwuBog_8_O-EDq6ksCh6f_w

All new Board members approved by the Board during the year were provided with training that is required by policy and statute. Each was provided with a Board of Directors Handbook.

The long-standing Board of Director's Handbook was reviewed by all new Board members. Based on their input on what was found useful and what was not, the handbook is in the process of being redesigned to include relevant statutes such as the New Mexico Homeowners Act, Homeowner Associations §47-16 and the New Mexico Nonprofit Corporations Act §53-8. Additional helpful tips on being a better Board member are being included.

The other major initiative we fully implemented this year was a Consent Agenda 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 future priorities and ways to improve the SHHA.

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 Committee to approve content of *The GRIT*.
- I 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.
 - 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 monthly printing of *The 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 my findings about safety, crime, and ingress/egress traffic issues in Sandia Heights

Treasurer/Finance Committee Chair: Randy Tripp

2023 Budget Results

The estimated Gross Income was \$393,160, expenses were \$342,103, resulting in a Net income of \$51,057.

2024 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 January 2024 meeting. The budget was developed based on the current and projected reserves and the revenues required to cover the services needed by SHHA property owners.

2024 projected income is \$391,606, projected expenses are \$387,506, allowing a projected target Net Reserve of \$4,100.

Internal Reviews

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

Please note: The 2023 P&L and the 2024 Budget can be reviewed on the SHHA website in the dropdown menu under the heading, "Associaton" in the banner at the top of the page.

JANUARY CALLS TO SANDIA HEIGHTS SECURITY PATROL

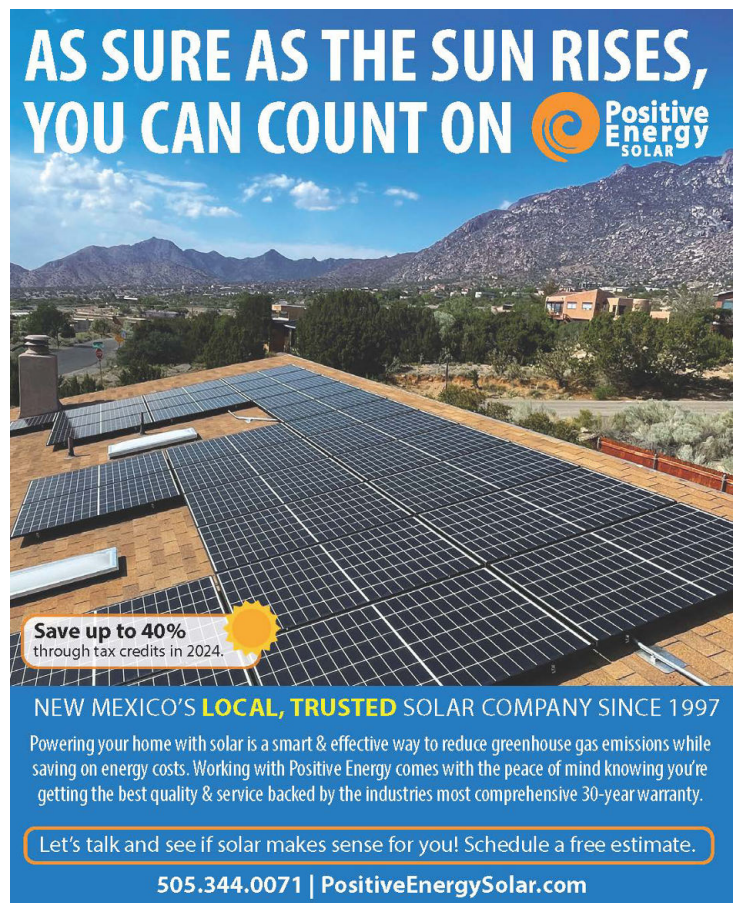
The following statistics are the latest provided by Sandia Heights Security since the last GRIT. **Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association 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 2024 | # of calls | | # of calls |
|--------------------------|------------|--------------------------|------------|
| Alarms | 15 | Special Extra Patrol | 2 |
| Customer Assist | 3 | Special Request/Vacation | 66 |
| Customer Inquiry | 2 | Suspicious Activity | 2 |
| Lost/Found Pet | 1 | Suspicious Person | 3 |
| Motorcycle Nuisance | 1 | Suspicious Vehicle | 6 |
| Motor Assist | 3 | Threat/Personal | 1 |
| Neighbor Dispute | 1 | Utility Co. Assist | 1 |
| Newspaper/Package Pickup | 14 | Wildlife Report | 1 |
| Open Door/Window/Garage | 3 | | |
| | | Total | 125 |

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 to 4 PM and Fridays 9 AM to Noon.
- **Board Meeting:** scheduled March 13, 2024, at 6:30 pm in person.
- **Office Closures for Holiday(s):** None
- **Notary services (Tues–Thurs, by appointment),** copies (20 per month) and faxes, e-mail alerts, and searching contractor evaluation binder are free to members.
- **Committee meeting dates** are posted on our web-site 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. \$3.00 per vest for members, cash or check only.
- **Tram passes** for sale in the SHHA Office. \$10.00 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 the SHHA website.
- **Please note: the Tram will be closed January 9 through at least March 13, 2024 for upgrades.**



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Sharon's Sandia Heights Market Update Past Year 3/2023 to 3/2024

6 Larger homes For Sale on Larger Lots | Avg Asking price \$1,052,825 Avg Asking price/sf \$281.60
4 Homes Pending | Avg Asking Price \$849,500 Avg Asking price/sf \$218.28
33 Homes Closed past year to date | Avg Sold Price \$893,315 Avg Sold price/sf. \$248.52

2 Smaller homes on smaller lots | Avg Asking price \$525,000 Avg Asking price/sf \$285.33
5 homes pending | Avg Asking Price \$464,500 Avg Asking price/sf \$271.50

36 Homes Closed past year to date | Avg Sold Price \$471,500 Avg Sold price/sf \$254.82

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



1114 San Rafael Ave NE



1726 Quail Run Ct NE



730 Tramway Lane NE



1723 Quail Run Ct. NE

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2023 Annual Meeting Reports of Committees

Architectural Control Committee (ACC)

Members: David Crossley, Chair Succeeded by Phil Krehbiel; Robert Bower; Eric Faulring; Richard Brackett; Hugh Prather; Dave Crossley; Jim Stewart; Gerard Del Monte – Consultant

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.
- Generally, meets twice monthly.
- 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.

Summary of Activities for 2023:

A total of 303 applications were reviewed in 2023; 297 were approved.

The Committee filed a lawsuit against a lot-owner seeking to remove an unauthorized structure. The owner resolved the covenant violation immediately upon being served with the court papers, and judgment was entered permanently enjoining the owner from the same violation.

A suit filed by the Committee in 2022 was settled after court-ordered mediation in early January 2024. The lot owner agreed to resolve an unapproved structure by acquiring enough land from an adjoining neighbor to eliminate a setback violation.

Suit was filed against SHHA and the ACC at the end of the year following disapproval of proposed new construction.

The Committee has begun a review and rewrite of guidelines regarding landscaping gravel, and approved colors for concrete driveways and walkways.

The Committee is in the process of updating color guidelines for stucco and exterior paint and trim.

Communications and Publications (C&P)

Members: Susan McCasland, Chair; Judy Durzo; Elizabeth Edgren; Ann List; Kevin Lloyd (June–December); Claudia Mitchell; Burt O’Neil

Summary of Activities for 2023:

- Edited and laid out the monthly GRIT newsletter, adding content in each 2023 issue.
 - Jan: SH Tips & Hacks, Monthly Fun Fact, Albuquerque Open Space Foothills Trail Map, Fog, Trail News at Elena Gallegos (historical article)
 - Feb: SH Tips & Hacks, Predators, Monthly Fun Fact, View from Jack Rabbit Hill (historical article)
 - Mar: Annual Meeting officer and committee reports
 - Apr: Already a Brush Fire Near the Foothills?, Birds, Monthly Fun Fact, MailBox Theft—What Can We Do?, Welcome to Spring
 - May: Woof! Woof! Is That YOUR Dog Barking?, Please Do Not Feed Wildlife, SH Tips & Hacks, Do YOU Love Sandia Heights?, Sunsets, One Man’s Weed (historical article)
 - Jun: Memories of an Old-Timer, The Artist Next Door, Wildflowers, Photo Contest
 - Jul: A New Look to the SHHA Website, The Artist Next Door, It’s Hot Out—For You and Your Dog, More Wildflowers, Photo Contest
 - Aug: Wanted: GRIT editor, The Artist Next Door, Dog Law, Photo Contest
 - Sep: Living With Bears, The Artist Next Door, Tips for Living With Bears, Photo Contest

Continued on page 8 ...

ACC Activity Log

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

| |
|--|
| 40 & 41 Cedar Hill Pl -- 6ft Coyote Fence & Gate |
| 44 Rock Ridge Ct -- Re-roof with Grey TPO & Re-stucco |
| 45 Rock Ridge Ct -- Re-roof with Brown TPO & Re-stucco |
| 58 Juniper Hill Rd -- Replace Garage Door |
| 60 Juniper Hill Lp -- Install Solar |
| 346 White Oaks Rd -- Replace HVAC |
| 355 Live Oak Rd -- Install Pool & Fence |
| 512 Roadrunner Ln -- Replace Garage Door |
| 513 Roadrunner Ln -- Raise Curtain Wall & Re-stucco |
| 726-19 Tramway Vista Dr -- Build a Shed |
| 732 Tramway Ln -- Build Workshop |
| 793- H Tramway Ln -- Install New Roof & Sky Lights |
| 1039 Red Oaks Lp -- Build Stucco Wall |
| 1043 Red Oaks Lp -- Replace 2 Evap Coolers & Screens |
| 1164 Laurel Lp -- Re-roof with Tan TPO |
| 1170 Laurel Lp -- Brick Walks & Replace Driveway |
| 1224 Rockrose Rd -- Re-roof with Tan TPO |
| 1241 Rockrose Dr -- Replace Trellis/Box Drain/Gutters |
| 1527 Eagle Ridge Dr -- Convert Backyard Water Feature |
| 1701 Quail Run Ct -- Repair Driveway & Seal Coat |
| 1901 Quail Run Dr -- Re-roof Tan TPO/Amber Shingles |
| 1923 Quail Run Dr -- Re-stucco |
| 2740 Tramway Cir -- Replace Wood Fence |
| 2749 Cliffrose Dr -- Replace Windows |
| 2773 Wolfberry Pl -- Re-roof w/ Tan TPO & New Sky Lights |
| 2877 Brushwood St -- Replace Front Door & Frame |



... Continued from page 7

- Oct: Some Changes in Volunteer & Paid Staff, Dogs on the Loose!, The Artist Next Door, Autumn on Sandia Crest, More Photos Submitted to the 2023 Directory Photo Contest, Fun Fact, Please Obey Stop Signs, Photo Contest, Don't Miss the Annular Solar Eclipse
- Nov: We Need Your Voice, The Artist Next Door, Photo Contest
- Dec: On the Subject of HOAs, The Artist Next Door
- Upgraded the resident database interface and the SHHA website.
- Oversaw and assisted office with publication of the 2024 Residents Guide and Directory.
- Instigated and oversaw changes to the SHHA webpage.
- Designed SHS utility bill inserts as needed for SHHA business
- Responded promptly to member requests, comments, and complaints

Community Service and Membership (CS&M)

Members: Elizabeth Edgren, Chair; Richard Bracket (volunteer for welcoming, in coordination with ACC); Karen Carlson (volunteer for welcoming); Keith Julian (volunteer for welcoming)

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 2023:

- Took the lead in organizing and hosting 2023 Annual Meeting.
- Conducted in-person welcoming of new neighbors several months of the year.
- Co-hosted Neighborhood Afternoon Out Ice Cream Social in September.
- Submitted articles in *The GRIT*:
 - What Do My HOA Fees Support? (Jan)
 - Little Libraries (July)

... Continued to page 11

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SANDIA HEIGHTS SALES FOR 2023 vs 2022

2023 turned out to be a very good year in Sandia Heights compared to the rest of the city. While sales (not values) were down about 30% in ABQ, Sandia Heights was up about 9% vs 2022. The city showed some appreciation for 2023 vs 2022 of around 4%. As you can see below, it didn't show that much in Sandia Heights. But because of the smaller sample size, more (or less) expensive home sales can skew the numbers. Here's a quick look at sales each year.

Listing Count 93 2023

Average SqFt: 2,817 \$/SqFt: 257.55 DOM/CDOM: 23/26

O-Price: 723,577 L-Price: 724,699 S-Price: 713,864

SP%LP: 99.15

Price: High: 1,620,000 Median: 675,000 Low: 275,000

Property Type Count Type 93

Listing Count 85 2022

Average SqFt: 2,717 \$/SqFt: 259.13 DOM/CDOM: 16/16

O-Price: 708,791 L-Price: 693,428 S-Price: 701,602

SP%LP: 101.08

Price: High: 1,450,000 Median: 679,000 Low: 245,000

Property Type Count Type 85

FOR SALE



\$520,000

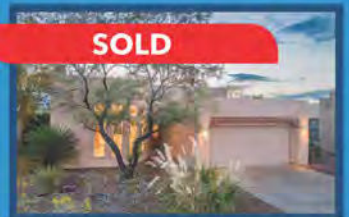
2326 Calle De Gariel NE
1,807 SQ FT 3BR 2BA .17 Acres

SOLD



1104 San Rafael Avenue NE
2,758 SQ FT 3BR 2BA .62 Acres

SOLD



12709 Carmel Court NE
1,583 SQ FT 3BR 2BA .14 Acres

SOLD



1213 Marigold Drive NE
3,920 SQ FT 4BR 4BA .71 Acres

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Continued from page 8 ...

- Neighborhood Afternoon Out (Aug, Sept, and Nov)
- What is a Tutor Doctor? (Oct)
- Balloon Fiesta Schedule (Oct)

Challenges:

- Committee inactive much of the year due to few volunteers/workers
- Coordinating well with changing office procedures

Statistics for 2023:

- On Jan 1, 2023, there were **1856** member households.
- On Dec 31, 2023, there were **1885** member households.
- **87%** of **2172** households in Sandia Heights are members. *
- Tram Passes: Out of **2464** available, **1888** were used and **576** were not used. This represents a **76%** usage rate.
- 64 lots remain vacant in Sandia Heights

*The SHHA database currently shows 2172 as the correct total number of households, corrected from our past two years' reports.

Covenant Support Committee (CSC)

Members: Bob Thomas, Chair Succeeded by Art Romero; Stephen Baca; Judy Chreist; Stan Davis; Bob Thomas; Kathleen McCaughey; Vicki Meredith; Jim Stewart; Joyce Harkwell; Tim Henninger

Functions:

Sandia Heights has Use Restrictions (Covenants) governed by over 39 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.

Formal complaints are submitted to the SHHA office by a Covenant Complaint Form found on the SHHA website or at the SHHA office. The identities of the complainant, the alleged violator, the address, and

the nature of the complaint are considered confidential and available only to CSC members.

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 yard 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. If you plan to attend a meeting, we request that you notify the office 24 hrs. in advance 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. The CSC Agenda and Minutes are for internal distribution only.

Summary of Activities for 2023:

There were 75 complaints handled by the CSC in 2023, including 14 carried over from 2022. This compares to 31 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, 63 were closed in 2023. Several complaints in 2023 required legal actions by the SHHA attorney.

2023 Successes and Challenges:

The CSC authored many articles in *The GRIT* in 2023. These ranged from reminders about trash bins and

outdoor lighting to details regarding Airbnb-like rentals, septic systems, and radon testing.

Complaints dealing with trash bins and outdoor lighting continue to be a large part of the CSC workload. Significantly, in 2023 the CSC confronted several covenant violations dealing with parked RV's, Airbnb-like rentals, and invasive elm trees. Many RV violations were successfully resolved and the RV's removed, although with some difficulty in a few cases, and several are on-going. Unfortunately, two Airbnb-like violations could not be successfully resolved by the CSC and are 2 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 are beginning to diminish homeowner views, which of course impacts property values. Additionally, these trees are producing new saplings at an alarming rate. The CSC has very 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 new saplings.

The CSC will aggressively enforce covenant violations of RV parking, Airbnb-like rentals, and is asking for homeowner help to combat the invasive elm trees. It is important and necessary for both 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; Heidi Komkov; Martin Kirk; Valerie Rappaport; Ron Vigil; Cheryl Wieker; Sam Shook

Summary of Activities for 2023:

- Fire protection
 - Wildfire Risk Reduction Workshop, March 25 focused on hardening your home against wildfires and mitigating fire risk
 - Ongoing relationship building with Fire Station #35 - hosted lunch
 - Interactions with High Desert Fire Preparedness Committee
- Elena Gallegos Open Space feasibility study
 - Continued articles in *The GRIT* keeping homeowners informed of status including "end of story" - permanent injunction filed
- First Neighborhood Afternoon Out, planned and executed with Community Service & Membership Committee with focus on:
 - Socializing - ice cream sundaes and kid games
 - Strengthening partnerships with Fire Dept, Deputy Sheriff, and SHS Security making our neighborhoods safer
 - Focus on fire and traffic safety awareness, SHS Security services, encouraging neighborhood watches - know your neighbors and be aware
- Cleanup of Tramway Blvd. between Paseo Del Norte and Simms Park Road - May & November
- Allaso High Desert Development emergency egress impacts on Sandia Heights analysis
- Multiple *GRIT* articles on Fire Prevention, EGOS Updates, Pulling Baby Weeds, Fireworks, New Roofing Materials, Get Rid of Your Dead Trees (and replace with climate-ready trees), New Member Solicitation
- Ongoing Projects:
 - Community wildfire plan, Hardening Your Home Against Wildfires Seminars: biannual workshops.
 - Adopt-A-Highway

Sandia Heights YTD MARKET TRENDS

Year to date 1/1/23 to 12/13/23

| Closed Sales | Average Sale Price | Total New Listings | Avg Price per sq.ft. | Avg Days on Market |
|---------------|--------------------|--------------------|----------------------|--------------------|
| 88 | \$718,318 | 117 | \$258.31 | 24 |
| +8% from 2022 | +3% from 2022 | +8% from 2022 | | 13 Avg DOM in 2022 |

REAL ESTATE NEWS

- 38.7% of Americans today own their home free and clear.
- 30% of homeowners have over 50% equity.
- The average homeowner has about \$290,000 in equity.
- Apartment construction is at a 40-year-high

Sandia Heights

1548 Eagle Ridge Ln. \$1,025,000



1.21 Acres LAND

9 La Luz Trl. \$395,000



Home on 10 acres

46 Circle Dr \$600,000



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Community Events Bulletin Board

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

Sandia Heights “Cork & Fork” Dining Activity: Cork & Fork has resumed having 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 two 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.

Like to read? Have informed opinions? Long-standing Sandia Heights book club has an opening for one new member. We are (mostly) retired professionals who read literary fiction and nonfiction. We meet the third Wednesday of each month in the host’s home. Each member hosts once a year, presenting their book for discussion and providing snacks. We enjoy wide-ranging, civil discussions. We seldom brawl and never bite. If interested, please send a note to introduce yourself to Linda Mason lindamason307@gmail.com.

Notice: Any corrections to the printed version of the GRIT can be found on the website: www.sandiahomeowners.org.

Nominating Committee (NC)

Members: Hugh Prather, Chair; Susan McCasland; Arthur Romero; Martin Kirk

The Nominating Committee is chaired by the VP as prescribed in the SHHA bylaws. Members met multiple times over the course of the year to review Statements of Interest submitted by prospective board members and to visit with each in a vetting process to assess interests and areas of service.

In the fall of 2023, a Zoom panel was conducted to interact with anyone who was interested in learning more about board service and to answer questions. The session was very successful with intelligent questions and great explanations. Fortunately, there are recorded minutes available for anyone who would like to become more familiar with the functions of the board and committees. The link is <https://sandiahomeowners.org/announcements/interested-shha-board-service-or-committee-member-service>.

Six new board members applied by submitting statements of interest and were approved by the board as members (as provided by the bylaws) during the year. These six are:

Heidi Komkov, Eric Faulring, Kevin Lloyd (who subsequently resigned in December), Phil Krehbiel, Jim Stewart, Suresh Neelagaru, and Terry Walker

David Crossley, Hugh Prather, Roger Hagenruber, Susan McCasland Wilkerson will be leaving the board at the end of this annual meeting.

Eric Faulring, incoming VP, will be happy to receive statements of interest from anyone who might be interested in board service.



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



**HAPPY
ST. PATRICK'S
DAY!**

