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SHHA Office

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

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Closed on federal holidays

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Emails: sandiaheights@comcast.net

shha@sandiahomeowners.org

Coronavirus Update

New Mexico is starting to reopen, with restrictions and sensible constraints. The SHHA office is open in its new location. Restrictions there include wearing a mask, sanitizing your hands as you enter, and having only one customer or customer couple in the office at any time.

Please, when you do go out, wear a mask if you're going to be within 6 feet of others. This isn't to protect you so much as to protect others should you have the virus. Mask wearing is simply common courtesy and shows respect.

This is a great time of year to enjoy the outdoors. Outdoor dining allows the breeze to dissipate the virus more effectively than an unknown air circulation system indoors. Enjoy all those nice restaurants and breweries with patios and they will enjoy having you there, too.

But most of all, stay healthy!

Fire Season Is Upon Us—A 2020 Perspective

By Bob Bower, ACC Chairman

As you know, Albuquerque and much of New Mexico have had a rather dry season so far in 2020. Several recent articles I have read point out that the American Southwest is experiencing a severe drought and many of the major reservoirs throughout this region are at record low levels. This situation does not bode well for our fire season this summer. I thought it would be appropriate at this time to remind you of some points about how SHHA's Architectural Control Committee (ACC) handles resident requests for reducing combustible material in the vicinity of their residences.

Most of SHHA's unit covenants state that "natural vegetation is to be left undisturbed where practical on all lots except for access to the property, for clearing of building sites, and for establishing lawns and flower beds adjacent to buildings." In addition, the ACC's Design Guideline for Landscaping makes the following points:

1. Sandia Heights is based on an open-space concept where natural vegetation is of great importance. Deed restrictions require that natural vegetation be left undisturbed **where possible** and replenished after construction is finished.
2. Residents are asked to keep their properties clear of dead trees and other vegetation since this dead material is easily combustible.

continued on p. 2 ...

... continued from p. 1

The key here is the use of the terms “where practical” and “where possible.” These terms give you the flexibility to make fire-wise decisions based on your perception of the damage to your property that could occur as a result of a wildfire. Although the ACC discourages a “bare-earth” policy as it pertains to the removal of vegetation on your property, reducing the amount of combustible material and clearing dead vegetation from areas in the vicinity of your residence make good sense and the ACC will certainly support you mitigating the risk to your home through reasonable elimination of combustible vegetation.

Common Sense & Do-It-Yourself: Reduce Opportunity for Home Thefts & Vandalism

Parks & Safety Committee

Law enforcement officers often say, “a thief or vandal is always on the lookout for opportunity, an easy target to exploit and steal.” Fortunately, with a few basic precautions, you can reduce the odds of becoming a victim. To achieve this objective, lower the opportunity! Following are a few “do-it-yourself” actions:

1. Evaluate your security.
 - a. If you have recently moved in, change the exterior locks. You don’t know who may have a spare key left over from previous occupants of your new living space.
 - b. Consider installing, or activating, an alarm system. There are many options available. Plus a sign outside with the name of the system and/or monitoring agency may make the would-be thief consider someone else as their target.
 - c. Consider anti-shatter plastic installation on your lower-level windows. These are available in clear, frosted, and reflective (mirrored) film, depending upon your privacy needs. This procedure is commonly used in areas with a high frequency of earthquakes to prevent shattering.
 - d. You and your neighbors can keep an eye out for each other. Most likely, neither of you will always be home. An extra set of eyes keeping watch in the neighborhood is a proactive and effective prevention of opportunity. Perhaps this is the beginning of a neighborhood watch group?

- e. Never invite strangers into your home. If the doorbell should ring, it is recommended that you go outside to answer their call. If a stranger represents themselves as an official, ask for identification.
 - f. Beyond companionship, a dog that barks at strangers is an excellent alarm and deterrent.
2. Keep items of fast cash value out of sight.
 - a. When you are not using an item, or are done for the day, reduce the visibility to passers-by of tools, bicycles, etc. The practice will lower temptation. A high percentage of petty theft occurs during daylight hours.
 - b. The safe place for your automobile overnight is in the garage. However, if that is not possible, take things out of your car and for certain get them out of sight.
 - c. Keep your blinds closed. There is no need to broadcast the large, expensive HD TV or computer sitting on your desk.
 - d. Keep the garage door shut! If you are not presently visible to a passer-by, the garage door should be closed. There is no greater opportunity than an open garage with a full display of tools with easy access (just walk in, pick up, and walk out).
 - e. Keep your home well lit. Increase visibility around your home with outdoor lighting, particularly motion-sensor lighting. Be respectful of neighbors by aiming the light toward the ground where a potential thief would be approaching. (The covenants of Sandia Heights prohibit lights shining into neighbors’ windows.)
 - f. If you have a fence, keeping the gate closed along with no-trespassing signs sends the message that you take security seriously. Thieves will notice.

There is no guarantee that you will never be the victim. However, there are things one can do to reduce the odds. Look at your home and your behavior as a thief or vandal would look at it: is there an opportunity here, or should I move on and look for an easier target?



Parking in Sandia Heights & Construction Courtesy

A joint effort of ACC, CSC and P&S Committees

Recently, a situation arose where a contractor was working on one property but the workers were parking in the street and on a neighboring property without permission. This headache could have been avoided with prior discussion(s) with the contractor on where labor should park and/or the two property owners agreeing on a prearranged solution. Folks, let's be respectful of our neighbors and community. Sandia Heights has some very narrow streets that could easily become blocked by excess or carelessly parked vehicles. Prior planning would likely have avoided this issue.

While we're on the topic of construction, let's review some points of courtesy to your neighbors and safety for the community:

- Please limit noisy work to between 8 AM and 6 PM, Mondays through Saturdays. Try not to schedule exterior work on Sundays. If your project involves significant amounts of up-front excavation, please consider not performing these activities on holidays or weekend days.
- Control construction trash by using appropriate trash containers so our local winds don't scatter the trash. Make sure the containers are periodically emptied and, if possible, not placed in the street.
- Make sure your contractors provide receptacles for the safe disposal of smoking materials such as cigarettes. This year may be very dry and we really don't need a wildfire caused by carelessly discarding cigarettes at a construction site. **Please pay extra attention to this item!**
- Don't allow your contractors to dump used concrete, stucco "swill," or other construction materials on empty lots or down street gutters, into storm drains, or on AMAFCA (Albuquerque Metropolitan Arroyo Flood Control Authority) or County-controlled properties such as water diversion channels. If this happens, you may get stuck with cleanup costs.
- Please don't allow your contractors to create on-street traffic problems by parking too many vehicles on the sides of our narrow roads.
- Ask your contractors to limit the use of radios and boom boxes at the construction site.
- Make sure that your contractors maintain proper sanitary facilities on site at all times for use by workers.

And regarding parking in general, not just contractor parking, here are some guidelines:

- Vehicles parked on the street are on Bernalillo County roads. That is not a violation of Zoning ordinances. The parked vehicle cannot impede the passage of emergency vehicles. If the parked vehicle appears abandoned, call Bernalillo County Sheriff's Office (BCSO) and they will tag the car. After 5 days or so they will tow it.
- If an unknown car is parked on private property, the homeowner needs to call BCSO and they will investigate it as a crime scene. It will be towed away immediately.
- Both the SHHA covenants and County Zoning ordinances prohibit abandoned vehicles on private property.

Writers Wanted

By Susan McCasland, GRIT Editor

Have you ever wanted to be a writer? Well, here's your chance! We're looking for people who would like to write an article for The GRIT. You don't need to be an accomplished writer—although we would certainly welcome accomplished writers! All you need is the willingness to write about something that interests you and would be of interest to the Sandia Heights community. If you are interested in writing for The GRIT, please contact us at:

Email: shha@sandiahomeowners.org

Phone: (505) 797-7793

In person: SHHA office
12700 San Rafael Ave NE, Ste 3
open Mon-Fri, 9:00 AM – 4:00 PM



May CALLS TO SANDIA HEIGHTS SECURITY PATROL

The following statistics are the latest provided by Sandia Heights Security since the last GRIT. **Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership.** Also, Membership in SHHA does not include Sandia Heights Security membership. You can call Security to confirm your membership with them. If you have questions, please call **Sandia Heights Security** at 856-6347, **mobile** 263-4654.

May 2020	# of calls		# of calls
Alarms	16	Special Extra Patrol	3
Animal Control Assist	1	Special Request/Vacation	29
Customer Assist	4	Suspicious Activity	3
Miscellaneous Call	1	Suspicious Person	4
Neighbor Dispute	2	Suspicious Vehicle	6
Newspaper/Package Pickup	3	Threat/Personal	1
Noise Complaint/Suspicious Noise	4	Utility Co. Assist	1
Parking Problem	3	Welfare Check	3
Snake Call	2	Total Calls	86

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:** Tentatively scheduled for Wednesday, July 8, 2020 at 7 PM at the SHHA Office.
- **Office Closures for Holiday(s):** Friday, July 3 in observance of Independence Day.
- **Notary services, copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder** are free to members.
- **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 per vest for members. Cash or check only.
- **Tram passes for sale** in the SHHA Office. \$7 per ticket for members on a **first-come first-served basis**. Cash or check only. Tickets purchased must be for one date at a time per residence. To view the Tram Pass Procedures for SHHA Members go to <http://sandiahomeowners.org/notices-and-information/notices-and-information/96-tram-passes>.

- **ACC Color Reference Guide** is available to borrow in the SHHA Office for up to 30 days. \$20 refundable deposit is required. Cash or check only.

SHHA Member Benefits:

Check out the entire SHHA Member Benefits Program and the discounts offered to SHHA members at www.sandiahomeowners.org, under the **Notices and Information** tab. Each participating merchant offers a discount to SHHA members. The following is a list of participating merchants:

Abel Plumbing & Heating
Barnett Aldon Iron Works
Chiropractor, Mark L. Schwartz DC
Jade Enterprises Inc.
Marc Coan Designs
Remax Select – Pete Veres
Sandia Realty Inc.

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NEIGHBORHOOD EXPERTISE

INTEGRITY

DEDICATION

SUPPORT:

Community Involvement as Hosts of the Annual Food Drive, Shredding Event, Easter Egg Hunt and Yearly Sponsor of the Artist Studio Tour

EXPERIENCE:

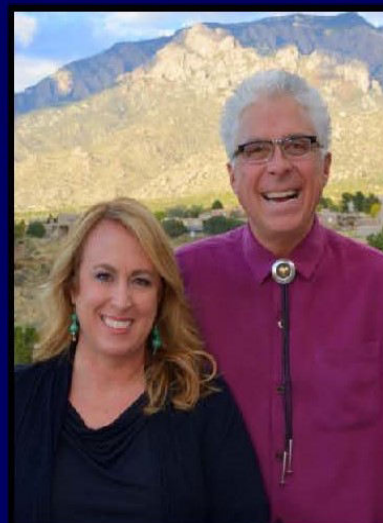
Over 69 Years of Combined Service Successfully Selling Sandia Heights Properties

DEPENDABILITY:

Full Time, Full Service Brokers Available to Meet the Needs of our Clients and Neighbors in the Community

SERVICE:

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Sandia Heights MARKET UPDATE PAST YEAR 7/2019 to 7/2020

Larger homes Over 2400 sf on Larger Lots: 14 For Sale Avg price/sf \$205.88
 4 Pending Avg Asking Price/sf. \$174.24 | 56 Homes Closed past year to date Avg Sold Price/sf \$195.27
 Smaller homes on smaller lots :2 for sale Avg Price/sf \$181.30
 5 pending Avg Asking Price \$172.61 p/sf | 32 closed past year Avg Sold \$187.60/sf
 Note Price is always based on condition, updates, location and views

Current Interest rates hovering around 3.124% conventional & 3.0% VA!



FOR SALE!

54 Rock Ridge Court NE
 \$956,000 | MLS # 964161



SOLD!

617 Cedar Hill Road NE



SOLD!

1945 Quail Run Loop NE



SOLD!

79 Juniper Hill Place NE

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Living with and Hiking in Arroyos of Sandia Heights

Parks & Safety Committee

The 2,200 or so individual properties in our community cover approximately 1,600 acres in the foothills along the Sandia Mountains. These foothills contain many arroyos, which were formed by the natural flow of water due to significant elevation changes across the foothills. Sandia Heights' original developers elected to incorporate these arroyos into the residential lots, so most of the arroyos became part of the private property of our homeowners.

The arroyos within Sandia Heights are on homeowners' lots. Thus, those who wish to reach trails by hiking through the arroyos in Sandia Heights are trespassing on private property. Unless explicit permission is granted by each homeowner whose lot includes a portion of the arroyo, SHHA advises that hikers refrain from encroachment. Instead, seek access from areas designated as public land. Some property owners may feel uncomfortable with people trespassing. Their placing "No Trespassing" signs at key locations is appropriate.

For many of the properties containing arroyos, easements were created that are clearly designated on the original plat maps and on individual property surveys. AMAFCA (Albuquerque Metropolitan Arroyo Flood Control Authority) established these easements to guarantee the free and unobstructed natural flow of water through the arroyo system and to prevent unnecessary downstream flooding caused by the unregulated alteration of those arroyos. AMAFCA owns and maintains the largest arroyos coursing through our community, namely, the concrete-channel arroyos designated as North Domingo Baca Arroyo and South Domingo Baca Arroyo.

The bottom line here is that the arroyo portions of our properties are owned by the respective property owners and are subject to the restrictions of the easements and Unit covenants and to all County ordinances and laws related to trespassing and other violations. You are free to clean the arroyo portion of your property of dead organic material and trash. If you feel that the presence of heavy amounts of vegetation in the arroyo on your property pose a wildfire risk to your property, then you should consider taking a reasonable approach to clearing or thinning the vegetation, at your own effort and/or expense, sufficient to allay your fears of wildfire in the arroyo.

GRIT and SHHA website articles have described our community as a classic wildland-urban interface based on its fire-favorable topography and vegetation. Though there are no historical data of large wildfires in any of our arroyos or our community, the fuel load builds up over time if not addressed. Control of the amount of flammable vegetation is sound fire prevention. However, significant alteration or outright elimination of existing vegetation within the arroyos could have a detrimental impact on natural flow channels and on long-established wildlife habitat and movement corridors. Clear-cutting or excessive thinning of vegetation would lead to erosion and the loss of arroyos' beauty. Please make sensible decisions regarding how you treat the arroyo portions of your property and keep in mind that those arroyos and wildlife were there long before your residence, and that their sustainability is critically important to our foothills environment.

Arroyos within Sandia Heights may be perceived as great hiking sites with their scenic and vast openness; however, they are almost certainly someone's private property. We all can enjoy the views and experience enjoyment while hiking. Please do so respectfully and gain hiking access via designated public land.



ACC Activity Log

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

10 Juniper Hill Road – Install Block Wall, Retaining Wall, Garden Wall, and Landscaping
14 Juniper Hill Road – Renovation and Garage Addition
42 Cedar Hill Place – Install a Storage Unit
171 Big Horn Ridge Drive – Landscaping
239 Spring Creek Court – Roof Mounted Photovoltaic Panel Installation and Landscape Railing Installation
367 Big Horn Ridge Drive – Replace windows and door.
512 Roadrunner Lane- Reroof and Replace Skylights
695 Bluebird Lane – Re-stucco
969 Antelope Avenue – Replace Fence and Install Storage Unit
726-26 Tramway Lane – Roof Mounted Photovoltaic Panel Installation
985 Lynx Loop – Re-stucco
985 Lynx Loop – Remove and Replace Front Patio Wall and Landscaping
1102 Marigold Drive – Reroof
1134 Marigold Drive – Replace Heating/Cooling Systems
1167 Laurel Loop – Install Pergola, Playhouse and Replace Concrete with Pavers on the Rear Patio and Front Entrance
1455 Bluebell Drive – Replace Windows and Doors
1472 Morning Glory Road – Reroof, Restucco, Replace Windows, and Replace Back Deck
1565 Eagle Ridge Court – Replace Mailbox
1727 Quail Run Court – Re-stucco
1823 Tramway Terrace Loop - Landscaping
1833 Tramway Terrace Loop – Repaint Trim, Repair and Paint Deck Cover and Wall
2807 Tramway Circle – Replace Swamp Cooler
2809 Tramway Circle – Reroof
2829 Tramway Circle – Resurface Existing Patio
7743 Cedar Canyon Road – Replace Heating System
8251 Raintree Drive – Roof, Parapet, and Stucco Repairs

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

The Many Moods of Our Mountain

By Susan McCasland, C&PC Chair

The following photos were all taken within the past year.



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SANDIA HEIGHTS HOMES ARE STILL SELLING!

How are you all doing? I hope well, and you're practicing safe, social (I heard the word should be "physical") distancing. We will get through this, and hopefully get our lives back to "normal" (or, the "new normal"?)

Here is a snapshot of what's been happening in Sandia Heights, since the Governor's "stay-at-home order" on March 24th. There are currently 18 "active" (for sale) homes on the market, 10 are "pending closing" (under contract), and 11 have closed since then. That's a total of 39. That is surprisingly good!

Real Estate has been considered an "essential service" by the Governor so activity has slowed some, but not a lot. We are now required to wear masks, gloves are advised, and some people ask for booties to be worn. We're seeing a lot more "on line" activity where videos and virtual tours are becoming more popular (sold my first home where the Buyers didn't physically see the property before writing an offer), and of course there's "ZOOM". I think all of these things will be part of what we do from now on in the Real Estate World.

ACTIVE Properties (for sale) - Listing Count:18

Averages Sqft: 3,455 \$/Sqft: 224.58 DOM/CDOM: 67/71 O-Price: 766,078 L-Price: 759,083
Price High: 1,150,000 Low: 485,000 Median: 742,000

PENDING Properties - Listing Count: 10

Averages Sqft: 2,541 \$/Sqft: 200.80 DOM/CDOM: 43/50 O-Price: 500,395 L-Price: 490,795
Price High: 720,000 Low: 315,000 Median: 489,500

CLOSED Properties - Listing Count: 11

Averages Sqft: 2,576 \$/Sqft: 182.14 DOM/CDOM: 64/91 O-Price: 488,536 L-Price: 482,264 S-Price: 464,591 SP% LP: 97.02
Price High: 700,000 Low: 259,000 Median: 454,000

Property Type Count: 39

Averages Sqft: 2,973 \$/Sqft: 206.51 DOM/CDOM: 60/71 O-Price: 619,673 L-Price: 612,214 S-Price: 464,591

*Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.



FOR SALE

1503 Eagle Ridge Road NE

4/5 Bedrooms • 3.75 Bathrooms • Sandia Heights
5,000 SF • List Price \$975,000 • MLS# 965461



FOR SALE

301 Spring Creek Place NE

4 Bedrooms • 2.75 Bathrooms • Sandia Heights
3,882 SF • List Price \$1,075,000 • MLS# 965314

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Community Event Bulletin Board

None of these groups are sponsored by SHHA. Information is provided to keep residents informed.

Sandia Heights Artists: The Sandia Heights Artists have put the Art Tour scheduled for September on hold. We do not want to put the health of any participant in jeopardy. We will continue to monitor the pandemic. We are considering several alternatives and will make our decision about the tour known at a later date. Be safe.

Sandia Heights “Cork & Fork” Dining Activity: Due to the pandemic, dining activities are cancelled per directions of the Governor’s Office. When the situation resolves we will again meet on the second Saturday of every other month, hopefully starting in September, gathering in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. We try to switch up the groups, with everyone rotating (host/attendee) as the year progresses. The host decides the menu theme and prepares a main dish, with attendees contributing to some part of the meal—along with a wine to go with their dish. The emphasis is on food and fun rather than formal elegance. Though most of the dinners are smaller, there are 2 whole-group dinners during the year, one a September kick-off, and an end-of-season gathering in July. The dinner group was started in September 2005, with 15 interested couples from Sandia Heights. Adult Sandia Heights residents are welcome. To inquire or join any time of year, call Paula Baxter at (505) 330-1518.

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

Plant of the Season

By Dan Caudillo (reprinted from Summer 1996 GRIT)

Algerita (*Mahonia trifoliata* or *Berberis trifoliata*) is an evergreen shrub that grows eight feet tall and six feet wide. It has holly-like foliage armed with spines. Yellow fragrant flowers appear in the spring which form red berries in late summer. Edible berries make excellent jellies if not eaten first by birds or other wildlife.

Algerita is native to the southern part of New Mexico, West Texas and Southeast Arizona. It is cold-hardy down to –20°F. Plant in full sun to part shade and mix 1 part planting mix to 3 parts native soil. Plant Algerita any time of the year it becomes available and at least 5 feet from any other plants.

Planting: Build a berm with soil 2 feet around the base of the plant. Fill up the basin twice to insure a deep soaking. For the first two weeks you must **keep plants moist!** As time passes, you can decrease the frequency of the water but increase the amount of water given. How often to water depends on many factors and the time of year is the most important. Remember to avoid allowing the plant to dry out, but also do not keep it too wet. This may involve checking it daily. After a year or two, deep monthly soakings are all that will be necessary to Algerita to thrive.

Recommended use: Anywhere a drought-tolerant plant is needed. Because of its spiny foliage, it makes an excellent barrier plant and shelter for birds and small mammals. Be careful not to plant Algerita too close to where people may brush up against it.

A related species to Algerita is the Redberry Mahonia (*Mahonia Haematocarpa*). This species is also native to New Mexico. It is taller in height (up to 12 ft) and has a greater cold tolerance than Algerita, so it can be planted in the East Mountain area.





Sandia Heights Homeowners Association
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**The SHHA Office will be closed
Friday, July 3rd in observance
of Independence Day.**

