

**Sandia Heights  
Coffeehouse  
Concert Series  
presents ...**

**Steve Gillette &  
Cindy  
Mangsen  
in concert**



Church of the Good Shepherd, 7834 Tennyson NE. Saturday, September 8, 7:30 p.m.

Steve Gillette and Cindy Mangsen represent the very best in contemporary folk music. They have been featured on National Public Radio and have delighted audiences across North America and Europe with their music, warmth, and humor.

Steve’s songs have been covered by John Denver, Linda Ronstadt, Garth Brooks, Nanci Griffith, Kingston Trio, Tammy Wynette, Ian & Sylvia, and many others. He sings in a rich, warm baritone and plays guitar in a unique finger-picking style, using a flat pick and 2 fingers.

Cindy is a master interpreter of traditional ballads, rich in myth and legend. She plays guitar, concertina, and banjo, and is renowned for her compelling voice, described by one critic as a voice that can warm a New England winter.

Read more about Steve and Cindy and listen to their music on [www.compassrosemusic.com](http://www.compassrosemusic.com).

This will be an all-ages, alcohol-free event, presented by the Sandia Heights Homeowners Association Community Service & Membership Committee ([www.sandiahomeowners.org](http://www.sandiahomeowners.org)). General admission will be \$15/adults, \$10/teens

and seniors 60+, \$5/12 & under, under 5 free. Admission for SHHA members & their houseguests will be FREE. Lower Hall doors will open at 6:30 for MEMBERS ONLY. Doors will open to the general public at 7. Admission is at the door only--no advance tickets. Complimentary refreshments will be provided. For more information or to volunteer to help, contact Linda Bolton at 856-7100 or email: [nightsmgt@aol.com](mailto:nightsmgt@aol.com). Park in upper lot and walk around to lower lot. Handicapped & semi-handicapped parking is in lower lot.



**President’s Message - Ann Zimmerman**

**“ANN, TAKE THE GARBAGE OUT”**

My thoughts, dreams, emails and conversations for the last two months have been centered around garbage. All kinds of garbage! In my youth garbage was simply garbage, synonymous with trash. “Ann, take the garbage out” or “Ann take the trash out.” In my home, the only one exception made between trash and garbage was peanut butter jars, and jelly jars. They were to be saved, and we dare not throw away either of these items.

Garbage or trash today is now referred to as waste, and waste has become a very sophisticated term. There is recycled waste, green waste, biodegradable waste, hazardous waste, bio-medical waste, special hazardous waste, and glass. Glass is in a category of its own. In some communities, glass is a recycled household waste, and in others it is placed in the regular household waste container.

The waste revolution for me began evolving 58 years ago when I could return a coke bottle to Smith’s Grocery Store, and in return put 2 cents in the pocket of my jeans. *Continued on page 2*



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

**Officers**

President – Ann Zimmerman  
Vice President – Joe Pappé  
Secretary – George Connor  
Treasurer – Ann Marie Caffrey

**Board Members**

Phil Abshere  
Bob Bower  
Sharon Evanich  
Pete Heinstejn  
Anderson Kressy  
Patrick Lancione  
Meeko Oishi  
Michael Pierce  
Josephine Porter  
Ed Stretanski  
Dick Wavrik

**Office Staff**

Betsy Rodriguez –  
Administrative Assistant  
Sheraz Saint-Lôt –  
Administrator &  
Publications &  
Communications Editor

**SHHA Office**

2-B San Rafael Avenue  
Albuquerque, NM 87122  
Office Hours: M-F, 9am-4pm  
Phone: 505-797-7793  
Fax: 505-856-8544  
Web site:  
www.sandiahomeowners.org  
Email:  
shha@sandiahomeowners.org

**GRIT Editorial Policy is:**

- Provide information on subjects of interest to the community.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.

*Continued from Front Page*

I had no idea that this was recycling. What I did know was if I collected 13 coke bottles, I could afford to go to the movies on both days, Saturday and Sunday. I had increased my allowance by 26 cents, over a 100% increase. It never occurred to me that I was helping any cause but my own. Helping the environment, by not filling the landfill with bottles, was not on my radar.


It is now apparent that we must all consciously be aware of how we properly dispose of our waste. For our children, and grandchildren, sorting waste is a natural and repetitive habit. In our household, we are getting better with this task, and we will become experts soon, as the demand on us becomes greater and greater. We are anxiously awaiting our new recycle bin.

Sandia Heights Services and SHHA reminds us to:  
Put your waste out, the morning of your scheduled pick up. Please do not leave your household waste out overnight. We do have wild animals in our area, and our waste is very hazardous to the bears.

Return your waste containers to their proper secluded area after the pickup. Thank you.



**Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** – Wed, September 12, at the SHHA office, 7pm
- **Coffeehouse Concert:** Saturday, September 8 at Church of the Good Shepherd 7:30pm
- **Notary, copies and faxes, tram passes, email alerts and contractor evaluation binder** free to members.
- **Committee meetings** are posted on our website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org).
- **Classified ads** can be found on the website on the top bar menu under Classifieds.
- **Safety Vests for sale** in the SHHA office.  \$2 per vest for members.

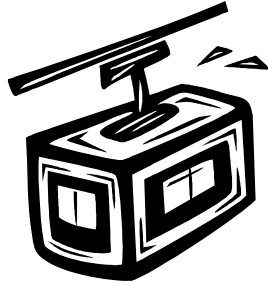


**New on the Website!**

ACC Neighborhood Review information (*Committees/ACC*)  
EPA “A Homeowner’s Guide to Septic Systems” (*Notices and Information/Septic Systems*)  
Septic System Tips (*Notices and Information/Septic Systems*)  
Mice and Rats! (*Outdoors in Sandia Heights/Wildlife*)

## Tram Passes

There are 6 corporate tram passes per day! Please call the SHHA office at 797-7793 or visit our website for details: [www.sandiahomeowners.org](http://www.sandiahomeowners.org).



## SHHA membership Cards

Check out the entire SHHA Member Benefits Program at [sandiahomeowners.org](http://sandiahomeowners.org) and enjoy discounts at our supporting local merchants. The SHHA Merchant Benefits Program includes the following current participating merchants:

- Asian Café - Bair Medical Spa - Best Way Carpet - Bob's Painting - Black Diamond Taekwondo - Chiropractor, Mark L. Schwartz DC - County Line of Albuquerque - Curves - Dance Fitness Party - Granite Transformations - Hairstyling by Carlos - High Finance Restaurant - Sandiago's Mexican Grill at the Tram - Jade Enterprises - Los Equipales Massage Envy - New Mexico School of Music - Ready Blinds & Shutters - Southwest Propane - The UPS Store - 3B Yoga



## Renters and Membership Benefits

Did you know that people renting houses in Sandia Heights can participate in many of the benefits of SHHA membership? All that is needed is for the property owner to maintain membership in SHHA. Many property owners mistakenly believe that if they move from Sandia Heights and rent their house to another family, they must cancel their membership in SHHA. Not true! Membership dues will continue to be collected as part of the monthly utility bill for that address, whether the property owner pays the bill or the tenant pays the bill. If you as a property owner pay the bill, you are

free to pass along the cost of membership to the tenant if you choose. Renters are eligible for all SHHA membership benefits except voting privileges and filing covenant violation complaints. Be sure you maintain your membership so your tenants can experience some of the great "perks" of living in Sandia Heights!



## Printed GRIT and E-mail Alerts Now Members-Only!

Until now, SHHA policy has been to mail the GRIT to all residents, both members and non-members. Due to the rising costs associated with printing the GRIT, and as a result of evaluating the benefits of membership, after October we will no longer be mailing the GRIT to non-members. If you would like to continue receiving the GRIT in the mail, now is the time to sign up for SHHA membership. At only \$10 a month, it's a great bargain. If you take advantage of our most popular benefit—free Tram passes, a value of \$20 per ticket—membership pays for itself very quickly. Add the other benefits of free notary services, free copy and fax services, free Coffeehouse Concerts, the Speaker Series, Easter Egg Hunt, Visit Santa Claus, and discounts at many local businesses, and your \$10 monthly dues is a very worthwhile investment.

Another benefit that will now be available only to members is our E-mail Alert service. When you sign up for this service, SHHA will notify you by e-mail of burglaries in your neighborhood and other security alerts, fire alerts, wildlife alerts, and other important information that you need to know quickly. Much of this information comes directly from Bernalillo County sources, and it's a great way to receive information in a timely manner. If you want to continue receiving e-mail alerts, sign up for SHHA membership today!



## **SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:**

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 regarding the following stats, please call Security 856-6347, mobile 263-4654.

## **Stats and more from the Sandia Heights Security Patrol:**

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	39	Motorist Assist	4	Special request	4
Animal control asst.	3	Dumped Material	3	Special (extra patrol)	13
Breaking & entering	3	Newspaper pickup	20	Suspicious vehicle	28
Customer Assist	1	Noise complaints	1	Suspicious person	9
Family Dispute	1	Open door/window	8	Theft	5
Fire	3	Parking problem	4	Utility Co. assist	6
Fireworks complaint	7	Pet nuisance	4	Vandalism	27
Front office	1	Rescue assist	1	Vehicle burglary	1
Loud music/party	2	Salesman problem	2	Wildlife report	14
Lost/found item or pet	2	Snake Call	10	<b>Total Calls</b>	<b>227</b>
Mailbox Vandalism	1				


## **SANDIA HEIGHTS SERVICES NEW TRASH BIN PROGRAM UPDATE**


The new trash and recycle bins will be distributed the week of August 27, 2012 on your regular collection day based on your selections. If you did not place your order by June 22, you will be receiving one 96 gallon trash bin. We will begin accepting change and additional trash and recycle bin orders on September 10, 2012 via email at [customerservice@sandiapeak.com](mailto:customerservice@sandiapeak.com). During the month of September, the change fee of \$20 will be waived for those customers who need to change their bin size. For those of you who want to dispose of your existing trash bins, we will collect them during the first two weeks of September on your regular collection day. Please make sure the old bins are empty, as we will only collect trash in the new bins provided to you.

As a reminder, the trash bin will have the dark brown lid, and the recycle bin will have the green lid. All trash must be bagged within the trash bin, but the recyclables must be placed loose in the bin, not bagged. We will no longer accept loose bags of trash or recycling, they all must be contained in the appropriate trash or recycle bin. For those instances when you have additional uncontained trash or appliances, furniture, etc., we will continue to offer the special pickup service on Mondays for a minimum charge of \$20. Additional charges may apply depending on what you have for collection. We also offer additional 96 gallon bins at \$4.50 per month or 64 gallon bins at \$3.50 per month. Simply contact our office at 856-6419 to schedule the special pickup when you need the service.

**Thank you for your cooperation and support during the implementation of this new service!**

We are proud that over seventy percent of our neighborhood has voluntarily chosen to recycle. If you have any questions please contact our office at 856-6419, via email at [customerservice@sandiapeak.com](mailto:customerservice@sandiapeak.com), or visit our website at [www.sandiaheightsservices.com](http://www.sandiaheightsservices.com).

**Renewal by Andersen**  WINDOWS & DOORS  
Home Resort Living Inc. Lic. 91738



**BUNDLE UP & SAVE ON WINDOW STUCCO COMBINATION**

Renewal by Andersen draws on the Andersen tradition of over 100 years of QUALITY, INNOVATION and CRAFTSMANSHIP

RenewalByAndersen.com

Visit our beautiful showroom  
**5504 Menaul NE**  
Monday - Saturday 9:00 to 6:00

Call today for a FREE In-Home Consultation **248-2006**

 BUILD the BEST  
**FOUR SEASONS® SUNROOMS**  
Independently Owned & Operated



sw.fourseasonsunrooms.com

**CALL NOW FOR OUR SPECIAL OFFER**

Call Today for a FREE In-Home Consultation **248-2006**

Visit our beautiful showroom  
**5504 Menaul NE**  
Monday-Saturday 9 to 6

Home Resort Living Inc. Lic. 91738

**INTRODUCING**

**Luxury Bath**



walk-in shower walk-in tub

**RE-THINK YOUR BATHROOM RE-DO** without tearing up your old tub and tile.

**LIMITED TIME OFFER**  
**SAVE 25%**

EASY FINANCING | FAST INSTALL  
Walk-in Tubs • Tubliners  
Whirlpool & Soaker Tubs  
Tub to Shower Conversions  
Walk-in Showers | Barrier Free Showers

Call today for a FREE In-Home Consultation **248-2006**

**5504 Menaul NE**  
luxurybath.com Home Resort Living Inc. Lic. 91738


 **WATER WISE LANDSCAPES INCORPORATED**

[www.waterwiselandscapesnm.com](http://www.waterwiselandscapesnm.com)

DESIGN  INSTALLATION  MAINTENANCE  
IRRIGATION, OF XERIC LANDSCAPES

Office **505-344-7508** Cell **505-350-2839**

CONTRACTOR'S LIC. #59714 • PESTICIDE APPLICATOR 0315



Preferred Plumbing  
Heating & Cooling

David Molisee

265-0708  
143 Virginia NE  
Albuquerque, N.M. 87108

LIC. No. 26067

**YOUR HOME SOLD, GUARANTEED!**



Elite Asset Management Team  
#1 RE/MAX Elite Agent  
**Pete Veres, CRS, ABR, CDPE**  
*Integrity & Professionalism...Period*

Call Pete For Your Free Sales and Marketing Consultation

**505-362-2005**

Pete & Lisa Veres  
Sandia Heights Residents

Your home **SOLD IN 30 DAYS GUARANTEED** or we will pay you **\$3000.00**

**www.AbqHomeSold.com**




RE/MAX ELITE • 798-1000 • 8300 Carmel Ave NE, Ste 201, Albuquerque, NM 87122

**Moving.** First time or fifth, it just doesn't seem to get any easier. Eliminate the hassles... Make it easy on yourself. When planning your move, call Linda. She knows this territory & has a 33 year track record of success.



**Sellers say...** "I am convinced we found the best with Linda Caldwell" and... "She goes that extra mile"...and... "Professional, yet personally in tune with the needs of her buyers & sellers"

**Buyers say...** "Linda made the process easy ... & very enjoyable!"

**Linda Caldwell CRS, GRI**  
Associate Broker **269-3635**

It's the Experience! **RE/MAX Masters** 883-8979  
caldd@aol.com www.lindacaldwell.com

# Bar-B-Q With A View

Big meaty ribs, extra lean brisket, and a full line of grilled items, all served up in a fun, roadhouse atmosphere. Throw in our spectacular city lights view and you'll see why the County Line has been one of Albuquerque's favorite restaurants for over 25 years.

**Now Open**

Wednesday - Sunday  
For Lunch & Dinner.  
Available for Private Events  
& Catering 7 Days A Week.



**9600 TRAMWAY BLVD. N.E. • 856-7477**

**SPECIALIZING IN SANDIA HEIGHTS AND NORTH ALBUQUERQUE ACRES FOR OVER 18 YEARS.**

- › CUSTOM ADDITIONS AND REMODELS
- › STUCCO AND ROOFING
- › WINDOW AND DOOR REPLACEMENTS (CALL ABOUT LIFETIME WARRANTY)
- › ALL YOUR HOME IMPROVEMENT NEEDS



CALL LENNARD GEORGE FOR A FREE ESTIMATE. **220-2838**



**HANDY ANDY**  
Professional Repair Service, LLC

Andy Cordova  
Owner

Minor Repairs, Tile, Drywall,  
Carpentry, Laminate Flooring,  
Painting, Stucco, Clean-Outs, Etc.

**974-7372**  
HandyAndyRepairs@comcast.net

**www.luckydogrealty.com**



- Sandia Heights Resident
- Ivy League Graduate,  
BA & MA
- Veteran – USAR, 1LT
- Certified Residential  
Specialist
- Experienced Investor
- 10 Years of Experience
- Your Home, My Priority!

**Kelly Taliaferro, CRS**  
Cell: (505) 270-5552  
kellyt@remax.net

RE/MAX Elite  
Office: (505) 798-1000

**(505) 270-5552**



## **An Update on the ACC's Neighborhood Review Process**

- Bob Bower, Chairman, ACC

This article is an update of one written for the April 2012 GRIT and I feel it's necessary to periodically revisit the subject of the neighborhood review process since it is an integral part of how the ACC goes about its business of evaluating projects within the community.

The SHHA covenants clearly place the authority and responsibility to approve or disapprove project applications with the ACC and not with owners in close proximity to the subject property. The covenants do not require the ACC to conduct neighborhood reviews prior to approval of any of its projects. A neighborhood review is conducted as a courtesy to the community and for the primary purpose of informing neighbors of a proposed project in their immediate vicinity once the ACC arrives at the point where it has determined that the project is in compliance with applicable covenants and that it is now ready to consider the approval of the project. The decision to conduct a neighborhood review is made when the ACC feels that the project may have an impact on the views, harmony, property values, or interests of the owners of nearby properties. The ACC will strive to ensure that property development does not unduly interfere with the natural landscape and homeowners' access to it, and that the resulting construction is in harmony with the natural surroundings and residences in the immediate area.

Once the ACC decides that a neighborhood review is appropriate for a given project, the following steps occur:

1. A notification letter is sent to neighbors in the immediate vicinity of the proposed project. The letter describes the project and advises addressees that they have seven working days to visit the SHHA office to review the project plans and to respond in

writing with relevant comments. These plans normally consist of a plot plan showing the footprint of the project on the property, a basic floor plan, elevation drawings, and samples of, or specifications for, exterior materials, colors, and finishes. Please note that if you learn of an on-going neighborhood review of a property in your neighborhood and feel that you should have received a notification letter and that you want to review the project plans, call the SHHA office.

2. Once all comments are received, the ACC will provide feedback to the project applicant and work with the applicant to address the comments that both the ACC and the applicant feel could enhance the project from a neighborhood point of view.
3. If the ACC feels that the comments expressed during the review process indicate that there is a general feeling of uneasiness within the neighborhood concerning the project, the ACC may schedule a neighborhood review meeting to allow neighbors to meet with the ACC.
4. Once the ACC has received all comments from the neighborhood review and from any subsequent neighborhood meetings and discussions with concerned neighbors, the ACC will consider all of these comments before making a final decision. Along with general conditions stated in all ACC approval letters, specific conditions stemming from relevant neighborhood comments will be incorporated, as appropriate, in the approval letter.

The neighborhood review process is the product of many years of experience in dealing with the community's need to continually build, update, and modify its residences. The ACC was established by the covenants at their inception to provide overall guidance to the property owners and to maintain reasonable control of the various architectural standards imposed by these covenants.

*Continued on page 8*

Continued from page 7

In the beginning, there was no such “animal” as the neighborhood review and it quickly became obvious that this sort of review process was important in order to consider the impact of a construction project from the neighborhood’s point of view. The ACC continues to strongly endorse the value of the neighborhood review as a key ingredient in its evaluation process and I encourage all recipients of a neighborhood review notification to take a few moments to review the material available to you for your review and to submit comments as appropriate. Don’t miss this opportunity and then regret that you did not take the time to voice your concerns once the project is underway!



**ACC Activity Log** *Summary of Approved Projects activity since the last GRIT:*

- 8 Juniper Hill Road – Resurface Driveway
- 22 Sandia Heights – Landscaping & Patio Enclosure
- 52 Cedar Hill Road – Garage Addition
- 218 Spring Creek Lane – Photovoltaic Panels
- 330 Paintbrush – Landscaping
- 554 Black Bear Place – Landscaping
- 635 Cougar Loop – Reroof
- 938 Bobcat Blvd.– Window Replacement
- 969 Antelope Ave – Storage Facility
- 1040 Red Oaks Loop – Wall
- 1123 Marigold Drive – Resurface Driveway
- 1169 Laurel Loop – Garage Door Replacement
- 1183 Laurel Loop – Water Harvesting System
- 1837 Tramway Terrace Loop – Fence Replacement
- 2103 Navajo Willow - Landscaping
- 2812 Tramway Terrace Circle – Addition
- 7704 Cedar Canyon Road – Portable Basketball System
- 7738 Cedar Canyon Road - Gazebo

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



**Letter to the Editor from a Sandia Heights Resident and SHHA Member :**  
**Our Sheriff’s Office in Action!**

On Tuesday, I lost my cell phone. We looked everywhere. We called the number many times and listened for the ring. No luck. The next morning, I was reminded that I had a “Find My iPhone” application for my iPhone/iPad combination. Sure enough! I could see my phone, superimposed on a satellite map, moving around the streets of Albuquerque. By early afternoon, it stopped moving at a house near Wyoming and I-40.

My husband drove to that house and got the house number and the license tag number from the vehicle in the driveway. My husband stayed in the vicinity. I called the Sheriff’s office and they responded by sending two deputies to the location. They knocked on the door and rang the door bell many times with no response. Finally, someone came to the door. They denied having any cell phones in the house. They did, however, let the deputies enter the house and look around. At their request, I called my cell phone 10 more times as the deputies roamed the house. On the 11th call, the deputy answered. He had found the phone in the daughter’s room, set to the “vibrate” mode.

The 11 yr old daughter had found the phone in a parking lot where I had been the day before. She may not have told her parents. The officers felt that the parents did not know that she had it. No charges were filed, but I understand that the daughter learned a lesson.

As the deputies left the house, I could see, on my iPad, the phone leaving the house and moving to the street where my husband was parked. After a brief pause, the cell phone began moving again, this time in my husband’s possession. Wonders will never cease. The cell phone was recovered, thanks to modern technology and the diligence of our Sheriff’s Department.





Doing What's Right for You

## Selling Sandia Heights Homes!



**Sharon McCollum**  
Executive Broker  
15 Million Dollar Producer  
**(505) 269-6217**  
SMMinABQ@aol.com

Sharon and Judson McCollum promote Top VALUES and SALES in Sandia Heights! They offer friendly and professional service. They know the Sandia Heights lifestyle as well as anyone and can make your next move a complete success!  
*Sharon and Judson are by your side, working hard to make sure your goals are achieved and your best interests are protected at all times.*



**Judson McCollum**  
Executive Broker  
10 Million Dollar Producer  
**(505) 269-3717**  
JudsonABQ@aol.com

Visit us at: [www.sharonandjudson.com](http://www.sharonandjudson.com) • [www.sandiaheights.com](http://www.sandiaheights.com) • [www.albuquerquehomes.net](http://www.albuquerquehomes.net)

**FREE Market Analysis • Call Today • (505) 269-6217**



Cliffrose Drive NE

**ELEGANT, UPSCALE ONE LEVEL SOUTHWEST STYLE CUSTOM ON MANICURED XERISCAPED LOT!** 3 bedrooms, 2 baths, Greatroom with fireplace, formal dining room, Informal Dining Room, updated gourmet country kit & 2 car garage—Flowing Floorplan, Upscale Appearments thru-out!



Eagle Ridge Road NE

**DISTINCTIVE TWO STORY CUSTOM ON .95+/- PANORAMIC MOUNTAIN & CITY VIEW LOT!** 3 bedrooms + study, 3 baths, greatroom, formal dining room, family room, gourmet country kitchen & 2 car garage. Serene retreat. Privacy & space abound! Awaits your arrival!

## Sandia Heights Market Activity • 2005 - 2012

How is the Sandia Heights Market? Compare the Past 7 years.

### 2005 - 2012 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS GREATER THAN .50 ACRES

There are currently 19 Sandia Heights homes FOR SALE on lots greater than .50 acres. The average asking price per SF is \$179.94. There are currently 6 Sandia Heights homes PENDING on lots greater than .50 acres. The average asking price per SF is \$162.01. There have been 22 Sandia Heights homes SOLD on lots greater than .50 acres since January 1, 2012. The average sold price per SF was \$150.49.

40 Homes on lots greater than .50 acres SOLD from Jan. 2011 - Dec 2011. The average sales price per sq.ft. was \$161

26 Homes on lots greater than .50 acres SOLD from Jan. 2010 - Dec 2010. The average sales price per sq.ft. was \$165

25 Homes on lots greater than .50 acres SOLD from Jan. 2009 - Dec 2009 The average sales price per sq.ft. was \$169

14 Homes on lots greater than .50 acres SOLD from Jan. 2008 - Dec 2008. The average sales price per sq.ft. was \$193

30 Homes on lots greater than .50 acres SOLD from Jan. 2007 - Dec 2007. The average sales price per sq.ft. was \$202

39 Homes on lots greater than .50 acres SOLD from Jan. 2006 - Dec 2006 The average sales price per sq.ft. was \$205

35 Homes on lots greater than .50 acres SOLD from Jan. 2005 - Dec 2005. The average sales price per sq.ft. was \$170

### 2005 - 2012 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS LESS THAN .50 ACRES

There are currently 11 Sandia Heights homes FOR SALE on lots less than .50 acres. The average asking price per SF is \$169.73. There are currently 3 Sandia Heights homes PENDING on lots less than .50 acres. The average asking price per SF is \$167.72. There have been 16 Sandia Heights homes SOLD on lots less than .50 acres since January 1, 2012. The average sold price per SF was \$145.83.

27 Homes on lots LESS than .50 acres SOLD from Jan. 2011 - Dec. 2011. The average sales price per sq.ft. was \$154

29 Homes on lots LESS than .50 acres SOLD from Jan. 2010 - Dec. 2010. The average sales price per sq.ft. was \$158

26 Homes on lots LESS than .50 acres SOLD from Jan. 2009 - Dec 2009. The average sales price per sq.ft. was \$161

22 Homes on lots LESS than .50 acres SOLD from Jan. 2008 - Dec 2008 The average sales price per sq.ft. was \$171

18 Homes on lots LESS than .50 acres SOLD from Jan. 2007 - Dec 2007 The average sales price per sq.ft. was \$189

13 Homes on lots LESS than .50 acres SOLD from Jan. 2006 - Dec 2006. The average sales price per sq.ft. was \$179

11 Homes on lots LESS than .50 acres SOLD from Jan. 2005 - Dec 2005. The average sales price per sq.ft. was \$156

### 2005 - 2012 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are currently 3 Attached Townhomes FOR SALE. The average asking price per SF is \$117.64. There is currently 1 Attached Townhome PENDING. The average asking price per SF is \$120.34. There have been 3 attached Townhomes SOLD since Jan. 1, 2012. The average sold price per SF was \$113.84.

6 Attached Townhomes SOLD from Jan. 2011 - Dec. 2011. The average sales price per sq.ft. was \$115.

10 Attached Townhomes SOLD from Jan. 2010 - Dec. 2010. The average sales price per sq.ft. was \$120.

3 Attached Townhomes SOLD from Jan. 2009 - Dec. 2009. The average sales price per sq.ft. was \$144.

6 Attached Townhomes SOLD from Jan. 2008 - Dec. 2008. The average sales price per sq.ft. was \$140.

6 Attached Townhomes SOLD from Jan. 2007 - Dec. 2007. The average sales price per sq.ft. was \$147.

11 Attached Townhomes SOLD from Jan. 2006 - Dec. 2006. The average sales price per sf was \$151.

16 Townhomes SOLD from Jan. 2005 to Dec. 2005. The average sales price per sq.ft. was \$112.



**23 YEAR RESIDENT**  
**MAX SANCHEZ**  
LIVES, KNOWS & LOVES SANDIA HEIGHTS



In ALL Market Conditions, Max Consistently Sells More Homes in Sandia Heights than ANY other Realtor

**33 Years of Experience**

**#1 Individual Coldwell Banker Agent in New Mexico**

**228-8287**

[www.MaxSanchez.com](http://www.MaxSanchez.com)

[www.SandiaHts.com](http://www.SandiaHts.com)



**LEGACY**  
505-293-3700

**Results • Professionalism • Integrity**



**Jade Enterprises, Inc.**

*Design and Construction*

Additions•Remodels•Kitchens•Baths•Outdoo



11910 Del Rey Ave NE. Alb, NM 87122

JadeEnterprises.com (505) 856-5233

**Interior and Exterior Painting**

*Providing Great Work,  
by Great People  
for 25 years!*

**Office 823-2400**



**State Farm®**

Providing Insurance and Financial Services

Home Office, Bloomington, Illinois 61710



**Cynthia Glazier Swope, Agent**

12700 San Rafael Ave NE

Albuquerque, NM 87122

Bus: 505-292-3934

[cynthia.swope.sso8@statefarm.com](mailto:cynthia.swope.sso8@statefarm.com)



P045151 4/04

## Community Event Bulletin Board

*Not all of these groups are sponsored by SHHA. Information is provided to keep residents informed*

---

**Model Railroad Open House Public Welcome Sunday, October 14, 2012 1:00-5:00 p.m. Al Hovey's 9'X16' "Fremont and Mo Valley" HO Model Railroad**  
725-18 Tramway Vista Dr NE. Directions: From the County Line Restaurant travel 1 block south on Tramway, turn East on Tramway Lane, take immediate right onto Tramway Vista Dr NE and Al is in the third house on the right. Look for the crossbucks.



**Hear ye, hear ye!**

**...writers of fiction,  
sketches or poetry,  
scribes of media or plays!**

**JOIN** the   
**TABLET GROUP**

Contact: Ann: 505-332-4449  
Sarah: 505-821-9221

### Autumn Bear Activity

We've seen bears visiting Sandia Heights all summer looking for water and unfortunately, stumbling onto "junk food"—garbage left outside, bird feeders, hummingbird feeders, and fruit trees—that causes conflicts with their human neighbors. Now that early autumn is here, we can continue to expect to see bears in our area.



Their natural food sources at this time of year are acorns, prickly pear fruit, and piñon nuts, and that's what grows at the elevation of our Sandia Heights neighborhood. So bears will naturally come down to this altitude in August, September, and October looking for these natural food sources before they go into hibernation, and we should not be alarmed to see them. They will still always be looking for water. Our role as wildlife stewards and good neighbors is to enjoy any glimpses we get of these magnificent animals, and to leave

them alone. The New Mexico Department of Game and Fish guidelines are to notify them only if there's a life-threatening situation. This is a change in NMG&F policy of recent years. They no longer require you to report sightings of bears or bears getting into garbage or bird feeders. Garbage and bird feeders are our responsibility. Keep a lookout and hope you're lucky enough to see a bear being a bear, and keep the "junk food" locked away! If you have any questions, call the SHHA office at 797-7793.



### On-line GRIT Newsletter

The GRIT newsletter has been posted on the SHHA website [www.sandiahomeowners.org](http://www.sandiahomeowners.org) for over a year. Viewing and downloading the on-line version is free. The printed mail GRIT costs the Association over \$20,000 per year. Would you consider receiving the GRIT electronically? The advantage besides reducing mailing and printing costs is that the electronic version is in color. Also, the on-line version is a higher resolution compared to the printed version. To suspend your mailed GRIT please email us at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net) and **put your address in the subject line**. Thank you.

Sandia Heights Homeowners Association  
2-B San Rafael Avenue NE  
Albuquerque, NM 87122

## PHOTO CONTEST!

We are accepting entries for our annual photo contest for the 2013 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 2. If you are the lucky winner, your photo will be featured on the cover of the 2013 Directory, and you will be acknowledged as the photographer.



### Submission criteria:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2012 Directory).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, and may be submitted digitally or by email to [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net).
- The resident must submit a statement that the photograph is an original taken by the homeowner, that he/she is not a professional photographer (in business as a photographer), and that you grant permission to SHHA to use your photo(s) in the Directory or on our website.

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