

**SHHA Annual Meeting**  
**Church of the Good Shepherd on Tennyson,**  
**9 – 11 AM, FEBRUARY 8, 2014**

*Doors open at 8:30 a.m. Drinks and refreshments available.*

Come and make your input known. Business to be conducted includes:

- Introduction of new officers elected by the Board
- Presentations by the SHHA committee chairs and officers
- Election of returning Board members
- Town Hall Meeting following the annual meeting for members to express their concerns
- Door prizes – tickets will be given to members who sign in *before 9 am*. Must be present to win door prizes.

The SHHA Board needs to know the concerns of the community.  
Please plan to attend and make your input known.

**November 9 Special Meeting  
Overview and Officer Elections**

By George Connor, SHHA Secretary

The four proposed Bylaws Amendments were approved at the November 9 Special meeting and the revised Bylaws can be found on the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org).

**Officer Election:** The following is the slate of officers who will be elected for the 2013-2014 operational year at the December Board meeting:

- Ann Zimmerman, President
- Joe Pappe, Vice President
- George Connor, Secretary
- Ann Marie Caffrey, Treasurer

The following returning board member candidates for a second 3-year term will be voted on at the February Annual Meeting: Joe Pappe and Michael Pierce.



**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.

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. **The deadline is Friday, December 13.**



Many thanks in advance!



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

**Officers**

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

**Board Members**

Bob Bower  
Sharon Evanich  
Meeko Oishi  
Michael Pierce  
Josephine Porter  
Emily Rudin  
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.

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!



**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](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 - 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**



**Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **SHHA Board Meeting** – Wednesday, December 11 at 7pm in the SHHA Office.
- **Office Closed:** Wednesday and Thursday, December 25 and 26 for Christmas
- **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!

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

**Troubadour Greg Klyma in concert**



At the Church of the Good Shepherd, 7834 Tennyson NE

**Saturday, January 11, 7:30 p.m.**

His birthdate puts him squarely in the middle of Generation X, but Boston-area-based Greg Klyma is an old-school troubadour. His enduring themes, articulate and amusing stories, and populist ideals make him one of those rare young artists who is carrying the torch of Woody Guthrie and Ramblin' Jack Elliott. He rolls in off the road, pulls out a guitar, and proceeds to take us back to the basics: family, love, gratitude, laughter. It's the timeless art of the true troubadour, keeping alive the American folk tradition.

A prolific songwriter, multi-instrumentalist and true entertainer, Klyma brings to every show a deep catalog of material that assumes audiences are both smart and able to laugh. Laughing is guaranteed! Check out his music at [www.klyma.com](http://www.klyma.com).

This will be an all-ages, alcohol-free event, presented by the Sandia Heights Homeowners Association ([www.sandiahomeowners.org](http://www.sandiahomeowners.org)). General admission is \$15/adults, \$10/teens and seniors 60+, \$5/12 & under, under 5 free. Admission for SHHA members & their overnight houseguests is FREE. **Lower Hall doors open at 6:30 for MEMBERS**

**ONLY. Doors 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](mailto:nlightsmgt@aol.com).

**Park in upper lot and walk down to lower lot. Handicapped & semi-handicapped parking is in lower lot.**



**On-line GRIT Newsletter & Email Alerts**

The GRIT newsletter is posted on the SHHA website:

[www.sandiahomeowners.org](http://www.sandiahomeowners.org). Viewing the online version is free. The printed mailed GRIT costs SHHA members over \$15,000 per year and lots of trees! You can sign up to receive email alerts and you will receive a notification, including the link, when the online version of the GRIT is available for viewing. The aim is to have members consider receiving the GRIT electronically instead of the printed version. The advantages, besides saving trees and reducing mailing and printing costs, are quite attractive: the electronic version is in color and has useful internet links to passive and dynamic internet pages. For example, we can, in the future, include video and PowerPoint presentations of events of interest to SH residents. Also, the on-line version is higher resolution.

**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:**

Sandia Heights Services Sanitation Department will offer free GREEN WASTE PICKUP on your regular collection day during the week of DECEMBER 2-6. Place your green waste (leaves, grass and brush, NO CACTI) in bags weighing no more than 40 lbs. at the curb by 7am on your regular collection day.

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

Previous Month	# of calls	Previous Month	# of calls	Previous Month	# of calls
Alarms	26	Misc. Call	6	Special Request	205
Assault/Battery	2	Neighbor Dispute	0	Special (extra patrol)	13
Breaking & Entering	1	Newspaper Pickup	8	Sheriff Office Assist	0
Car Accident	3	Noise Complaints	2	Suspicious Person	11
Corp. Office Assist	10	Open Door/Window	9	Suspicious Vehicle	10
Customer Assist	3	Parking Problem	3	Theft	1
Fire	2	Pet Nuisance	2	Utility Co. Assist	7
Fireworks Complaint	0	Rescue Assist	2	Vandalism	0
Home Burglary	3	Salesman Complaint	2	Vehicle Burglary	0
Loud Music/Party	0	Snake Call	2	Wildlife Report	5
Lost/Found Item or Pet	2	Speeding Vehicle	2	<b>Total Calls</b>	<b>342</b>

**HOLIDAY TIPS FROM SANDIA HEIGHTS SECURITY**



*With the holidays fast approaching, potential burglars or thieves will prey upon targets of opportunity, and many vulnerabilities exist that many don't think about especially during the hectic holidays. Here are some tips from the Sandia Heights Security Patrol:*

- ❖ *If you display your Christmas tree in a window, don't put your presents under the tree where they can be easily seen from the road. This is an open invitation for a thief.*
- ❖ *When you return home from holiday shopping, pull your car into the garage and close the garage door before unloading your gifts from the trunk. If it is not possible to do this, take a look around before you unload the vehicle.*
- ❖ *Never leave gifts in the trunk or back of your vehicle outside overnight. If someone will go to the trouble to steal your stereo or other valuables, they will certainly try to take what is out of the trunk or backseat as well.*
- ❖ *If you must leave a vehicle parked in a driveway or on the street, remove the garage door opener.*
- ❖ *Contact the Sandia Heights Security Patrol for a special security watch if you are going to be away from your home. This service is available to security subscribers, so if you are not a subscriber contact our office at 505-856-6419 to sign up today!!*

*Have a safe and happy holiday season!!!!!!!*

**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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## Selling Sandia Heights Homes!

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!

### FOR SALE!



1518 Eagle Ridge Terrace NE

English Manor style Haven on private & serene view lot! Secluded custom with private circular drive. Huge 4 car/detached Carriage House style garage. 5 bedrooms, 4 baths, greatroom, upper level family room, formal dining room, and master chef's kitchen. Sophisticated & Tailored!  
\$669,900 • MLS #735850  
Offered by Sharon McCollum

### SOLD!



605 Cedar Hill Rd NE

Custom residence on .83 acres +/- with 100 +/- trees & Cabana. 4 bedrooms or 3 + study, 3 baths, greatroom, formal dining room, family room, entertainment room, gourmet kitchen & 2 car garage + workshop. Comfortable elegance!  
Offered by Sharon McCollum

## 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 22 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$179.88. There are 5 homes PENDING on lots larger than .50 acres. The asking price per SF is \$163.54. There have been 31 homes SOLD on lots larger than .50 acres in 2013. The average sold price per SF was \$168.16.  
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 13 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$157.73. There is 1 home PENDING on lots smaller than .50 acres. The average asking price per SF is \$155.76. There have been 39 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was \$150.27.  
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 \$121.85. There are 0 attached townhomes PENDING. There have been 7 attached townhomes SOLD in 2013. The average sold price per SF was \$122.67.  
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



## New Developments

By SHHA Board of Directors

SHHA will be distributing information regarding two proposed building sites for residential housing. These two properties are the Mhoon Property (Hawkes Landing) and the vacant property next to Futures for Children.

These two properties are not a part of SHHA. As we receive information on these two proposed building sites, we will put this information on the website and in the GRIT.



## Pedestrian Safety Reminders

By George Connor, Chairman, Parks & Safety

Safety is so very important, especially when it gets darker early. It is difficult for drivers to see walkers and joggers. Please consider the safety tips below:

### Pedestrian Safety Tips

- Walk **Facing** Traffic; make eye contact with drivers approaching you.
- Wear reflective vest or brightly-colored clothing, particularly in the evening. SHHA members can purchase theirs in the office for only \$2!
- If you are walking a dog, keep the dog to your **left**.
- Whenever cars approach, a group of pedestrians should walk in **single file**.
- If you expect to be out before sunrise or after sunset, please carry a **light**.



## Trash and Recycle Bins

By Joe Pappé, Chairman, Covenant Support Committee

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. Thanks for helping keep Sandia Heights a beautiful place for all of us to live.



## A Short Reminder on Submitting ACC Project Applications

By Bob Bower, Chairman, ACC

Let’s discuss emergency situations at your home that may require your immediate attention. If your roof or some windows suddenly develop leaks, go ahead and get these items repaired to prevent further damage to your home. When finished with these repairs, it is requested that you submit an after-the-fact application to the ACC and it will be approved immediately. If you eventually want to replace your windows or the entire roof, you will need to submit additional applications for these projects and obtain ACC approval prior to the start of these non-emergency upgrades.

In other emergency situations such as the repair of broken or clogged water or sewer lines, repair or replacement of a septic system or of some of its components, or other situations where the urgency of the situation requires quick action in order to minimize property damage and inconvenience to you as the homeowner, the ACC does not want to stand in your way.

*Continued on page 8*

Continued from page 7

If a situation like this arises, just let the SHHA office know (call 797-7793) that you will be tending to an emergency situation and, if applicable, that heavy equipment for excavations may be required. This information will help the office answer questions from your neighbors who may be inquiring about what is going on at your residence.

Just as a reminder, you are required by your Unit covenants to submit an application to the ACC for any project that changes the external appearance of your residence. Some examples are the addition of a new room or garage bay, installation of solar panels, restuccoing, replacement of doors or windows, and landscaping (walls, fences, patios, plants, etc.). Correcting after-the-fact changes to your property causes aggravation and can be expensive if the ACC does not give its approval of some or all of your project. Save yourself the hassle of this kind of situation by applying to the ACC for approval before you undertake a project! The ACC handles about 30 projects a month but even with this heavy workload, the ACC tries to approve all projects within no more than 30 days depending on the complexity of the project, and in many cases within just a few days. The ACC is here to help you so please take advantage of our expertise—we are absolutely willing to work with you to make your remodeling experiences as pleasant as possible.



### ACC Activity Log

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

- 16 Juniper Hill Road – Re-stucco and Re-roof
- 112 White Oaks Drive – Window Replacement
- 184 Big Horn Ridge – Roof Repair
- 234 Spring Creek Lane – Re-roof

- 370 Big Horn Ridge – Re-stucco and Repair Garage Door
- 625 Black Hawk Drive – Driveway and Patio Slab Replacement
- 641 Cougar Loop – Stucco Repair
- 678 Black Hawk Drive – Deck Extension and Photovoltaic Panels
- 726-30 Tramway Vista Drive – Re-roof
- 749 Tramway Lane – Replace Garage Doors
- 753 Tramway Lane – Stone Fascia Trim
- 902 Tramway Lane – Roof Repair
- 940 Bobcat Blvd. – Step Replacement
- 951 Deer Drive – Roof Repair
- 1129 Marigold Drive – Re-roof
- 1161 Laurel Loop – Photovoltaic Panels
- 1176 Laurel Place – Replace A/C Screen
- 1424 San Rafael Ave. – Landscaping
- 1439 Honeysuckle Drive - Fence
- 1504 Eagle Ridge Road – Shade Structure
- 1701 Quail Run Court – Landscaping
- 2405 Tramway Terrace Court – Window Replacement
- 2747 Tramway Circle – Re-roof
- 7724 Cedar Canyon Court – Landscaping
- 11107 Bobcat Place – Re-roof

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



### What to do with that Christmas

**tree?** You may take it to the Eagle Rock Landfill Transfer station (857-8318) where the city mulches it, or you can just put it out with your regular trash, but the trees must be cut in half if taller than 6 feet.





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**What's on *YOUR* bucket list?**  
**Together - let's make it happen!**

*Comments from a few clients:*  
Daniel "Everything went perfect, many thanks to TJ's attention to detail."  
Alex "To have all the stress of planning taken away was such a wonderful surprise."  
Monica "You are the best! Thank you so much for planning our dream vacation!"  
Jenison "I'm amazed at how quickly TJ pulled everything together for our large group."

**[t.roseth@cruiseone.com](mailto: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*

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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? Sat, 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)

**Give yourself an early Christmas present!!** Let **The New MexiChords**, who are celebrating 62 years of harmony in Albuquerque, entertain you with the gift of barbershop singing.

**"Together for Christmas,"** the title of our Christmas show will be full of enjoyment, laughter and festive sounds of the season. In addition to the men of **The New MexiChords**, you will hear our special guest chorus, **Route 66 Sound**, a local women's a *cappella* chorus.

**Where: St. John's Methodist Church, 2626 Arizona St. NE. When: December 14, 1:00 & 7:30 P.M. and December 15, 2:00 P.M. Cost: \$10. -- Children 6 and under, free.**

**For tickets please call Bob Duckett @ 433-3102.** For more information check our web site at [newmexichords.com](http://newmexichords.com) and link to our Facebook.

**Sandia Heights "Cork & Fork" Dining Activity** The Sandia Heights "Cork & Fork" couples dining activity is now in its 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).

**St. Chad's Episcopal Church** will be hosting our annual Nicholas Party on Friday, December 6th, at 6pm. This is an intergenerational event where community residents of all ages can gather for fund, food and stories. Children leave their shoes by the door in hopes that the good saint might make a visit! Activities include: Creating a stocking for your tree, making scarves for the homeless, and decorating cookies for the local fire station. At 6:45pm all are invited to share a dinner (main course provided by St. Chad's). Please bring a side dish to share. At 7:15pm, stories and prayers in the church follow, perhaps accompanied by a visit from a mysterious visitor. RSVP by calling 856-9200 or emailing [office@stchadsabq.org](mailto:office@stchadsabq.org). A contribution of \$5 per family is greatly appreciated.

**St. Chad's Episcopal Church** Lessons and Carols service on Sunday, December 1st at both 8 and 10am. This traditional service kicks off Advent by celebrating the birth of Jesus with readings from Genesis, Prophetic books, and Gospels interspersed with songs of the season. All are welcome.

*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 Avenue NE  
Albuquerque, NM 87122



*HAPPY HOLIDAYS  
AND  
HAPPY NEW YEAR  
FROM  
THE SHHA BOARD  
& OFFICE*