

Sandia Heights Coffeehouse Concert Series presents...



Syd Masters & the Swing Riders in concert at the Church of the Good Shepherd, 7834 Tennyson NE on Saturday, September 14, 7:30 p.m.

Syd Masters & the Swing Riders is a trio based in Edgewood playing western music--WESTERN, not country-western. The band's repertoire is one third vintage music of old cowboy trail songs, one third western swing from the 30s, 40s & 50s, and one third originals. Syd's timeless melody "Under New Mexico Skies" was given the honorable title of "Official Cowboy Song of the State of New Mexico" by former Governor Bill Richardson.

The New Mexico Music Industry has presented Syd with awards for "Country Song of the Year," "Best Vocal Performance," and "Most Humorous Song." His 2007 NMMI award for "Vocalist of the Year" made him the only person to ever win it twice. Syd has been seen on television commercials and billboards throughout the west as spokesman for the Powerball Lottery Campaign. Listen to his music on www.sydmasters.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 overnight 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.



President's Message:

~ Ann Zimmerman

Dear readers of the GRIT, please take a few minutes to read the article below and follow the thirteen (13) guidelines listed by Robert Julyan author of Mammals Field Guide to the Sandias. We are experiencing one of the worst droughts in New Mexico history and our treasured wildlife is in peril. Each of us can help by being responsible and vigilant in following the Do's and Don'ts listed in the article.

Black Bear

Mammals Field Guide to the Sandias
Permission granted by Robert Julyan and Mary Stuever

Actually, in the Sandia Mountains, as in other areas in New Mexico, black bears are not often black. Their color ranges from blond and cinnamon to brown, dark-chocolate, and liver-colored, depending on the effects of molting, sun-bleaching, and ambient lighting. Unlike the grizzly bear, which has been extirpated from New Mexico, the black bear has a Roman nose, rounded back, and shorter claws rather than a dishd face, humped back, and long claws

Continued on page 3



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

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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.

Tram Passes:

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.



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 - Wildlife West Nature Park



Parks & Safety Committee: Dead Trees

Do you or a nearby neighbor have a dead tree or shrub in your yard or on nearby County right-of-away? This problem has increased dramatically the last few years because of the prolonged drought. Most of us have not remembered to do deep root watering of our plants on a frequent basis, year round to keep them from dying.

So what should we do now? First, start deep root watering any and all of you living plants. And second, consider removing any dead trees and shrubs because they are potential fire hazard. Articles about recent New Mexico and Colorado wildfires indicate that removing dead trees and shrubs around residences is very important in preventing wild fires. If you cannot cut and remove your dead trees and shrubs, stop by the SHHA office and look at our references book for landscape contractors & trash haulers. SHHA residents have had experience with and “evaluated” many such contractors. If the dead plants are on County right-of-ways adjacent to your property, call the County at 848-1503 and put in a work order to have them removed.

Taking care of your living and dead landscaping this summer will help maintain your property values and make Sandia Heights a nicer place in which to live.

Continued from front page

Imagine a football lineman sleeping for five months and then trying to make up for the rest of the year by eating for seven months, and one can get a sense of what a bear's life is like. A mature boar, or male bear, can tip the scale at 500 pounds, while a sow, or female bear, can weigh 400 pounds. A bear's "diet", if you can call it that, is legendary for this mostly vegetarian member of the order Carnivora. It starts off in the spring grazing on grass, then switches to insects when the anthills, termite mounds, wasp hives, and rotten logs infested with beetle grubs warm with the longer day length. With summer, the bear begins to feed on ripening fruit; look for various native plant seeds in their scat, including prickly-bear cactus fruit or tunas, bear-corn, New Mexico elderberry, chokecherry, and wild plum. As the summer passes into fall, look in bear scat for pieces of acorns from the Gambel, gray, and shrub live oaks, as well as pinõn fragments. These two food sources are high in lipids and help bears store fat to overwinter. Good reproduction the following year is dependent on the oak or pinõn crop. The "berries" of the one-seed, Rocky Mountain, alligator, and common juniper are an annual staple in their diet since they produce every year, unlike oaks and pinõns. When there is a normal or a wet El Nino year then everything is fine because bears eat the wild foods. When there is a dry La Nina winter and spring, the bears travel down the mountain and forage in humans' rich garbage dumpsters and watered gardens and orchards. Here they scarf down plums, peaches, pears, apples, and even pumpkins, as well as refuse. If they come across a beehive that is not encircled by a hot wire they might rip it apart for the honeycomb. Pet food carelessly left outside also is fair game. Unclean barbecue grills, birdseed, hummingbird feeders, and compost piles with melon rinds and fruit peelings are all too enticing for bears. The habituated bears learn to associate food with people and lose their fear and respect of people. With more and

more housing developments around the mountains, bear-human encounters have become so frequent in the Sandia Mountains that concerned citizens and legislators have made it a state law to "bear-proof" garbage containers.

Wildlife officers, mandated to look after public safety, are forced to trap "offending" bears and release them in remote wild locations. One "two strikes and you're out" bear was exiled to Mount Taylor, only to return to the Sandias-a straight-line distance of sixty-eight miles! Wildlife officials and citizen groups alike try to educate people regarding responsible human behavior in bear country. You can help too by paying attention to the following:

1. Never feed bears or wildlife either purposefully or accidentally.
 2. Pick apples, other fruit, and berries, especially those on the ground. Do not plant fruit trees near homes if you live in the mountains.
 3. Keep garbage in a locked garage or shed and take it out the morning of pickup. Put mothballs (poison) in a sock and hang it near the garbage to disguise the smell and ward off bears.
 4. Don't feed pets outdoors. Don't leave food dishes outside or store pet food near doorways leading outside.
 5. Hang bird feeders between trees or poles at a height of seven feet off the ground.
 6. Bring in hummingbird feeders at night or hang them high from a wire.
 7. Don't feed suet in spring, summer, or fall.
 8. Store birdseed in a closed container indoors.
 9. Clean barbecue grills after use and store indoors.
 10. Don't place melon rinds or fruit in a compost pile except in winter.
 11. Don't leave groceries in your car overnight.
 12. Keep poisons and garbage bags locked inside a shed.
 13. Keep woodpiles away from your house.
- "Remember: a fed bear is a dead bear."
Protect humans and Sandia black bears!

SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

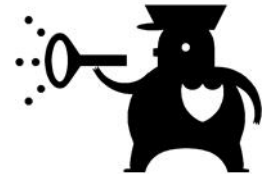
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You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

Previous month	# of calls	Previous month	# of calls	Previous month	# of calls
Alarms	19	Motorist Assist	1	Special (extra patrol)	12
Assault/Battery	1	Neighbor dispute	0	Sheriff Office Assist	0
Breaking & entering	0	Newspaper pickup	6	Suspicious person	8
Corp. Office Assist	4	Noise complaints	1	Suspicious vehicle	7
Car Accident	3	Open door/window	4	Theft	4
Dumped/Spilled Material	0	Parking problem	2	Threat/Personal	1
Fire	1	Pet nuisance	3	Utility Co. assist	6
Fireworks complaint	1	Rescue assist	2	Vandalism	0
Loud music/party	2	Snake call	10	Vehicle burglary	1
Lost/found item or pet	4	Special request	232	Wildlife report	26
Misc. call	5	Speeding vehicle	1	Total Calls	367

SUMMER CRIME ALERT

It's summertime and the living is easy; especially if you're a burglar and a thief. Please be vigilant concerning our two main problems during the summer season:



First, be aware of someone knocking on your door or ringing your doorbell during the day. Chances are it could be a burglar checking to see if you are home or not. Always acknowledge the knock or ring. You can yell through the door letting them know you are home. Try to get a description and call 242-2677(COPS) with it so a unit can check the area. NEVER ignore it! If they think no one is at home, they will break in and now you will be confronting burglars with you still at home.

Second, please remember to lock your car if it sits outside. Believe it or not, most of our auto burglaries are done by the thief simply opening the car door. That's why they troll the neighborhoods trying door handles looking for the ones left unlocked. Don't leave the garage remote in the car either. If they get it, they can get inside your home through the garage door. Finally, remember this little saying; "If you want to find something of value in your car in the morning, don't leave it in the car overnight!"

Remember and practice the above and you will have a much happier summer. Bill Jackson, Crime Free Programs, Southwest Command, 839-6400

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 34 year track record of success.



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Information and map available at SHHA office and online at <http://www.sandiaheightsart.com>

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Sandia Heights Average Sold Prices vs. Other Areas			
Neighborhood	2006 Avg. \$/SF	2012 Avg. \$/SF	% Change
Sandia Heights	\$189.53	\$149.09	-21.34%
Primrose	\$217.78	\$171.33	-21.33%
Tanoan	\$171.24	\$138.30	-19.24%
North ABQ Acres	\$197.08	\$159.22	-19.21%
High Desert	\$224.69	\$183.33	-18.41%

Sharon and Judson McCollum have promoted Sandia Heights property values for over 25 years. We market to support improving home values in Sandia Heights. Call (505) 269-6217 for your FREE Market Analysis today!

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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 21 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$192.01. There are 9 homes PENDING on lots larger than .50 acres. The asking price per SF is \$177.09. There have been 12 homes SOLD on lots larger than .50 acres in 2013. The average sold price per SF was \$134.75.
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 9 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$156.42. There are 7 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$167.06. There have been 18 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was \$148.19.
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 4 attached townhomes FOR SALE. The asking price per SF is \$128.92. There are no attached townhomes PENDING.
There have been 3 attached townhomes SOLD in 2013. The average sold price per SF was \$126.54.
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



Water availability report from Annual meeting -- JUNE 2013

By George Connor

One of the SHHA Directors contacted Sandia Heights Services (SHS) in response to a Town Hall question regarding availability of Sandia Heights water. The verbal report given to us was that the water level in the two older wells was still at approximately the same level as in previous years and the water level of the new auxiliary well drilled and brought on line in 2012 was NOT dropping appreciably. Overall we have an excellent water supply for Sandia Heights, both in quantity and quality of water.

THANKS to Sandia Heights Services for anticipating our water needs and potential supply issues caused by prolonged drought.



From the Parks & Safety Committee: County Homeowners to Receive Discounts on Flood Insurance Premiums - Premiums will be discounted 5 to 10 percent

Bernalillo County – The Federal Emergency Management Agency (FEMA) has upgraded Bernalillo County's Community Rating System (CRS) classification. As a result, flood insurance policy holders in Bernalillo County will receive a discount on their insurance premiums. For further information, visit our website www.sandiahomeowners.org and click on the notices and information page.



Water Saving Ideas for Your Landscape

By Sarah Holt, ACC Member

Whew! It's hot, and there's no rain in sight. With the current state of drought, it's

a great time to think about updating your landscape to be more water wise. "Water wise" also translates into less maintenance, less water and money, and more time for you! Here are some basic ideas to consider....

Xeric plants, including most native and adapted plants recommended for our area, prefer gravel mulch to conserve moisture. Consider the use of bark mulch in areas next to your home or walls for water-loving plants. Shredded cedar bark mulch repels pests and holds in moisture, which means less maintenance, water, and cost for you. The shredded mulch won't blow or float away, and it forms a nice mat over the ground, which helps keep out weeds.

Reduce sod areas where you can. The Landscape Guidelines (see Sandiahomeowners.org) state that lawn areas must be less than 500 square feet. To reduce the amount of sod, consider adding flagstone paths through the sod or expanding existing shrub beds, which you can then fill with xeric plants. You can also over seed bluegrass areas with a more drought-tolerant type of grass, such as buffalo grass. Avoid raking up dormant/dead native grass. The root and leaf systems hold the soil together and prevent erosion. If you're concerned about fire danger, trim grasses to less than 12" tall, but leave the remainder of the plant. Think Dust Bowl....

Embrace container gardening. With large pots, you can control the water and the sun exposure, and your plants will be very happy. We dug up an ailing rose bush from the garden, popped her in a big pot, and this year, we have many magnificent blooms. As the sun changes angles, just move the pot to accommodate.

Pots are a great way to have that pop of color or accent, and they are really easy to manage.

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Create a water budget. Decide what plants are going to be watered and which ones are going to fend for themselves. Plants in low spots and native species will be best able to survive without supplemental watering.

Get to know cactus and succulents. These are wholly unique plants that are wonderfully adapted to our climate. Many have wonderful shapes and textures and amazing flowers. You can't get lower maintenance than a cactus!

Be Fire Wise (see Firewise.org for more information) and be sure to remove any trees or large shrubs that are right up against the house or under a deck or overhang. Make sure that any dead vegetation is removed from your property to reduce fuel loads, and keep grasses trimmed low. The Black Forest Structure Protection video on vimeo.com, created by my colleagues and friends at Colorado Springs Fire Department, shows how Fire Wise techniques can make a huge difference for your property.

Remember that most landscape changes do require approval by the Architectural Control Committee, and many projects can be approved administratively, which means in just a couple of days. Also, remember that your ACC is a resource for you to use: we have experts that will help with information and ideas, a small library of books available at the SHHA office, and general encouragement. Come and talk to us: we are happy to help!

If you've had any work done on your house over the past year (septic system, driveway, house addition, etc.) that has disturbed more than 400 square feet, you are required to submit a revegetation plan before November 1 of this year. Please let us know how we can help!



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

2 Sandia Heights Drive – Paint House

39 Cedar Hill Place – After the fact Landscaping

341 Big Horn Ridge Road – Outdoor Pool Storage Unit

576 Black Bear Road – Window Replacement

643 Cougar Loop – Driveway

725-3 Tramway Lane – Photovoltaic Panel Installation

725-15 Tramway Vista Drive – Re-stucco

726-30 Tramway Vista Drive – Re-stucco

750 Tramway Lane – Approved

810-F Live Oak Road – HVAC Replacement

901 Tramway Lane - Photovoltaic Panel Installation

910 Tramway Lane - Photovoltaic Panel Installation

955 Antelope Avenue – Landscaping and Fence

1126 Marigold Drive – Partial Roof Repair

1231 Goldenrod Drive – Reroof & Garage Trim

1405 San Rafael Avenue – Addition

1459 Bluebell Drive – Re-stucco

1501 Eagle Ridge Road – Reroof

1570 Eagle Ridge Court – Landscaping and Driveway

1607 Quailwood Drive – Landscaping

1801 Tramway Terrace Loop - Landscaping

1918 Quail Run Drive - Photovoltaic Panel Installation

1919 Quail Run Drive – Shed and Flagstone Replacement

2813 Tramway Place – Swamp Cooler Replacement

11106 Bobcat Place – Landscaping

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

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Jenison "I'm amazed at how quickly TJ pulled everything together for our large group."

t.roseth@cruiseone.com 505 856-0110

Community Event Bulletin Board

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

Sandia Heights Artists: Save September 7 and 8 for the Sandia Heights Studio Art Tour and plan to visit the 12 homes and 20 artists in our neighborhood. Each artist will donate a piece of art for the drawings to be held on Monday following the tour. As you tour, collect stamps from each stop. Completed cards are eligible to win one of the artist prizes. All prizes will be displayed in the homes along the tour. Join the fun!

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **SHHA Board Meeting** – Wednesday, August 14 at 7pm in the SHHA Office.
- **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.
- **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.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!



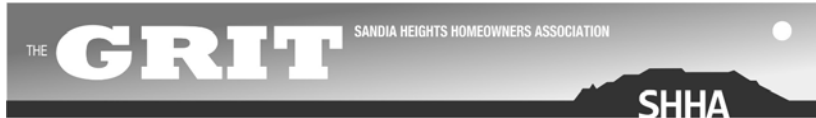
Covenant Support Committee

Your Covenant Support Committee (CSC) would like to pass along a friendly reminder regarding the long-term parking of recreational vehicles (RVs), travel trailers and boats in the Sandia Heights neighborhood. This is not a new issue within our community, and at times becomes a major irritant for other residents. Although the published covenants for the earliest developed units do not specifically spell out RVs, the Second Judicial Court in the late 1990s determined long-term parking of RVs, camper trailers and boats on all residential lots in Sandia Heights is prohibited. The court allowed parking of such vehicles for a period of no more than 48 hours for maintenance and provisioning.

The CSC does not police the neighborhood for violations; however, if a complaint is received, your homeowners association and the CSC will act upon it with the full authority and backing of the judicial system. We would ask all residents with RVs, travel trailers and boats to be good neighbors and respect the rights of other residents and adhere to the covenants. Please keep in mind that the covenants are here to ensure we can continue to live in a pristine community and maintain the value in our homes.



Notice: Any corrections to anything found in the printed version of this GRIT can be found on the website.



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

PHOTO CONTEST

PLEASE SEND IN YOUR PHOTOS! We are accepting entries for our annual photo contest for the 2014 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 1. If you are the lucky winner, your photo will be featured on the cover of the 2014 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 2013 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.
- 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.