

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



Welcome New Board Member:

Marion Simon, who has lived in Sandia Heights for over 20 years, was elected to the Board on August 13. Marion also currently serves on the Covenant Support Committee.

SHHA Board Volunteers Needed:

We currently have 12 Board members and more Board members are needed because two officers, after serving two 3-year terms, have to leave the Board in February 2015. Please consider serving. If you are interested, go to the website and fill out a Statement of Interest form or contact the office at 797-7793.



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 the office at sandiaheights@comcast.net.

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





SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

Officers

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Vice President – Bob Bower
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Meeko Oishi
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Emily Rudin
Marion Simon
Dick Wavrik

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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.

Useful Phone Numbers:

Emergency

Police, Fire, Rescue 911
Sheriff non-emergency 798-7000
Fire non-emergency 798-7000
Poison Control 272-2222

Sandia Heights Security

Mobile 263-4654
Office 856-6347

Sandia Heights Services

Refuse, Water, Sewer 857-6419
After hours emergency 888-5336

PNM 246-5700

NMGAS 697-3335

Bernalillo County

Animal Control 468-7387
Road Repairs 848-1540
New Mexico Game & Fish 222-4700



Tram Passes:

SHHA has purchased 8 corporate tram passes per day. The cost is \$5 per pass. Please be reminded that there are no refunds and no cancellations. Also, try to plan at least two to three 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



Covenant Support Committee (CSC)

By Dick Wavrik, CSC Chair

Weeds and Landscaping

We have had a very wet July and beginning part of August. Along with the rain comes growth of weeds and plants. All of the covenants have wording that addresses landscaping and natural vegetation.

However, many residents have different opinions on what is acceptable landscaping, what is out of control weeds, and what is just natural vegetation growth spurred on by the wet weather. The CSC will not interpret what a developer or builder may have meant by “landscaping” in a particular Unit. We will try to view all Units in the same manner and handle complaints accordingly. This, of course, may not satisfy everyone. One person’s weeds are another’s natural landscaping. The CSC, in responding to complaints, will try to determine if any corrective action is required.

SHHA is not a property manager.

SHHA is a volunteer organization and the Board of Directors and committees are run by volunteers. We charge very nominal dues. The covenants are legal agreements that apply to individual Units and can only be changed by individual Unit homeowners (there are no overall SHHA covenants). While the SHHA office maintains regular hours, the Board and committee volunteers are not on 24/7 duty. We do, however, try to respond to your concerns in a timely manner. The system works well if homeowners respect their neighbors’ rights and if there is a violation, take corrective action when they are made aware of the problem. We have limited powers of enforcement – usually requiring expensive legal action and time, so please help us out by correcting issues voluntarily.

Thanks for Volunteering

At the August 5th CSC meeting, four volunteers were added to the Covenant Support Committee. We thank these volunteers for stepping up and getting involved!

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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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New Development Announcement:

The Monday Aug 11 Mhoon appeal hearing was postponed (deferred) because of problems with newly installed sound system in the remodeled Vincent Griegos Chambers, One Civic Plaza. The new hearing date will be posted on the SHHA website when we are notified by the County.

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	22	Motorist assist	4	Special request	222
Animal control asst.	4	Motorcycle nuisance	0	Special (extra patrol)	14
Car accident	1	Neighbor dispute	0	Suspicious person	2
Customer assist	3	Newspaper pickup	8	Suspicious vehicle	10
Family dispute	1	Noise complaints	1	Theft	5
Fire	2	Open door/window	6	Utility Co. assist	4
Fireworks complaint	4	Parking problem	2	Threat/personal	0
Home burglary	1	Pet nuisance	2	Vandalism	2
Loud music/party	2	Snake Call	9	Vehicle burglary	0
Lost/found item or pet	9	Salesman	5	Wildlife report	1
Miscellaneous call	4	Speeding vehicle	1	Total Calls	351

Vandalized Mailboxes in July

Three community mailboxes on Black Willow Drive were vandalized in July. Please be on the lookout for these types of incidents and promptly report them to the Bernalillo County Sheriff's Department at 798-7000 and to Sandia Heights Security at 856-6347 or 263-4654. Be vigilant in retrieving your mail as soon as it is delivered and if at all possible drop off any outgoing mail at the nearest post office.



Did You Know...? That the mail carrier does not have to stop at your mailbox when there is no mail to be delivered, even if your flag is up and you have outgoing mail to be picked up? If the carrier does take your outgoing mail when there is none to be delivered, it is being done as a courtesy. (Note: This does not apply when you have scheduled a pick-up for Priority Mail.) If you absolutely need something to go out, and do not always get mail, you should take it to the collection box at the old Circle K (Tramway Blvd & Tramway Ln, in front of the Outpost ice skating rink). The only pick-up time is 3:30 PM, Mon-Fri (no more Saturday or 4 PM pick-ups).

Trash and Recycle Bins

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.

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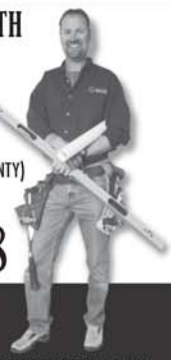


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4-6 BR - 4 BA - 5,516 SQFT

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OFFERED AT: \$1,150,000



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

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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.

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

Keep Your Trees Healthy

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. We have posted the entire publication on the SHHA website. Here are a few of the ideas. 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 radially from the bottom of the trunk. 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 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 full article posted on the SHHA website 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 www.sandiahomeowners.org and click on the “Outdoors” tab and follow the link to the article entitled “Keep Your Trees Healthy”

under “Related Information” on the right hand side.



Letters to the Editor is a feature where we provide a means of presenting relevant and topical issues\opinions within the community. However, we reserve the right to limit based on space and relevancy. When a topic has been fully explored, discussed and a decision made we will consider it no longer relevant and will cease publication of letters on that issue. Also, letters must be free of personal attacks, they must center just on the topic at hand. We encourage civil discourse on issues within the community and will continue to publish relevant letters.



On – Street Parking Etiquette

Most of the roads in Sandia Heights are fairly narrow (18 to 24 feet wide). Many do not have curbs or have steep contour changes. When residents have parties or yard sales there is often not enough room to park in the host's driveway so folks park on the narrow streets - partially pulling off the road onto a neighbor's “property” and in some cases trampling the vegetation along the side of the road. The on-street parking can also pose traffic and safety issues if there is insufficient room for emergency vehicles.

In looking at the County codes and in discussions with the Public Works people, there are some general guidelines and ordinances to be aware of:

1. Most of the County roads in Sandia Heights are within a 50 foot wide (40 feet in patio home Units) County- owned strip. This strip is called a right of way. Although only 18 to 24 feet may be paved, the remaining strip width is still part of the County's property. This is sometimes referred to as the shoulder of the road. As such, cars pulled off the road in front of your house on the shoulder may still be on the County's right of way.

Continued on page 8

Continued from page 7

2. The paved portion of the road in most cases may not be centered in the 50 foot right of way. You would need a survey to determine the relationship of your property to the County right of way; beyond what is paved (a rough visual indication of the relationship of your property and the road can be obtained from the BernCo GIS maps).

3. County code prohibits parking in front of a private driveway.

4. A minimum of 10 feet of street width must be left for free movement of vehicular traffic.

5. For streets not exceeding 24 feet in width, the use of “no parking” signs may be installed by the County at their discretion.

6. No vehicle shall be left on the street longer than 48 hours without notifying the Sheriff.

7. The Sheriff will make the determination of parking issues and may have cars towed if it is felt that a safety issue exists.

Remember that there are utility easements that also run generally in front of your property.

These usually extend 7 feet beyond the 50 foot County right of way. Anything installed within that easement is subject to removal should utility work need to be done.

Be a good neighbor and avoid guests’ cars being towed. If you are having a party, include guest parking in your plans and invitations. You might want to talk to your neighbors and make them aware of potential parking issues (better yet invite them to your party – they may not notice the extra cars parked in front of their homes). If you are having a yard sale you may need to put up temporary signs to avoid clogging the road.

In closing, you might be tempted to install rocks, timbers, or other barriers to discourage people from pulling their cars off the road. In many cases these barriers are on the county right of way (remember the 50 foot width) and you may incur some liability with the installation of these types of items.

Sources:

Bernalillo County code Section 82-51

Bernalillo County GIS website.

Conversation with Dave Lorenzo, Bernalillo County Public Works



ACC Activity Log

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

17 Juniper Hill Loop – Reroof

48 Rockridge Drive – Window and Door Replacement

165 Juniper Hill Road – Enclosure and Landscaping

208 Spring Creek Place – Replace Driveway

211 Spring Creek Drive – Patio and Hot Tub

215 Spring Creek Place – Window Replacement, Re-stucco and Reroof

301 Juniper Hill Road – Re-stucco

515 Black Bear Loop – Replace Fence

528 Live Oak Lane – Repair Wall and Replace Retaining Wall

720-3 Tramway Lane – Reroof

727-20 Tramway Lane – Stucco and Parapet Repair

720-20 Tramway Lane – Landscaping

918 Tramway Lane – Window Replacement

1022 Tramway Lane – Reroof

1136 Marigold Drive - Reroof

1144 Marigold Drive – Replace Swamp Cooler

1146 Marigold Drive – Reroof

1177 Laurel Loop – Landscaping

1805 Tramway Terrace Loop – Replace Fence and Paint Garage Door

2322 Calle De Gabriel – After the fact Shed – Disapproved, Shed removed.

2525 Tramway Terrace Court – Patio Cover

7740 Cedar Canyon Road – Replace Swamp Cooler

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



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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%

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2881 Tramway Place NE
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963 Antelope Avenue NE
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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 \$179.95. There are 5 homes PENDING on lots larger than .50 acres. The asking price per SF is \$201.50. There have been 21 homes SOLD on lots larger than .50 acres in 2014. The average sold price per SF was \$163.22.

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 \$165.41. There are 3 home PENDING on lots smaller than .50 acres. The average asking price per SF is \$170.97. There have been 15 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$158.49.

2014 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are 3 attached townhomes FOR SALE. The average asking price per SF is \$114.00.
There are 2 attached townhomes PENDING. The average asking price per SF is \$141.26.
There has been 4 attached townhome SOLD in 2014. The average sold price per SF was \$100.96.





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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

The annual Sandia Heights Artists Studio Tour is almost here. We hope you'll kick off the tour with us Friday, Sept. 5, 5-8pm at High Desert Art and Frame Gallery (Smith's shopping center Tramway and Montgomery) where pieces of our work will be on display and for sale the whole month of September, and then join us in our studios Saturday the 6th and/or Sunday the 7th. For a map of the studio tour route go to <http://www.sandiaheightsart.com>. Paintings, jewelry, ceramics, woodworking, book-making, gourds, fiber art, photography, glass ---all for your viewing and shopping pleasure, none to be missed. We look forward eagerly to seeing you at the gallery and in our studios.

September Events at St. Chad's

Tuesday, Sept. 16th, and every 3rd Tuesday of the Month we invite you out to Pints with the Padre at O'Neill's Pub on Juan Tabo starting at 6 pm. Join us for refreshments and/or dinner and some wonderful conversations with Fr. Brian Winter, Rector of St. Chad's Episcopal Church focusing on our spiritual walks in life.

St. Chad's Episcopal Church will have their church picnic at Sandia Lakes on Sunday, Sept. 21st and everyone is invited to join us from 10 am to 1 pm as we celebrate Eucharist at the lake and then enjoy a wonderful picnic and time of fellowship and games with our parish family and friends.

Mugs with the Madre will be Tuesday, Sept. 23rd and every 4th Thursday of the month at The Egg and I on Menaul starting at 7:30 am. Join us for coffee and/or breakfast for a faith time with Mother Jan Hosea, Associate Rector of St. Chad's Episcopal Church.

Announcements & Notices

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closed:** Labor day, Monday September 1
- **Board Meeting** – Wednesday, September 10 at 7pm in the SHHA office.
- **Notary, copies and faxes, tram passes, email alerts and contractor evaluation binder** free to members.
- **Committee meetings** are posted on our website: www.sandiahomeowners.org.
- **Classified ads** can be found on the website on the top bar menu under Classifieds.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!

Support our advertisers: 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!

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Walking dogs along the Domingo Baca Arroyo

Many residents utilize the unofficial trail along Domingo Baca Arroyo every day to exercise their bodies and their dogs. Domingo Baca is a very wide arroyo with a portion of it running between Morning Glory Road and Tramway Lane east of Bobcat Boulevard. Some residents may believe this area is "Open Space" when in fact it is entirely private property.

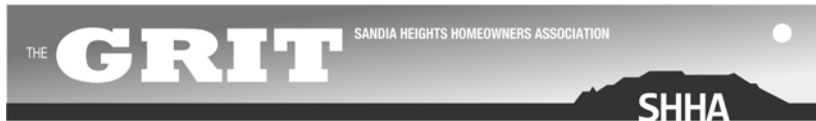
When dog owners walk their pets along the roadways they are normally leashed and orderly. But when they enter the arroyo some feel that a leash is not required. A few dogs become overenthusiastic when unleashed and knock over bird feeders and trample the landscape. The owners of these animals have allowed their pets to get out of their sight and aren't aware of the destruction they are causing. Please respect this private property and keep your dogs leashed as required by the Bernalillo County ordinance.

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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.

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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.