

**Sandia Heights Coffeehouse
Concert Series presents...
Carolyn Martin Band in Concert**



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

Carolyn Martin is an
award-winning,
Nashville-based
vocalist. She began
singing
professionally while

growing up in Abilene, Texas, then began performing throughout Texas and the rest of the US a few years later, eventually also performing in Europe. Since settling in Nashville in 1985, she has worked with many of the most talented musicians and singers in the world. Carolyn and her band perform music ranging from their own originals to Bob Wills western swing classics, swing-era songs, show tunes from Broadway and Hollywood, and traditional country tunes.

Carolyn's CD "Cookin' With Carolyn" was named the 2011 Best Western Swing Album by the Western Music Association, while her prior project, "Swing," was named one of the top Swing CDs of the year in 2009. Carolyn was named the 2010 Western Swing Female Vocalist of the Year by the Academy of Western Artists and was nominated by the Western Music Association for 4 awards in 2010, including Album of the Year and Female Vocalist of the Year. She was inducted into the Texas Western Swing Hall Of Fame in 2011. Read more about Carolyn and listen to her music on www.carolynmartinmusic.com.

This will be an all-ages, alcohol-free event, presented by the Sandia Heights Homeowners Association (www.sandiahomeowners.org). **There will be NO admission charge for SHHA**

members. Admission charge for non-members, regardless of age, and for members' houseguests, will be \$15 (new policy). 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.



Volunteers Needed:

Board Members:

We are currently at the minimum of 11 members, more board members are needed. If you are interested in serving on the board, please go to the website and fill out a statement of interest form or contact the office at 797-7793.

The Covenant Support Committee:

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 over-loading 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 HOMEOWNERS ASSOCIATION

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SHHA Office

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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.

Bear Season is Here

It’s officially bear season, when we need take extra care to keep bears wild and safe by not attracting them to our yards. This year, sadly, we have no idea how many bears are left in the Sandias. Last summer, NM Game and Fish killed or removed at least 80 bears from the Sandias, which amounts to the majority of the entire estimated population. Late last fall Sandia Heights residents were still seeing a few large males, and they may be the only bears left. We have an abundant acorn crop maturing, but ironically there may be very few bears to benefit from it.

We who have chosen to live in Sandia Heights treasure our wild neighbors and happily take the responsibility to live peacefully with wildlife. We hope that the bear population will recover and continue to thrill us with glimpses of them. It’s up to us to protect the bears that have survived by keeping garbage indoors until the morning of trash pickup, bringing bird feeders (including hummingbird feeders) inside at night or waiting until November to put out bird feeders, feeding pets indoors and keeping pet food inside, and keeping doors and windows closed and locked after sunset. If you have any questions about bears or other wildlife, please call or email Kate Fry, your Sandia Heights Wildlife Steward, at 828-9618 or kfry4956@yahoo.com.



Tram Passes:

SHHA has purchased 8 corporate tram passes per day. The cost is \$5 per pass. Please try to plan at least two weeks ahead if possible. For details you may call the SHHA office at 797-7793 or visit our website: 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 – Albuquerque Custom Tint and Glass - 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

Mhoon Property (Hawks Landing) Development Update:

The Bernalillo County Planning Commission (CPC) approved, at their meeting on Tuesday March 4, 2014, the Zoning Change (Special Use Permit) to concrete the natural arroyo and build 31 homes with access only off of the small and crooked Tramway Lane Rd. A majority of the 25 plus Sandia Heights residents in attendance spoke against approval of this Zoning Change for development but were not successful in convincing the CPC to stop the development or to request the developer to modify his plan significantly.

Near the end of March, some Sandia Heights residents, filed an appeal citing various reasons that the CPC decision should be overturned by the BC Commissioners (link to appeal application already on website). The appeal is scheduled to be heard at the 4 PM Monday Aug 11, appeal hearing in the Vincent Griego Chambers, Basement Concourse Level II, One Civic Plaza, NW. The appealing party will make a 20-25 minute presentation and the developer will have roughly equal time to make a rebuttal. Then the BC Commissioners will discuss and vote on the issue. Residents with feelings about the Mhoon development zoning request are welcome to attend and be seen in the audience by the BC Commissioners. If you have specific questions please contact George Connor at connor87122@gmail.com or 821-4349.

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On-line GRIT Newsletter

By George Connor, Acting Chair, C&P

The GRIT newsletter is posted on the SHHA website www.sandiahomeowners.org. Viewing the online version is free. Please be reminded to check your listing in the 2014 Resident Directory and Guide and let the office know if you have any changes or additions. All changes must be received before 7 November 2014 in order for them to be

included in the 2015 Resident Directory and Guide.



Grab it, Bag it, Toss it

Bernalillo County has begun a new campaign to encourage residents to clean up after their pets. The campaign is based on the theme “There Is No Poop Fairy – Grab it, Bag it, Toss it.” Residents are reminded that pet waste should be picked up as a common courtesy to their neighbors. The campaign seeks to dispel the myth that dog poop is somehow natural and harmless to the environment by pointing out that over 450 tons of dog waste can end up in the river each year through storm water runoff – an amount which can have a significant impact on water quality throughout our area.

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Healthy Trees

Sandia Heights Homeowners’ Association has received some very useful information from Karen Temple Beamish at Desert Oasis Teaching Garden, on keeping the trees healthy in our Sandia Heights gardens. Here are a few of the ideas. You may access the entire publication on the SHHA website.

Keeping trees healthy requires a different watering technique than watering shrubs, xeric plants or grass. Albuquerque has the third most difficult climate in the U.S. in which to grow trees. Any trees that you wish to plant should be well suited to the New Mexico climate and have some drought tolerance. If you are planting new trees choose those that are younger and make sure the roots spread out radically from the bottom of the trunk.

Continued on page 7

SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

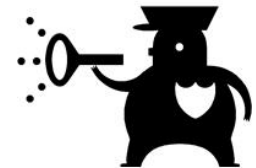
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You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

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	15	Loud music/party	2	Speeding vehicle	3
Animal control assist.	1	Misc. call	3	Special request	186
Breaking & entering	1	Motorist assist	3	Special (extra patrol)	12
Car accident	1	Motorcycle nuisance	0	Suspicious person	7
Corp. office assist.	3	Neighbor dispute	2	Suspicious vehicle	14
Customer assist.	2	Newspaper pickup	9	Theft	2
Dumped/spilled material	1	Open door/window	1	Utility Co. assist.	1
Family dispute	2	Parking problem	1	Vandalism	1
Fire	2	Pet nuisance	1	Vehicle Burglary	2
Home burglary	1	Salesman complaint	2	Wildlife report	1
Lost/found item/pet	2	Snake call	8	Total Calls	292

SECURITY TIPS:

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 tips as well as ways to retrieve any lost or stolen property.

- Non-forced entry burglaries are on the rise, especially during warm weather months. Eliminate this possible access point by closing and locking garage doors, windows and front/back doors.
- Establish trusted relationships with neighbors on your block. Agree to watch out for each other and report any suspicious activity in and around your home. Remember, residential burglaries statistically occur during the day, so if possible, identify trusted neighbors who might be home during this time.



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

THIS SANDIA HEIGHTS PROPERTY OFFERS STUNNING 360 DEGREE VIEWS OF THE MOUNTAINS & THE CITY VIA THE WRAP AROUND BACK DECK WHICH OFFERS A LARGE INGROUND POOL. SALTILO TILE FILLS THE MAIN LIVING AREAS AND KITCHEN. RAISED WOOD BEAMED CEILING WITH CLERESTORY WINDOWS MAKE FOR AMPLE NATURAL LIGHT. GRANITE COUNTERS AND TOP OF THE LINE STAINLESS STEEL APPLIANCES IN THE KITCHEN. ALL SECONDARY BEDROOMS OFFER NEW CARPET, AND THE MASTER BATH OFFERS NEW TILE! DOWNSTAIRS OFFERS ALL NEW CARPET, A FULL LIVING ROOM WITH WET BAR AND FRIDGE, 2 BEDROOMS, AND A BATHROOM, WHICH WOULD MAKE FOR THE PERFECT TEEN OR IN-LAW QTRS. SPACIOUS MASTER SUITE ON ITS OWN LEVEL WITH OPTIONAL MEDIA ROOM OR OFFICE, DUAL WALK-IN CLOSETS, AND A JETTED TUB. 4 CAR GARAGE AND PLENTY OF DRIVE WAY ROOM!

OFFERED AT: \$1,150,000



64 JUNIPER HILL LOOP NE
4-5 BR - 4 BA - 5,093 SQFT

ABSOLUTELY STUNNING SANDIA HEIGHTS HOME! NOTHING WAS LEFT OUT WHEN THIS HOME WAS RE-DESIGNED! FROM THE CUSTOM CURVED WOOD BEAMED CEILINGS, TO THE BEAUTIFUL WOOD FLOORING, THIS HOME HAS IT ALL! SPACIOUS KITCHEN OFFERING TOP OF THE LINE COUNTER TOPS & STAINLESS APPLIANCES, A LARGE CENTER ISLAND IS THE PERFECT PLACE TO ENTERTAIN. CAT 5 WIRING THROUGHOUT THE MAIN LIVING AREAS. MASTER SUITE WITH DUAL CLOSETS, AND STUNNING WEST FACING WALL OF WINDOWS FOR TAKING IN THE STUNNING CITY VIEWS. OUTDOOR LIVING SPACES MAKE YOU FEEL AS THOUGH YOU'RE THE ONLY ONE ON THE HILL, TRULY AN ENTERTAINERS DREAM!

OFFERED AT: \$1,100,000



984 LYNX LOOP NE - MLS 805886

4 BR - 4 BA - 3,290 SQFT

CUSTOM UPDATED SANDIA HEIGHTS BEAUTY W/ INCREDIBLE UNOBSTRUCTED VIEWS OF THE MOUNTAINS, CITY LIGHTS & NM SUNSETS. UPDATED KITCHEN & BATHS, NEWER STUCCO, FRESH PAINT, 2 REFR. AIR UNITS, 2 CUSTOM WOOD BURNING KIVA FIREPLACES, BRIGHT & OPEN FLOWING FLOOR PLAN WITH SKYLIGHTS THROUGHOUT. LARGE BEDROOMS, LUXURIOUS MASTER SUITE & BATH WITH PRIVATE PATIO. UPSTAIRS MOTHER-IN-LAW/TEEN/GUEST SUITE WITH ITS OWN FULL BATH, SUITE HAS BOTH INTERIOR & EXTERIOR ACCESS. LARGE WEST FACING COVERED PATIO.

CO-LISTED WITH JOE JENKINS - OFFERED AT: \$500,000



WHEN YOU WANT YOUR PROPERTY SOLD OR PLAN TO RELOCATE, TRADE UP, INVEST OR DOWNSIZE—CONTACT GREG TODAY!

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

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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%

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 In Sandia Heights!

FOR SALE!



963 Antelope Avenue NE
\$559,900 • 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

FOR SALE!



760-9 Tramway Lane NE
\$249,900 • MLS# 814813

Two Story Custom Residence On A Panoramic Sandia Mountain and City View Lot! Private courtyard entry, sunken greatroom, sunroom, gracious formal dining room, eat-in country kitchen, 3 bedrooms, HUGE upper level master retreat, 3 baths, 2 car garage, lush backyard!
Offered by Sharon McCollum

SOLD In Sandia Heights!

SOLD!



Tramway Terrace NE

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.
Offered by Sharon McCollum

SOLD!



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 23 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$180.02. There are 6 homes PENDING on lots larger than .50 acres. The asking price per SF is \$181.46. There have been 19 homes SOLD on lots larger than .50 acres in 2014. The average sold price per SF was \$162.32.

2014 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

There are 4 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$158.42. There are 4 home PENDING on lots smaller than .50 acres. The average asking price per SF is \$172.56. There have been 12 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$156.12.

2014 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are 2 attached townhomes FOR SALE. The average asking price per SF is \$116.88.
There are 2 attached townhomes PENDING. The average asking price per SF is \$133.81.
There has been 3 attached townhome SOLD in 2014. The average sold price per SF was \$95.23.



Continued from page 3

In a properly planted tree, the roots spread out through the soil in a pattern that actually matches the drip line of the branches. If there is something in the ground, like a wall or embedded rocks, which prevents the roots from growing properly, the tree won't be able to get enough water and the roots won't grow out widely enough to stabilize the tree. Do not bury the bottom of the trunk, above where the roots come out, in the dirt as you plant the tree.

If you have a watering system installed you should be prepared to water a wide area around the tree and plan to move the irrigation nozzles out as the tree grows so that the water is most plentiful just outside the root perimeter – this encourages healthy root growth. The article discusses the difference between watering grass and watering trees and also emphasizes the importance of using a natural mulch rather than black plastic and “permeable” ground cloth around the trees.

The article has a lot more information than we can fit in here, including some clever ideas on tree irrigation systems. Please go to the website: www.sandiahomeowners.org and click on the Outdoors tab on the top bar menu, the article is listed on the right hand side menu bar under Related Information.



Covenant Support Committee

By Dick Wavrik, Chairman, CSC

Arroyos in Sandia Heights

Arroyos in Sandia Heights are the natural flood and water flow channels that nature formed on the Sandia Mountains. When Sandia Heights was subdivided, the developer included these arroyos in the individual home lots. In doing so it became

private property of the homeowner and in most cases is recorded as an easement on the plat. The arroyo may not be dammed or water redirected and must be maintained by the property owner. As far as Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) is concerned the homeowner can drive on it, park cars or trailers on it, or clean it up. It may, however, be difficult to get a building permit to put any structures on it.

There are additional use restrictions that your individual Unit covenants may impose on vegetation, parking, and structures in your arroyo. So while AMAFCA may not restrict your use of your arroyo, the covenants may. Many of the covenants also address water runoff from your lot and the need to preserve the drainage plan filed with the County before landscaping.

There are a few AMAFCA owned arroyos in Sandia Heights, usually between Tramway Blvd and Tramway Lane. These are owned and maintained by AMAFCA. Should you need additional information please contact Ms Lynn Mazur, Engineer for Development, AMAFCA (phone 884-2215).



SHHA SECURITY EMAIL ALERT SYSTEM

The office has a security email alert system that is available to all SHHA members whose email addresses are in our database. If you would like to receive email alerts please call the office at 797-7793 or email us at sandiaheights@comcast.net.

Also, if you have changed your email address please notify us so that we can update the database. Thank you.



ACC Activity Log

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

- 10 Eagle Nest Drive – Landscaping
- 35 Sandia Heights Drive - Reroof
- 69 Pinon Hill Place – Reroof
- 318 Big Horn Ridge Road – Landscaping
- 320 Big Horn Ridge Road – Landscaping
- 359 Big Horn Ridge Road – Window and Doors Replacement
- 359 Big Horn Ridge Road – Restucco and Refinish Trim
- 361 Big Horn Ridge Road – Photovoltaic Panel Installation
- 576 Black Bear Road – Window Replacement
- 635 Cougar Loop – Garage Door Replacement
- 670 Blackhawk Drive – Carport and Landscaping
- 720-4 Tramway Lane – Enclose Patio
- 727-3 Cedar Hill Lane – Deck and Front Patio Flagstone Replacement
- 882 Tramway Lane Court – Reroof
- 884 Tramway Lane Court – Landscaping – Paver Walkways
- 924 Tramway Lane – Window Replacement
- 930 Tramway Lane – After the fact Reroof, Skylight Replacement, and Photovoltaic Panel Installation
- 1043 Red Oaks Loop – Stucco and Parapet Repair
- 1129 Marigold Drive – HVAC Replacement
- 1193 Bobcat Blvd. – Photovoltaic Panel Installation
- 1409 Bluebell Place – Reroof and Restucco
- 1528 Eagle Ridge Drive – Patio Cover and Enclosure and AC enclosure
- 1928 Quail Run Drive – Retaining Wall, Add Door and Window Replacement
- 1947 Quail Run Loop – Landscaping and Trim
- 8202 Indigo Court – Recoat Wall

- 8203 Indigo Court – Recoat Walls
- 8208 Indigo Court – Landscaping
- 8227 Raintree Drive – Landscaping
- 12625 Colony Place – Patio Cover

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



Covenant Support Committee

By Dick Wavrik, Chairman, CSC

Summer is here and so are the campers, RV's, and boats. It is very tempting not to return these vehicles to a storage facility when you intend to use them next weekend. However, leaving them in your driveway or yard is not permitted by your covenants. Please be considerate to your neighbors and after you have unloaded your rolling stock remove it from Sandia Heights. [If you wish to construct a garage to store recreational equipment, please consult with the Architectural Committee to discuss your plans before you start.]

Summer also brings out growth of the natural vegetation and weeds. Look around your lot for dead trees and bushes and please remove them. If the tree does not have leaves by now it is probably dead. Although you may think it is good for bird nesting or part of the natural landscaping, your covenants generally require you to remove dead trees and bushes and some units require you to maintain your landscape. Again, the CSC asks that you be considerate of your neighbors and take care of your lot.



BioPark Bond Proposal for River Otter Exhibit

For details please visit our website at www.sandiahomeowners.org. Notices and Information menu, Notices and Alerts.





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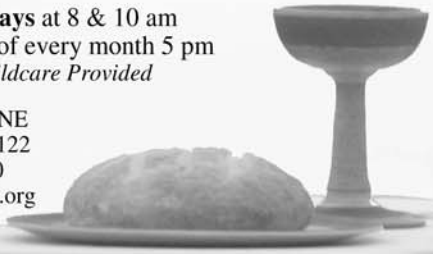

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Community Event Bulletin Board

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

Sandia Heights Artists: Alright! The annual Sandia Heights Artists Studio Tour is almost here. The Studio Tour will be held at designated artists' studios the weekend of September 6th and 7th. Preview night (part of Albuquerque Artscrawl) is Friday, Sep. 5th, 5-8 p.m. at High Desert Art and Frame (Smith's shopping center, Tramway and Montgomery). Our work will be on display and for sale at this gallery the whole month of September and in our studios Sep. 6th and 7th. For a list of artists and map of the studio tour route go to <http://www.sandiaheightsart.com>. We look forward eagerly to seeing you at the gallery and in our studios.

2014 Open Space Summer Series: please visit the Association's website: sandiahomeowners.org and click on the top tool bar 'Outdoors' tab and on the right hand side of the screen you will find under related information a copy of the brochure for the Open Space Division. There are many free events held at Elena Gallegos Amphitheater that you may find interesting and fun, as well as hikes and workshops!

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** – Wednesday, August 13 at 7pm in the SHHA office.
- **Notary, copies and faxes, tram passes, email alerts and contractor evaluation binder** free to members.
- **Committee meeting dates** 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!

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.

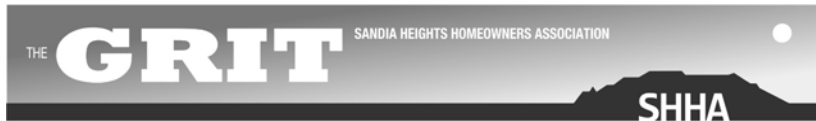


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Renters and Membership Benefits: Did you know that people renting houses in Sandia Heights can participate in many of the benefits of SHHA membership? All that is needed is for the property owner to maintain membership in SHHA. Many property owners 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!

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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 in need of your photos! Please consider sending in your Photos for our annual 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. All photos will be displayed on the website.



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 hard copy entries may be picked up at the office once the Directory is published.