



Please join us for our
**Annual SHHA
Easter Egg Hunt**

at WL Jackson Park
(Cedar Hill and
Tramway)



WHEN: Saturday, March 30, 2013

TIME: 10:00am to 12:00pm.

Egg Hunt Starts Promptly at 10:15am

- Sign-in at 10am
- Egg hunt is divided by age groups. Details provided at check-in.
- Please bring a basket for the egg hunt
- Refreshments provided
- Prizes for special eggs within each age group.
- Face painter
- Chalk art

This is only open to SHHA Members. Please RSVP to the SHHA Office at 797-7793, via email to shha@sandiahomeowners.org or log in to My Account at www.sandiaheightshomeowners.org. and RSVP under Tools. Questions? Call 797-7793.

If you email your RSVP please include your name, address, number of adults attending and number and age of children attending.



President's Message - Ann Zimmerman

2013: A Year of Wellness

Happy New Year Elma Ann Zimmerman! 2013 will be a Year of Wellness! This was a very optimistic greeting from The New Mexico Retiree Health Care Authority.

What a welcome. How do *they* know this will be a "Year of Wellness? Do they know something I don't know? So the power of positive thinking began to work, and I decided

that I had better put this volume 24 Number 1 on the top of the mail to read FIRST.

I began to sort the pile of mail, and in the same mail delivery was an enticing envelope with my personal name and address, and a return address I did not recognize. My first thoughts were: is this an invitation to a party? It just said to me, "OPEN FIRST". I pushed all the other mail aside and opened the inviting envelope. The message was...

WIN A PRE-PAID CREMATION

RETURN THIS COMPLETED CARD TODAY TO BE ENTERED. PLEASE INCLUDE YOUR PHONE NUMBER SO WE CAN CALL IF YOUR NAME IS DRAWN. LAST MONTH'S WINNER WAS: NATHAN PENDLETON

These people are certainly brazen. I just got a message that this was A Year of Wellness. Then I began thinking about Nathan Pendleton, and did he feel lucky to win his pre-paid cremation? Well I would never be as lucky as last month's winner, Nathan Pendleton. In the October Grit I confessed to all who read the Grit, I have never won anything but a stale cake at a cakewalk, and that was 62 years ago. Would I like to be a winner in this contest? NO, I would not! I decided at this moment I would just place plenty of money in an envelope (keeping in mind inflation) for our executor to pay for my cremation. A second quick thought about this morbid subject was should I ask Ed if he wants to join the cremation envelope? The good news is that Ed has decided that this envelope is a great idea, and we should do this right away, and not ever bring this subject up again. He does give me a warning about inflation rate, and we will have to increase the contents of the envelope on January 1 of every year. I reply to him, "That is *your* job in this death and dying decision."

Continued on page 2



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Email:
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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

After this enlightening experience of dealing with death, I am now going to find out why 2013 will be A Year of Wellness. By this time I am really ready for some good news. I read through the introduction quickly, looking for the “good news.” The New Mexico Retiree Health Care Authority has partnered with the state’s health plans to provide us access to vital information and programs to help each of us to overcome obstacles to our good health. This article tells me that this is important because it will make me feel better. It goes on to say that it is well known that even a little exercise and modest changes to my diet can have a significant positive impact on how I will feel. The article then tells me in the long run it will save me money. Now I am interested! The costs of our health plans are a direct reflection of how healthy we are as a group. This is all “good news,” but not any deep secret anyone with a 20-20 IQ shouldn’t know. This article then concludes, “Unfortunately, some of those reflections are not what we would like to see. Most of us are a little overweight, don’t eat an especially healthy diet, don’t exercise quite enough and too many of us still smoke.” With the four helpful options stated, I am 25% closer to good health. I don’t smoke! I am left guessing that 25% must be the “good News”.

Well, by now the mail will be here, and maybe there will be some “good news” for me to reply to. Maybe they are correct in saying “no news is good news.”



Covenant Support Committee (CSC): Spring is the time for flowers to bloom and campers, boats, and RV’s to return to your yard. While the CSC is glad to see the new natural growth, we really do not want the spring and summer “toys” to sprout. It is against the covenants to park these units on your property. When you moved into Sandia Heights you agreed to a set of rules. Even if you are renting, the owner or property manager should have made you aware of the covenants (copies are available at the SHHA office) and that you must abide by them. We ask for your cooperation in keeping the toys at an off-site parking area (i.e., storage facility). We know this is inconvenient and most of us like to look out our window and see our stuff knowing it is just steps away from the weekend use. Unfortunately the satisfaction of this view is not shared by your neighbors - resulting in complaints to the CSC. So please plan ahead and do not bring the prohibited rolling stock into Sandia Heights for either long term or short term parking.



Bylaws Amendment ~ George Connor, SHHA Secretary

The proposed amendment to the bylaws is on the SHHA website. This amendment changes the date of the annual meeting from the second Saturday in June to the second Saturday in February. We will vote on it at the annual meeting scheduled for Saturday, June 8, 2013. If you have any questions regarding the proposed amendment please contact the office.



Sandia Heights Coffeehouse Concert Series presents... Claudia Nygaard in Concert

On Saturday April 13, 7:30 p.m. at the Church of the Good Shepherd 7834 Tennyson NE

Americana singer/songwriter Claudia Nygaard is a born storyteller with a quick wit, a fearless emotional vulnerability, and an affable connection with an audience. With a voice described by Rich Warren of WFMT as “amber honey”, Claudia has performed at over 200 fairs and festivals in the US and 9 foreign countries.

Her latest CD, "Let The Storm Roll In", shot up to #1 on the Roots Country Chart, #8 on the Folk DJ Chart, and #26 on the Roots Music Americana Chart. The press has given it excellent reviews, including 5 stars from roots music's MAVERICK Magazine in the UK.

Claudia's “got a scrappy side to her as well. Her sympathetic homage to Miss Kitty of TV's ‘Gunsmoke’ fame is absolutely hilarious”— Jeffrey Sisk, IN TUNE, THE DAILY NEWS. Read more about her and listen to her music on www.claudianygaard.com.

This will be an all-ages, alcohol-free event, presented by the Sandia Heights Homeowners Association Community Service & Membership Committee (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, 856-7100/nlightsmgt@aol.com.

From I-25, take Paseo del Norte east to the end, turn right (south) onto Tramway, then right (west) onto Tramway Terrace at second light, then right (north) onto Tennyson, follow signs to the Church. Park in upper lot and walk down to lower lot. Handicapped & semi-handicapped parking is in lower lot.



Tram Passes: As of January 1, 2013 SHHA has purchased 8 corporate tram passes per day! Please call the SHHA office at 797-7793 or visit our website for details: www.sandiahomeowners.org. **Please be advised that the Tram will be closed for maintenance April 1-19, 2013**



SHHA Membership Cards:

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

Affordable Window Cleaning - Asian Café - Bair Medical Spa - Best Way Carpet - Bob's Painting – Budget Truck Rental - Chiropractor, Mark L. Schwartz DC - County Line of Albuquerque - Curves - Dance Fitness Party – Gonstead Family Chiropractic - Granite Transformations – Hairstyling by Carlos - High Finance Restaurant - Jade Enterprises - Los Equipales - Massage Envy – Mesh Hair Studio - New Mexico School of Music – PCM Electrical - Ready Blinds & Shutters – Sandiago's Mexican Grill at the Tram - Southwest Propane - The UPS Store - 3B Yoga



SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

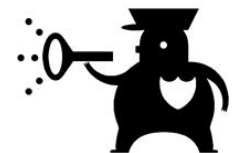
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, membership in SHHA does not include Sandia Heights Security membership. You 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:

Month of January	# of calls	Month of January	# of calls	Month of January	# of calls
Alarms	31	Motorist Assist	1	Special request	3
Customer Assist	8	Neighbor dispute	0	Special (extra patrol)	13
Breaking & entering	3	Newspaper pickup	14	Sheriff Office Assist	0
Car Accident	0	Noise complaints	4	Suspicious person	2
Dumped/Spilled Material	0	Open door/window	4	Suspicious vehicle	14
Family/Neighbor Dispute	0	Parking problem	1	Theft	3
Fire	2	Pet nuisance	4	Utility Co. assist	6
Fireworks complaint	0	Rescue assist	1	Threat/Personal	1
Front office	5	Salesman problem	2	Vehicle burglary	3
Loud music/party	0	Snake Call	0	Wildlife report	1
Lost/found item or pet	5	Speeding Vehicle	0	Total Calls	131

SECURITY TIPS:

If you are having an alarm system installed in your house, be sure the alarm company mounts the control pad where it is out of view from windows and doors. It's too easy for a potential burglar to see if it is set or not. Also display the yard sign or window stickers the alarm company provides after installation. Display the Sandia Heights Security stickers provided in your security welcome packet.



Trash and Recycle Bins

Last summer brought a change in trash pickup in our Sandia Heights neighborhood. With the change to large rolling bins for both trash and recyclables came some unintended consequences.

It seems that many residents are now leaving their bins either on the roadside or next to their homes where they are visible to neighbors and passersby. We would like to remind everyone that improper storage of trash cans is a violation of all our Sandia Heights Covenants which state in general:

“Garbage shall be placed in covered containers, said containers to be concealed from public view . . .

“ Please, when your trash and recyclables have been collected, return your bins to storage out of public view.

We would like to remind all residents that trash (including recycling) must be out no later than 7am on the scheduled pickup day, or no earlier than 5pm on the evening prior to collection. Thanks for helping keep Sandia Heights a beautiful place for all of us to live.



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Sandia Heights NE

SOLD!
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1484 Morning Glory NE

FOR SALE!
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Sandia Heights Market Activity • 2007 - 2013

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

2007 - 2013 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS LARGER THAN .50 ACRES

There are 18 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$179.75. There is 1 home PENDING on lots larger than .50 acres. The asking price per SF is \$168.54. There has been 1 home on a lot larger than .50 acres SOLD in 2013. The sold price per SF was \$75.11.
40 homes on lots larger than .50 acres SOLD in 2012. The average sold price per square foot was \$151.22
40 Homes on lots larger than .50 acres SOLD in 2011
The average sold price per square foot was \$161
26 Homes on lots larger than .50 acres SOLD in 2010
The average sold price per square foot was \$165
25 Homes on lots larger than .50 acres SOLD in 2009
The average sold price per square foot was \$169
14 Homes on lots larger than .50 acres SOLD in 2008
The average sold price per square foot was \$193
30 Homes on lots larger than .50 acres SOLD in 2007
The average sold price per square foot was \$202

2007 - 2013 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

There are 8 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$154.19. There are 6 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$148.49. There have been 2 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was 157.03.
29 homes on lots smaller than .50 acres SOLD in 2012
The average sold price per square foot was \$151.97
27 Homes on lots smaller than .50 acres SOLD in 2011
The average sold price per square foot was \$154
29 Homes on lots smaller than .50 acres SOLD in 2010
The average sold price per square foot was \$158
26 Homes on lots smaller than .50 acres SOLD in 2009
The average sold price per square foot was \$161
22 Homes on lots smaller than .50 acres SOLD in 2008
The average sold price per square foot was \$171
18 Homes on lots smaller than .50 acres SOLD in 2007
The average sold price per square foot was \$189

2007 - 2013 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There is 1 attached townhome FOR SALE. The asking price per SF is \$157.37. There is 1 attached townhome PENDING. The asking price per SF is \$107.92. There has been 1 attached townhome SOLD in 2013. The sold price per SF was \$143.96.
8 attached townhomes SOLD in 2012. The average sold price per SF was \$114.05
6 Attached Townhomes SOLD in 2011. The average sold price per square foot was \$115
10 Attached Townhomes SOLD in 2010. The average sold price per square foot was \$120
3 Attached Townhomes SOLD from in 2009. The average sold price per square foot was \$144
6 Attached Townhomes SOLD in 2008. The average sold price per square foot was \$140
6 Attached Townhomes SOLD in 2007. The average sold price per square foot was \$147



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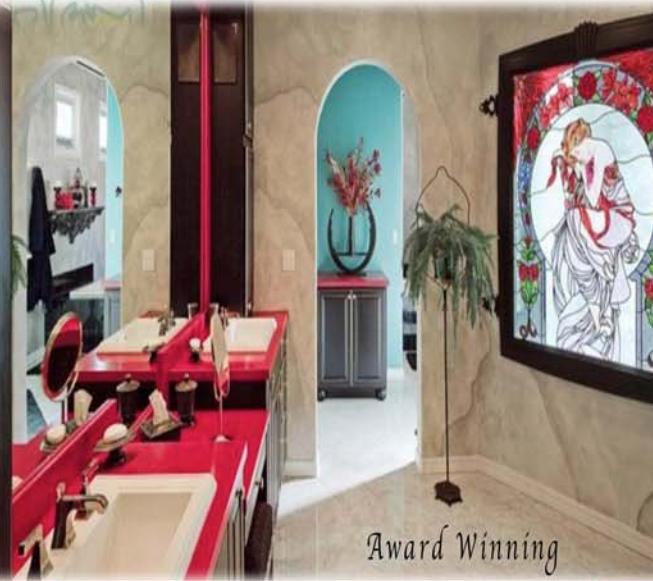
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Open Fires: We have received complaints about residents having open burning, usually as part of parties. Unless you receive permission from the Bernalillo County Fire Department (BCFD) for this open fire please do not do it. The area is too dry and you are endangering your property as well as that of the rest of the neighborhood. Should you see an open fire please contact BCFD. They will tell you if a permit has been issued, or if open fires are permissible (this varies from season to season). If there is a violation they will send out the big red truck, put out the fire, and probably fine the offender. Remember, even commercial "fire pits" will give off embers.



News from SHHA Parks committee regarding recreation & safety:

With the warmer weather, many SHHA residents will likely be out walking and exercising, some with their faithful companion, Fido. Remember dogs need to be on a leash. This is required by County regulation in our two neighborhood parks where adults and children play. We have recently learned that a **new off-leash dog Park** was built west of Sandia Heights north of the Paseo Del Norte & Wyoming intersection. It is the North Domingo Baca off-leash dog park located at 7520 Corona Ave NE, two blocks north of Paseo. This facility is a large fenced in grassy area where dogs can run and play to their hearts' content.

On another subject, if you keep dogs in your yard here in Sandia Heights, you might want to look at the Bernalillo County Ordinance regarding restraint of animals. It is in the BC Code of Ordinances, Chapter 6 - Animals and has some excellent and important information on the subject. One

interesting item to me was regarding electric or invisible fences. It is in paragraph (e) and is:

- (e) A person who uses **electric or invisible fencing** designed to confine an animal to their property must clearly post a notice in two separate locations upon the property that such a device is in use.

Chapter 6 in its entirety can be found at: <http://www.newmexicoanimallaw.com/docs/BernalilloCountyAnimalControl.pdf>

Be SAFE and enjoy our wonderful Sandia Heights neighborhood!!



Getting the most out of your home remodeling projects by Bob Bower, ACC Chairman.

Before you begin an exterior or interior remodeling project for your home, consider some of these issues described below:

1. Depending on the size of the project, consider hiring a general contractor (GC). For large projects such as adding a garage, another room, or a re-do of an existing kitchen or bathroom, a qualified GC can save you a lot of coordination headaches. The job of the GC is to manage all of the various subcontractors (subs, for short) needed for a remodeling job. In essence, the GC runs the show by coordinating the activities of the various subs. Without the oversight of the GC, there will most likely be a lack of communication among the various subs since subs often do not talk with one another. For example, new kitchen plumbing needs to be done prior to installing the tile backsplash. The plumber may have to have the tile work torn out in order to have access to areas behind the tile work to complete the plumbing modifications. A good GC will work to prevent these sorts of problems.

Continued on page 8

Continued from page 7

2. Make sure you talk with the County and get a building permit, if required. Some small jobs don't need a permit but most major remodels do need one. In general, your contractor is responsible for obtaining proper building permits—the ACC does not get involved in permits but can ask you for proof of a permit. If you don't "build to code", you could end up with fees and fines if the County inspectors determine that you should have had a permit before starting your remodeling job. The cost of subsequent fees and fines could exceed the cost of the permit. In addition, remodeling done without a permit may cause potential issues when you go to sell your home.
3. Be careful not to remove a load-bearing interior wall in order to create, for example, a "great room" by combining existing living and dining rooms. A good GC can determine if there is a risk to your home if you elect to remove any interior walls. Weakening your home's existing support structures can affect a future decision to add roof-mounted solar collectors or roof-mounted heating and air conditioning equipment.
4. Like I said last month, be sure that the contractors you select to handle your home remodeling projects are properly licensed and insured. Don't be afraid to ask for proof of licensing and insurance. In 2011, the Better Business Bureau (BBB) received over 6,000 complaints nationally against contractors involved in the construction industry. This figure represents an 11 percent increase over the previous year. The BBB advises homeowners to get the name of the insurance carrier and to confirm with the carrier that the contractor has the coverage. The BBB further advises reading reviews about potential contractors online and then asking contractors for references. Take the time to speak with references and ask if you can see the finished product.

I continue to hope that these monthly GRIT articles are useful to homeowners here in Sandia Heights and if you have any suggestions for future articles, please let me know.



ACC Activity Log: *Summary of Approved Projects activity since the last GRIT:*
15 Sandia Heights Drive – Retaining Wall Replacement

30 Juniper Hill Loop – Landscaping

577 Black Bear Road – Remodel

725-19 Tramway Vista Drive – Stucco Repair, Paint Trim & Door Replacement

727-21 Tramway Lane – Photovoltaic System

875 Tramway Lane – Wall

987 Lynx Loop – Reroof

1009 Tramway Lane – Wall and Landscaping

1059 Red Oaks Loop - Landscaping

1105 San Rafael – Driveway Replacement

2877 Brushwood – Fence Replacement & Skylight Replacement

8251 Raintree Drive - Landscaping

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



Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **SHHA Board Meeting** – Wednesday, March 13 at 7pm in the SHHA Office.
- **Easter Egg Hunt** – Saturday, March 30 at W.L. Jackson Park, 10:00am to 12:00pm
- **Notary services, copies and faxes, tram passes, email alerts and contractor evaluation binder** are free to members.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members.



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8, 10, and 11:30 am

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Community Event Bulletin Board

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

Church of the Good Shepherd: Join us at Church of the Good Shepherd, where "No matter who you are or where you are on life's journey, you're welcome here!" Sunday School for all ages begins at 10AM. Contemporary worship: 8:30, Traditional worship: 10:45. The church is located at 7834 Tennyson Street NE. Visit www.ucccogs.org or call @ 856-1004 for more information.

Sandia Heights Artists: It's not too late to be a part of the Sandia Heights Studio Art Tour scheduled for September 7-8. Join us at 7:00 pm on March 13 for our planning meeting. We will meet at the home of Barbara Nahler, 1202 Marigold NE. The 2013 coordinator is Mary Ellen Merrigan, 505-280-9772.

Sandia Heights "Cork & Fork" We meet bimonthly in small groups in the homes of our members. Each small group consists, typically, of three couples plus a host couple, with each couple contributing to some part of the dinner menu. By "couple", we mean any twosome that makes sense. The emphasis is on food and fun rather than formal elegance. Our new season is in full swing. The schedule for the second half of the season is March 9 & May 11 in small groups, then a whole group activity in July as a culminating event for the season. We're always looking for new couples to join us, so if this sounds like an activity that might appeal to you, please call or e-mail Paula Knarr for more information- 821-3444 or kpknarr@comcast.net

The Sandia Heights Book Club has an opening for a new member. The group meets the third Wednesday evening of each month, January-November at members' homes. Upcoming book selections include *The Swerve* by Stephen Greenblatt, *The Imperfectionists* by Tom Rachman, and *An Artist of the Floating World* by Kazuo Ishiguro. If interested please email Joan March, jmarch@thinkwellassociates.com, or call her at 323-6784.

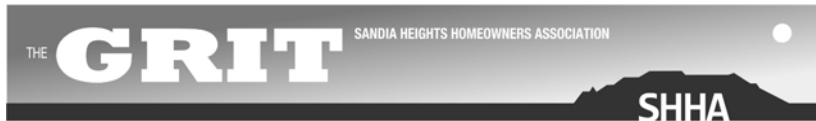


Like all predators bobcats are territorial, and typically have ranges of 4 to 10 square miles. They are solitary, with males and females meeting only for mating. Kittens are born in the spring and stay with their mother for 9 to 12 months. About twice as large as a domestic house cat, bobcats usually weigh 15-30 pounds when full grown. The bobcat gets its common name from its short "bobbed" tail, 4 to 7 inches long. Bobcats' diet includes rabbits, mice, packrats, squirrels, birds, and sometimes insects. They rely on their keen eyesight and hearing to locate enemies and prey, as their sense of smell is not especially acute. Bobcats hunt by stealth, waiting motionless and then pouncing.

Bobcats pose no threat to humans, but they have been known to take domestic dogs and cats. Keep small dogs indoors and watch them carefully when they are out of doors. Cats should always be kept inside, as they will fall prey to bobcats (and other predators like coyotes, owls, and hawks) and may also become infected with plague if they catch infected rodents.

If you see a bobcat, there's no need to call Animal Control or Game and Fish—just enjoy the sight of this fascinating and beautiful creature. If you would prefer not to have bobcats in your yard, then you should remove anything that might attract them, like bird baths, water features, and bird seed. Water is an obvious attractant, but bird seed attracts the animals bobcats eat, and bobcats go where the food is plentiful. We hope that a better understanding of bobcats will help Sandia Heights residents happily coexist with them. They are truly amazing and magnificent members of our wild neighborhood. To read the full article please visit the website:

www.sandiahomeowners.org and look under the Outdoors tab.



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

Don't forget to:

SPRING

forward on

Sunday, March 10!

