



President's Farewell Message:

~ Ann Zimmerman

For the last five years I have been a part of SHHA. I have held positions of committee member and chairperson for the Community Service and Membership, SHHA Board member, and SHHA President. I have submitted my resignation to the Board effective May 23, 2014. My husband and I are moving to Whidbey Island in the state of Washington. Many of you are aware of one of my health problems. I have needed to get myself to a lower altitude, and Whidbey will certainly solve this problem.

We put our house on the market, and it sold in four days. That is a record for us, in our nine plus moves. After we accepted the offer, and began to think about the move, we both had bouts of anxiety and excitement.

The experiences Ed and I have had in the community of Sandia Heights have been one, if not the best, environment we have ever lived. We leave behind the many friends we have made, as well as the numerous acquaintances we have encountered on our daily trips of walking our dog Tootsie.

I am confident that I leave SHHA in the hands of a very competent board and office staff. This is the absolute best homeowners association I have ever been a part of. I can say this because Ed and I have lived in and worked with five homeowners associations. If you have not had the pleasure of being a volunteer with the SHHA, I suggest, if you are able, offer your assistance, as a volunteer, on one of the many committees that need your help.

I take with me many wonderful and beautiful memories of my experiences in Sandia Heights. What the future holds for us in Whidbey, is

unknown, but the two of us love the challenge that lies ahead.

A new Board President will be elected at the regular June Board meeting.



Change in Tram Pass procedure:

SHHA has purchased 8 corporate tram passes per day. As of June 1st the passes will no longer be free. **The tram passes will cost \$5.00 per pass,**

there will be no deposits required, no refunds and no cancellations.

Call the office for more details at 797-7793.



Fire Prevention

Because the fire danger is extreme, due to continuing drought, and affects the safety and welfare of Bernalillo County citizens and their property, the Bernalillo County Commission has imposed the following bans and restrictions in the unincorporated areas of the county. This includes Sandia Heights:

As of March 25, 2014, the limitations and bans will be in effect for the next 180 days. For more tips on preparing your home in the event of a wildland fire, go to: wildlandfirersg.org/ or www.firewise.org/



Photo by Bill Rodway



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Administrator & Publications
& Communications Editor

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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.

Easter Egg Hunt: Thank you to all who volunteered and attended the SHHA 4th Annual Easter Egg Hunt at the W. L. Jackson Park on April 19. It was a success in spite of the weather!

SHHA received a thank you letter from one of its members:

Dear SHHA,

Thank you so much for the fun Easter Egg Hunt. Our 9 grandchildren and parents enjoyed the anticipation and actual colored egg hunt. The joy of their choosing their baskets, going to the park, and running around to fill their baskets was wonderful. Then eating candy was pure pleasure and a delight for them. Thank you for organizing the egg hunt, the treats, the volunteers and well marked areas for ages. Thanks so much,

Lori and Erik Carlson, SHHA members and Sandia Heights Residents



SHHA Membership Cards: Check out the entire SHHA Member Benefits Program at sandiahomeowners.org and enjoy discounts at our supporting local merchants. Here are the following current participating merchants:

Affordable Window Cleaning – Albuquerque Custom Tint and Glass **New! - Bair Medical Spa - Best Way Carpet - Bob's Painting – Avis/Budget Car and 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. Tram passes are among the most popular member benefits, so be sure you maintain your membership so your tenants can experience some of the great “perks” of living in Sandia Heights!

Parks & Safety Committee

By George Connor, Chairman

Tips For Cyclists

Even before hitting the road, make sure your bike and body are well prepared.

- Just like a car, your bike needs routine maintenance. Check your brakes regularly and keep your tires inflated. An expert at a local bike shop can even do a complete tune-up.
- Make sure your bike is adjusted to fit you. Again, your local bike shop can make adjustments to optimize the bike for you.
- Get the right accessories. Mirrors, reflectors, a bell to alert pedestrians, and, of course, a helmet. A headlight and taillight are often required by law when riding at night.
- Your bike is in shape, but are you? Before taking a long trip, start with shorter trips and stretch beforehand.
- Dress for the part. Wear light, reflective clothing at night. For longer trips, dress in layers. A helmet is great, but preventing a collision in the first place is even better. Follow these tips to do your part.
- Be predictable. Always ride in a straight line, as far to the right as safely possible, but remaining visible to drivers. Don't swerve, and use hand signals if you're slowing down or turning.
- Get personal. Make eye contact with other drivers (in a non-creepy way) to ensure that they see you, and they'll give you more respect on the road.
- Watch for hazards. Piles of leaves, puddles, gravel and other dangers could make you lose control of your bike. In the city, watch for manhole covers, sewer grates and other surfaces that can become slick.
- Obey the law. Since laws vary by state, make sure you know the rules beforehand. Red lights and stop signs apply to you, too.

Tips For Motorists

Bicycles on the road are, by law, vehicles with the same rights as motor vehicles. It's the responsibility of both the rider and driver to share the road. Here's a few ways to protect those using pedal power.

- Be patient. If the lane is too narrow, if there's oncoming traffic, or if you don't have enough visibility to pass...don't.
- Reduce your speed when approaching a bicycle. Even if there's a bike lane, an opening car door, for example, may cause the rider to swerve into traffic.
- Don't honk. You could startle the rider. Make eye contact and, if you make a mistake, everyone loves a courtesy wave.
- Be extra cautious of children. They can be even more unpredictable and less aware of the dangers around them.



CSC Needs Volunteers

By Joe Pappé, Covenant Support Chairman

If as a member of the Sandia Heights Homeowners Association (SHHA) and a home owner you would like to continue to have your covenants enforced by the Covenant Support Committee (CSC) in a timely manner, then you need to volunteer to be a CSC member.

The CSC has lost several of its committee members over the last few months and is at a point where it is difficult to continue to investigate covenant violations without overloading the members left on the committee. This means some suspected covenant complaint investigations may have to be suspended or delayed until a committee member is available to do the investigation.

Please consider volunteering for the CSC and help ensure the enforcement of SHHA covenants. Rigorous enforcement of our covenants is your best guarantee that your property values will not be adversely affected. You can volunteer by calling the SHHA office at 505-797-7793.

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. 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 statistics, please call Security 856-6347, mobile 263-4654.

Stats and more from the Sandia Heights Security Patrol:

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	22	Motorist Assist	0	Special request	132
Animal control asst.	4	Motorcycle Nuisance	0	Special (extra patrol)	18
Breaking & entering	1	Neighbor dispute	2	Suspicious person	9
Corp. Office Assist	4	Newspaper pickup	11	Suspicious vehicle	15
Customer Assist	3	Noise complaints	1	Theft	2
Dump/Spilled material	2	Open door/window	7	Utility Co. assist	0
Fire	1	Parking problem	0	Vandalism	1
Home Burglary	1	Pet nuisance	5	Vehicle burglary	0
Lost/found item or pet	4	Rescue assist	0	Wildlife report	1
Mailbox Vandalism	0	Salesman	5		
Miscellaneous Call	1	Snake call	1	Total Calls	253

SECURITY TIPS:

The weather is getting nicer and people tend to leave their windows, doors and garage doors open. Please make sure to close and lock all doors, windows and garage doors at night to prevent theft and intrusions. Last month the security office received several calls regarding suspicious vehicles. If you see one, please call the mobile number at 263-4654.



Albuquerque Police Department Crime Prevention Unit - Residential Burglary Prevention

Residential burglary rates are generally dictated by the active involvement of individual citizens and cooperative education efforts by neighborhood associations and other community groups.

Homeowners who are willing to take certain steps to prevent this type of crime, along with the assistance of local law enforcement, can reduce and sometimes prevent break-ins and burglaries.

Consider the following prevention tip as well as ways to retrieve any lost or stolen property.

- Evaluate your existing lighting and pay particular attention to access points such as entry/exit doors and windows. Make sure that each area has adequate illumination so that your neighbors can see any suspicious activity occurring on your property. Consider adding motion sensors to lights in remote areas around the home.

Sheriff's Department Traffic Safety Reminder:



The Sheriff's Department wants to ensure the recreational and traffic safety of vehicles, cyclists, dog walkers. The Sheriff's Department also suggests that joggers and pedestrians carry a form of identification & emergency contact information with them in case of an emergency.



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Parks & Safety Committee

By George Connor, Chairman

Street Right of Way Maintenance

The County right of way usually extends a few feet beyond the paved edge of the street into Sandia Heights properties. Each of us is responsible for maintaining our part of the right of way. Please be reminded about the dangers of thick vegetation along driveways and consider cutting thick vegetation away from the entrance/exit of your driveways so that both you and oncoming cars and pedestrians have better visibility.

As you know, the County has been working closely with SHHA to cut along all roadsides at a 45-degree angle in order to help improve visibility. This has helped a great deal, but it does not solve all problems for pedestrians or drivers. We want to encourage each of you to call the SHHA office if you note specific areas where either the chamisa is too overgrown or perhaps signs are being blocked by trees and vegetation at intersections. (The County prefers to have one contact with SHHA for reporting such nuisance areas.)

If you have a Siberian elm growing in the County right of way of your property, please call the County directly at 848-1503. They will remove the tree and treat it with Garlon to prevent regrowth. (In this case, the County requires the homeowner to make the request directly to them, rather than by way of the SHHA, to be sure that the homeowner wants the tree removed.)

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Covenant Support Committee

By Joe Pappé, Chairman

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) and look under ordinances, Section 30-186. So, if you leave your lights on at the entry, garage doors, house floods, after 11:00pm 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.

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Letter to the Editor:

Little Free Library Comes to Sandia Heights Neighborhood

As a lifelong reader and book lover, Sandia Heights resident Paula Fromen has always loved the entire book experience. Devouring the stories, trying to anticipate how they will end, learning and discussing the nuances with others are all part of her enjoyment! She will often rejoice over an author's "turn of phrase" and marvel at his or her ability to craft such unique and delightful wording.

Continued on page 8

Continued from page 7

Now, you can join the experience when you visit Sandia Heights' newest Little Free Library at 1606 Quailwood Drive. It's located on the street just across from the Sandia Heights Homeowner's Association offices on San Rafael. The concept is simple: take a book, return a book. Share the books with your friends. Leave notes in them about that wonderful turn of phrase on page 123! We support literacy, learning and the community of sharing a love of reading. The books are always free because the library belongs to everyone!

See the origin of the Little Free Library movement around the United States and internationally, read about the founders' mission and view a map of all the registered libraries you can visit on the non-profit's website, www.littlefreelibrary.org. You may just find yourself inspired to build your own Little Free Library!

Stop by with a book you'd like to share, both adult and children's books alike. When you finish a book, come see what others want to share with you! If you see someone else there, pause to say hello and ask what they're currently reading. And if Paula is in the yard, be sure to introduce yourself!



ACC Activity Log

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

- 25 Cedar Hill Place – Landscaping and AC Replacement
- 102 Juniper Hill Place – Re-stucco
- 113 White Oaks Drive – Photovoltaic Panels
- 215 Spring Creek Place – Fence Replacement & Landscaping
- 216 Spring Creek Place – Fence Replacement
- 306 Big Horn Ridge Place - Landscaping
- 361 Big Horn Ridge Drive – Windows Replacement
- 449 Live Oak Loop – Repair and Repaint Garage Door and Stucco Repair

- 635 Cougar Loop – Re-stucco and Paint Trim
 - 698 Bluebird Lane – Recoat House, Trim, Reroof and Window Replacement
 - 882 Tramway Lane Court – Reroof
 - 985 Lynx Loop - Reroof
 - 988 Lynx Loop – Re-stucco Wall and House
 - 1038 Tramway Lane – Reseal Driveway and Re-stucco
 - 1123 Marigold Drive – Recoat Foam Roof
 - 1172 Laurel Loop – After the fact Landscaping
 - 1188 Laurel Loop – Wall & Landscaping
 - 1197 Bobcat Blvd. – Sprinklers
 - 1199 Bobcat Blvd. – Mailbox Replacement and Repaint Garage Door
 - 1210 Marigold Drive – Roof and Wall Repairs
 - 1231 Goldenrod Drive – Garage Addition
 - 1701 Quail Run Court – Window Replacement
 - 1841 Tramway Terrace Loop – Re-stucco and Trim
 - 2028 Quail Run Drive – New Gate
 - 2143 Black Willow Drive – Roof and Parapet Repairs
 - 2431 Goldenrod Drive – Patio Cover
 - 2871 Tramway Circle – Re-stucco
 - 2874 Brushwood Street – Bathroom Remodel
 - 2878 Brushwood Street – Replace Wooden Gate and Repaint House Trim
 - 8201 Indigo Court – Wall
 - 8207 Indigo Court – Re-stucco and repair driveway
 - 8236 Raintree Drive – Reroof
 - 9103 Lynx Loop – Re-stucco
 - 9115 Lynx Loop – Repaint Trim
- Go to the website: www.sandiahomeowners.org to read about all projects currently under ACC management.*



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380 BIG HORN RIDGE PL. NE 4-6 BR - 4 BA - 5,516 SQFT

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OFFERED AT: \$1,250,000



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ALL INFORMATION DEEMED RELIABLE, BUT IS NOT GUARANTEED. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



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Selling Sandia Heights Homes!

Sandia Heights Average Sold Prices vs. Other Areas

Neighborhood	2007 Avg. \$/SF	2013 Avg. \$/SF	% Change
Sandia Heights	\$188.05	\$153.96	-18.13%
Primrose	\$205.80	\$183.14	-11.01%
Tanoan	\$172.05	\$148.75	-13.54%
North ABQ Acres	\$216.00	\$156.94	-27.55%
High Desert	\$221.89	\$191.85	-13.54%

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FOR SALE In Sandia Heights!

FOR SALE!



760-9 Tramway Lane NE
\$269,900

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FOR SALE!



963 Antelope Avenue NE
\$584,900 • MLS #813550

Contemporary Style, Expansive, Spacious Tri Level Custom on .65 Acre View Lot! Airlock entry, 4 bedrooms + hobby room + oversized service room/office, Separate MBR, FLR, FDR, FR, country kitchen, view deck, solarium, covered Porte Cochere + 2 car garage. Entertainer's haven! Expect to be impressed!
Offered by Sharon McCollum

SOLD In Sandia Heights!

PENDING!



2426 Tramway Terrace NE
\$249,900 • MLS #807785

One level custom on a private cul-de-sac Sandia Mountain view lot! 2 bedrooms plus a study/nursery off the master bedroom, 2 baths, greatroom with unique/custom fireplace, formal dining room, gourmet country kitchen, oversized 2 car garage plus lush xeriscaping.
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SOLD!



35 Sandia Heights Drive NE

Sandia Heights, Prime View Lot. Close to the Sandia Peak Tram. 3 bedrooms, 2 baths, greatroom, formal dining room, family room, country kitchen, Sunroom & 2 car garage-Panoramic views of the Sandia Peak Tram, the Sandia mountains & city.
Offered by Sharon McCollum

Sandia Heights Market Activity 2014

How is the Sandia Heights Market?

2014 MARKET ACTIVITY • SANDIA HEIGHTS

DETACHED HOMES ON LOTS LARGER THAN .50 ACRES

There are 16 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$182.65. There are 6 homes PENDING on lots larger than .50 acres. The asking price per SF is \$195.75. There have been 12 homes SOLD on lots larger than .50 acres in 2013. The average sold price per SF was \$158.10.

2014 MARKET ACTIVITY • SANDIA HEIGHTS

DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

There are 5 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$161.16. There are 2 home PENDING on lots smaller than .50 acres. The average asking price per SF is \$157.07. There have been 9 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was \$156.99.

2014 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are 5 attached townhomes FOR SALE. The average asking price per SF is \$134.05.
There are 2 attached townhomes PENDING. The average asking price per SF is \$105.97
There has been 1 attached townhome SOLD in 2014. The average sold price per SF was \$78.91



Community Event Bulletin Board

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

Sandia Heights Artists --- Save these dates:

September 5 Friday Night Artscrawl at High Desert Art and Frame, Saturday September 6 and Sunday September 7 Sandia Heights Artist Studio Tour. Sandia Heights artists will be there and look forward to seeing you.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** – Wednesday, June 11 at 7pm in the SHHA office.
- **Happy Father's day – Sunday, June 15**
- **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!

BOBCATS

Of all the large predators living in or near Sandia Heights (aside from humans, of course, we have mountain lions, black bears, bobcats, and coyotes), the one we often see is the bobcat (*Lynx rufus*). The wild predators have lived here for eons, but only recently have humans invaded their territory by building houses and paving streets. It's up to us to adapt to living in wildlife habitat, and that means we may need to change our habits in order to coexist with our wild neighbors. This article will focus on bobcats.



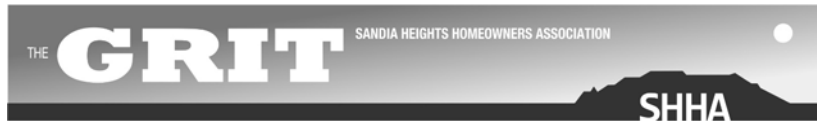
Photo by Ruth Friesen

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. It has long legs and big paws. The coat color ranges from an orangeish brown to pale gray with black spots and bars on its legs and chest, and less distinct spots over its body. They have black streaks on their cheeks and sharp ears ending in tufts of black fur. 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.

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!

We are accepting entries for our annual photo contest for the 2015 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office **by Friday, November 7**. If you are the lucky winner, your photo will be featured on the cover of the 2015 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 2014 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.