

## Special Meeting, Saturday, November 9 and Bylaws Amendments

By George Connor, SHHA Secretary

At the June 2013 annual meeting the membership approved a Bylaws amendment which changed the date of the annual meeting to a Saturday in February. Because of that there are Bylaws amendments that need to be voted on. Therefore, SHHA is holding a Special Meeting of the SHHA Membership at 10am on Saturday, November 9 at the Church of the Good Shepherd solely for the purpose of voting on these proposed amendments. Doors will open at 9:30am. The proposed amendments to the bylaws are on the SHHA website: sandiahomeowners.org. The first three amendments are being made because of the annual meeting date change which was approved at the June 2013 annual meeting. A fourth amendment has been added to decrease the minimum requirement of Board members on the Board from fourteen to eleven. If you have any questions regarding the proposed amendments please contact the office.



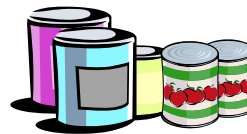
## Roadrunner Holiday Food Drive

Be a part of taking action this holiday season and get involved in our food drive! The Holidays can be difficult for many New Mexicans. Food drives enable the food bank to provide a wide variety of high quality, nutritious food items throughout the year. The Roadrunner Food Bank of New Mexico distributes more than 22 million pounds of food a year to hundreds of nonprofit agencies throughout New Mexico. Each one of us can make an impact.

We began collecting food since Friday, October 11. Please help by bringing non-perishable food items to the Sandia Heights Homeowners Association office located at San Rafael and Tramway. Office hours are Monday through Friday 9am - 4pm. Look for the big red drop bins inside.

### Most Needed Items:

Macaroni & Cheese, Canned Fruits, Canned Vegetables, Canned Meats, Canned Entrees, Cereal Bars, Rice, Sugar, Pastas, Soups, Baby Food, Boxed Meals. Plastic, boxed, bagged and canned containers present less chance of breakage and less loss of good food.



**MANY THANKS IN ADVANCE FOR YOUR GENEROSITY!**



## Don't forget to Fall Back:

The clocks are set back one hour during Fall Back. In 2013, this occurs on **Sunday, November 3.**





SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

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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.

**The GRIT** is a publication of Sandia Heights Homeowners Association, a non-profit organization that represents the interests of all Sandia Heights residents. The cost of publication is supported largely from advertising revenues, so please consider using the businesses advertising in the GRIT!



**Next Sandia Heights Coffeehouse**

If you like to laugh, don't miss Boston-area troubadour Greg Klyma on Saturday, January 11. Greg is a prolific songwriter, multi-instrumentalist, and a true entertainer. His stories blend seamlessly into his songs, evoking a flavor of Mark Twain and Woody Guthrie. Listen to his music on [www.klyma.com](http://www.klyma.com). Concert will be held in the Lower Hall of the Church of the Good Shepherd, 7834 Tennyson NE, starting at 7:30 pm. For more information contact Linda Bolton, 856-7100 or [nlightsmgt@aol.com](mailto:nlightsmgt@aol.com).



**Announcement:** There will be no “Meet Santa” event this year.



**Bernalillo County Ordinance regarding animals:**

The Bernalillo County Ordinance No. 88-16 Section VI. E. states “Animal Nuisances on Sidewalks, Public Parks, Alleys, and Other Places Open to the Public. It is unlawful for the owner of any animal to permit, either willfully or through failure to exercise due care of control, any such animal to commit any nuisance upon the sidewalk or public park; or upon the floor or wall of any common hall in any multiple dwelling; or upon any entrance way, stairway or wall immediately abutting on a public sidewalk, or upon the floor or wall of any theater, shop, store, office building or other building used in common by the public; or upon any private property other than the owners of the animal.”

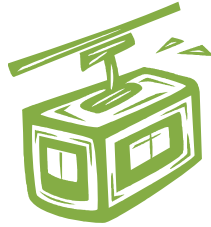
Leaving your dog’s mess is not only unsightly but also inconsiderate. Please be considerate of your neighbors and pick up your dog’s waste material.





## Tram Passes

*SHHA has purchased 8 corporate tram passes per day!*



**NOTE: The Tram will be closed for maintenance on**

**Monday, November 4 through Friday, November 15.** Please call the SHHA office at 797-7793 or visit our website for tram pass 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:

**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**



## 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!



## On-line GRIT Newsletter & Email Alerts

The **GRIT newsletter** is posted on the SHHA website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org). Viewing the on-line version is free. 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.

**Email Alerts:** If you do decide to sign up for the online GRIT you will also receive email alerts regarding any activity in the Sandia Heights area that might affect you, such as an SHHA event, a wildlife alert or a security issue. To sign up either email our office at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net) or call 797-7793.



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

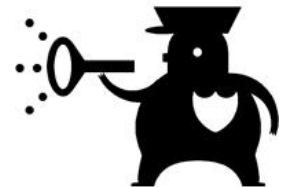
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You 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	26	Loud Music/Party	1	Snake Call	7
Animal Control Assist	2	Mailbox Vandalism	1	Special (extra patrol)	11
Breaking & Entering	1	Misc. Call	4	Special Request	225
Car Accident	1	Newspaper Pickup	21	Speeding Vehicle	1
Corp. Office Assist	2	Noise Complaints	2	Suspicious Person	6
Customer Assist	3	Open Door/Window	17	Suspicious Vehicle	13
Dumped/Spilled Material	2	Parking Problem	2	Theft	1
Family/Neighbor Dispute	1	Pet Nuisance	3	Utility Co. Assist	2
Fire	4	Rescue Assist	2	Vehicle Burglary	1
Home Burglary	1	Salesman Complaint	3	Wildlife Report	23
Lost/Found Item or Pet	3	Sheriff Office Assist	0	<b>Total Calls</b>	<b>392</b>

### SECURITY TIPS:

- ❖ If it snows while you're out of town, get a neighbor to drive into your driveway (Sandia Heights Services will do this, time and terrain permitting) and walk up to your door. Drifts of snow are a dead giveaway no one is home. Burglars don't take days off due to bad weather.
- ❖ Whenever possible park your car in the garage rather than just in the driveway and remember not to leave valuables in your car (particularly gifts visible in the car at this time of the year).



### Phone numbers to keep handy:

Emergency – 911  
 Bernco Sheriff Non-Emergency – 798-7000  
 Sandia Heights Security Office – 856-6347  
 Security Heights Security Mobile – 263-4654



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*Selling Sandia Heights Homes!*

**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%

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**FOR SALE!**



35 Sandia Heights NE

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605 Cedar Hill Rd NE

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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 28 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$183.54. There are 7 homes PENDING on lots larger than .50 acres. The asking price per SF is \$155.42. There have been 15 homes SOLD on lots larger than .50 acres in 2013. The average sold price per SF was \$144.55.  
 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 10 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$158.53. There are 4 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$164.64. There have been 34 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was \$149.46.  
 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 are 5 attached townhomes FOR SALE. The asking price per SF is \$118.52. There is 1 attached townhome PENDING. The average asking price is \$130.56. There have been 7 attached townhomes SOLD in 2013. The average sold price per SF was \$122.64.

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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## SANDIA HEIGHTS RESOURCES

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



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## Covenant Support Committee

By Joe Pappé, Chairman, CSC

Most of the Sandia Heights Unit Covenants address light pollution. This is done to preserve the enjoyment of the night sky from light pollution. Regardless of the individual covenants for your Unit, the entire North Albuquerque Acres and Sandia Heights fall under the Bernalillo County Code for light pollution. The code includes, but is not restricted to security lighting, street lights, landscape lights, building mounted area lights, building façade lights. In general, lights shall remain OFF between 11:00 pm and sunrise; lights on buildings shall be mounted no higher than 16 feet; lights must be shielded so the light is directed perpendicular to the ground. To see the entire code and for exceptions, go to the Bernalillo County Website ([www.bernco.gov](http://www.bernco.gov)) and look under ordinances, Section 30-186. So, if you leave your lights on at the entry, garage doors, house floods, after 11:00 pm and they are not shielded they may be in violation of the County Code. While the CSC does not enforce County ordinances we will work with folks to make them aware of the options and try to get resolution. At night, even a 40 watt bulb in an unshielded fixture can be a distraction to those that wish to enjoy the night sky, the darkness of the neighborhood, or the lights of the city below.



## DON'T LET YOUR WATER PIPES FREEZE!

By Bob Bower, Chairman, ACC

I wanted to get this article out earlier this year than I did last year. It's too early yet to tell if Albuquerque's upcoming winter of 2013-2014 will be unusually cold or not but I think it's a good time right now to remind you how to protect your water pipes from

the effects of very cold weather. Most of the "local experts" on this subject generally agree that steps need to be taken to protect water pipes if temperatures are expected to drop below 21 degrees Fahrenheit. A broken water pipe inside your home can cause a lot of extensive and expensive damage!

Let's start with the outside of your home. Disconnecting water hoses and protecting outdoor water faucets are very important. Water that freezes in outdoor hoses connected to faucets causes a buildup of pressure on interior plumbing that can result in a rupture of the interior pipes if the pressure is too high. Damage to these interior pipes near an outdoor water faucet is often difficult to repair due to the inaccessibility of these pipes. Disconnecting hoses from these outdoor faucets and protecting the faucets with hard foam insulating cups are good ways to reduce the chances of damage to these water pipes that extend through your exterior walls. These inexpensive foam cups can be purchased at most home improvement or hardware stores and are easy to install. I've also found that it is wise to wrap the outdoor faucet with some insulation prior to placing the foam cup over the faucet, particularly if the faucet is located on the north side of your home or is located in an area that does not receive any winter sunshine. Also, if you have any water pipes that are located outside your home that are exposed to the outside temperatures, you should consider using insulating tape or heat tape around these exposed pipes.

Now, let's consider the inside of your home. If Albuquerque experiences a spell of extremely cold weather where temperatures, particularly at night, drop to below the 21

*Continued on page 8*

Continued from page 7

degrees Fahrenheit “benchmark”, leave the water supply line on at a very slow drip rate somewhere inside your home. Water in “slow motion” is much less likely to freeze than water that is motionless inside of a pipe. Normally, a faucet located far away from where the water enters your home is the one that you should use for this purpose. The cost of water used is insignificant compared to the cost of repairing damage caused by a broken water line inside your home. Normally, these very cold spells don’t last too long so leaving an indoor faucet dripping for a few days and nights should get you through these spells until warmer temperatures return. If you are away from your home during the cold season, make sure that there is adequate heat inside your home to prevent pipes from freezing. Even when trying to save energy costs, don’t turn the heat too far down and don’t turn the heat off altogether unless you have all of the water lines properly drained. Believe me, I have seen the damage caused by pipes that have not been properly drained and have subsequently burst inside the home where the heat has been turned off!

One final note for those of you who have swamp coolers. If you have not already done so, be sure to drain the water reservoir and disconnect and drain the water supply line. It doesn’t take much of a freeze to damage these cooler components. Have a great winter!!



## ACC Activity Log

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

- 200 Spring Creek Drive – Re-stucco
- 413 Live Oak Loop - Reroof
- 420 Live Oak Court – Ramada
- 635 Cougar Loop – Re-stucco
- 646 Cougar Loop – Re-stucco

- 883 Tramway Lane – Storage Cabinet
- 711-31 Tramway Place – Re-stucco and Wall Repair
- 727-19 Tramway Lane – Landscaping
- 753 Tramway Lane – Re-stucco & Paint Trim
- 935 Bobcat Blvd. – Office Addition
- 1016 Tramway Lane – Patio Cover
- 1172 Laurel Loop – Photovoltaic Panels
- 1183 Laurel Loop – Landscaping
- 1241 Rockrose Road – Retaining Wall
- 1423 San Rafael Ave – Stucco Repair
- 1456 Bluebell Drive – Reroof, Fog Coat and Paint Trim
- 1560 Eagle Ridge Road – Swamp Cooler and Windows Replacement
- 1606 Quailwood Drive – Photovoltaic Panels
- 1701 Quail Run Court – Replace Fence
- 1843 Tramway Terrace Loop – Reroof
- 1911 Quail Run Road – Replace Sliding Doors
- 1915 Quail Run Drive – Door Installation
- 7711 Cedar Canyon Place – Window Replacement
- 8224 Raintree Drive – Re-stucco
- 8237 Raintree Drive – Storage facility
- 8250 Raintree Drive – Re-stucco
- 8251 Raintree Drive – Landscaping
- 8252 Raintree Drive – Refinish Trim

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








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## **Community Event Bulletin Board**

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

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### **Route 66 Sound Chorus's Fall Show---Saturday Nov. 16<sup>th</sup>, 1:00 PM**

Come spend your Saturday afternoon on Nov. 16<sup>th</sup> with us and let us sing you into the Holiday Spirit! It's Sweet Adelines barbershop singing at its best! **"The Calendar Girls"** have songs for every month of the year with a few extra fun songs along the way. It will be fun to see what song the chorus or quartet sings for your favorite month! Where? Hope Church 4710 Juan Tabo NE When? Saturday, Nov. 16<sup>th</sup> at 1:00, Cost? \$12 in advance, \$15 at the door. For more information go to our web page: [www.route66sound.org](http://www.route66sound.org).

**St. Chad's Episcopal Church** will hold a special Thanksgiving Day Service on November 28th at 11 am. A Thanksgiving Lunch will be served immediately following the service. All are welcome! St. Chad's is at 7171 Tennyson Street NE.

### **Sandia Heights "Cork & Fork" Dining Activity - Under New Management!**

The Sandia Heights "Cork & Fork" couples dining activity is now in it's ninth season and is under the guidance of Al and Marie Ratner. We meet in small groups in the homes of our members. Each small group consists, typically, of three couple plus a host couple, with each couple contributing to some part of the dinner menu. By "couple" here, we mean any twosome that makes sense! Singles are welcome to join on their own or with a friend. The emphasis is on food and fun rather than formal elegance. The first set of dinners in our season takes place in November with additional dinners every other month. Please contact Al for the remaining dates and to get more information. We're always looking for new folks to join us, so if this sounds like an activity that might appeal to you, please call or e-mail Al at 856-1984 or [mariaratner@msn.com](mailto:mariaratner@msn.com).

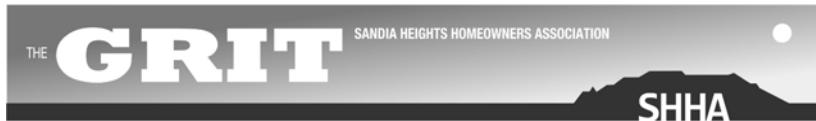
### **Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office Closed:** Monday, November 11 for Veterans Day
- **SHHA Board Meeting** – Wednesday, November 13 at 7pm in the SHHA Office.
- **Office Closed:** Thursday and Friday, November 28 and 29 for Thanksgiving
- **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.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!



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





Sandia Heights Homeowners Association  
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*Happy  
Thanksgiving*