

### 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 food banks to provide a wide variety of high quality, nutritious food items throughout the year. The Roadrunner Food Bank of New Mexico distributes more than 22 million pounds of food a year to hundreds of nonprofit agencies throughout New Mexico. Each one of us can make an impact.

We have been collecting food since September for the Roadrunner Food Bank. 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, Dec. 12.

#### Most Needed Items:

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



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



### Don't forget to Fall Back:

The clocks are set back one hour during Fall Back. In 2014, this occurs on **Sunday, November 2.**



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### An appeal for volunteers for the SHHA Board and committees ~ By Joe Pappé, SHHA President

Do you have an interest in helping to maintain our “peak of living” here in Sandia Heights? Please consider volunteering for a position on the Board. Even if you don’t have experience volunteering with homeowners’ associations, you are welcome to join us, and we’ll help you learn the ropes. Qualifications include a desire to help the community, time and willingness to work (yes, being a member of the Board does take time and requires work!), and the ability to work well with other people. You can pick up a Statement of Interest at the SHHA office (or our office staff will e-mail a copy to you). If you don’t have the time to serve on the Board, we encourage you to volunteer for one of our committees. You can find a description of the committees on the SHHA website in the Residents’ Guide. The Residents’ Guide is also included in the SHHA Residents’ Directory and Guide. We’re looking for interested people with ideas and the time to be active committee members. The time commitment varies by committee, so check them out and talk to the committee chairs for more details.



### County Line Update:

The County Line case has settled. By Court Order, the County Line Restaurant will cease sponsoring or holding any outdoor music concerts.





SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

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Albuquerque, NM 87122  
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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.

**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 - 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 – Sandiego’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!



**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](http://www.sandiahomeowners.org).

**ANNOUNCEMENT: The Tram is closed for maintenance November 3-14.**

## **DON'T LET YOUR WATER PIPES FREEZE!**

By Bob Bower,  
Chairman, ACC

Once again, it's time for my annual article on ways to avoid frozen pipes when the weather turns cold. It's too early yet to tell if Albuquerque's upcoming winter of 2014-2015 will be unusually cold or not but I think it's always a good time right now to remind you how to protect your water pipes from the effects of very cold weather. Most of the "local experts" on this subject generally agree that steps need to be taken to protect water pipes if temperatures are expected to drop below 21 degrees Fahrenheit. A broken water pipe inside your home can cause a lot of extensive and expensive damage!

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

Now, let's consider the inside of your home. If Albuquerque experiences a spell of extremely cold weather where temperatures, particularly at night, drop to below the 21 degrees Fahrenheit "benchmark", leave the water supply line on at a very slow drip rate somewhere inside your home. Water in "slow motion" is much less likely to freeze than water that is motionless inside of a pipe. Normally, a faucet located far away from where the water enters your home is the one that you should use for this purpose. The cost of water used is insignificant compared to the cost of repairing damage caused by a broken water line inside your home. Normally, these very cold spells don't last too long so leaving an indoor faucet dripping for a few days and nights should get you through these spells until warmer temperatures return. If you are away from your home during the cold season, make sure that there is adequate heat inside your home to prevent pipes from freezing. Even when trying to save energy costs, don't turn the heat too far down and don't turn the heat off altogether unless you have all of the water lines properly drained. Believe me, I have seen the damage caused by pipes that have not been properly drained and have subsequently burst inside the home where the heat has been turned off!

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

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### **CLASSIFIED AD:**

WANTED: Reliable person for occasional pet duties and occasional house/pet sitting. Must like to walk! Ideally available to check on things during the day. Call 505 400 2813

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

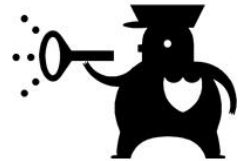
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You 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	35	Motorist Assist	4	Special request	202
Assault/Battery	1	Motorcycle Nuisance	0	Special (extra patrol)	13
Corp. Office Assist	5	Neighbor dispute	0	Suspicious person/Vehicle	16
Customer Assist	1	Newspaper pickup	14	Speeding Vehicle	2
Family Dispute	1	Noise complaints	3	Theft	7
Fire	2	Open door/window	10	Threat/personal	0
Home Burglary	2	Parking problem	2	Utility Co. assist	1
Loud music/party	0	Pet nuisance	1	Vandalism	4
Lost/found item or pet	5	Rescue assist	0	Vehicle burglary	1
Mailbox Vandalism	0	Salesman Complaint	1	Wildlife report	3
Miscellaneous Call	6	Snake Call	10	<b>Total Calls</b>	<b>352</b>

## SECURITY TIPS:

- If you have a safe for valuables, secure it to the floor. A burglar won't spend the time to try to break into a safe; though he will take it with him and worry about opening it later if it is not secured.
- If you don't have an alarm system in your home, leave your car keys next to your bed within easy reach. If you hear someone trying to break in, hit the panic button on your car keys. Most have the range to reach your vehicle and the alarm will go off, and continue to do so until you turn it off or your battery dies.
- Be aware of someone knocking on your door or ringing your doorbell during the day. Chances are it could be a burglar checking to see if you are home or not. Always acknowledge the knock or ring. You can yell through the door letting them know you are home. NEVER ignore it! If they think no one is at home, they will break in and now you could be confronting burglars with you still at home.
- Please lock your car if it sits outside. Believe it or not, most auto burglaries are done by the thief simply opening the car door. That's why they troll the neighborhoods trying door handles looking for the ones left unlocked. Don't leave the garage remote in the car either. If they get it, they can get inside your home through the garage door.
- Remember this little saying; "If you want to find something of value in your car in the morning, don't leave it in the car overnight!"





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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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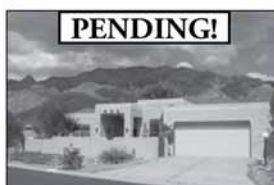
### FOR SALE In Sandia Heights!



**FOR SALE!**

**1167 Laurel Loop NE**  
**\$599,900 • MLS# 820671**

**Custom One Level Contemporary Retreat on a Panoramic Sandia Mountain & City View Lot!** 4 bedrooms or 3 + lower level bedroom/game room, 3 baths, greatroom, formal dining room, family room, gourmet kitchen, 3 car garage and manicured exterior spaces. Views, views, views!  
**Offered by Sharon McCollum**



**PENDING!**

**2881 Tramway Place NE**

**One Level, Custom Contemporary SW Style Hacienda Retreat on a Peaceful Panoramic, Corner Sandia Mountain View Lot!** 3 bedrooms, private/separated master bedroom retreat, 2 baths, spacious greatroom, formal dining, country kitchen, sunroom, oversized 2 car garage. Breathtaking vistas surround!  
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**FOR SALE!**

**963 Antelope Avenue NE**  
**\$549,900 • 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!  
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**SOLD!**

**760-9 Tramway Lane NE**

**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!  
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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 25 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$180.58. There are 4 homes PENDING on lots larger than .50 acres. The asking price per SF is \$191.50. There have been 31 homes SOLD on lots larger than .50 acres in 2014. The average sold price per SF was \$162.62.

**2014 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES**  
There is 1 home FOR SALE on a lot smaller than .50 acres. The average asking price per SF is \$158.13. There are 5 home PENDING on lots smaller than .50 acres. The average asking price per SF is \$159.52. There have been 21 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$159.51.

#### 2014 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are 2 attached townhomes FOR SALE. The average asking price per SF is \$118.06.  
There is 1 attached townhome PENDING. The average asking price per SF is \$130.95.  
There have been 8 attached townhomes SOLD in 2014. The average sold price per SF was \$111.22





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## Communications and

**Publications Committee:** 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!

**2015 Resident Directory:** Please be reminded to check your listing in the 2014 Resident Directory and let the office know if you have any changes or additions. You may go online to My Account and make changes yourself. If you don't know or remember your user password call the office for assistance. All changes must be received before 7 November 2014 in order for them to be included in the 2015 Resident Directory.



## Covenant Support Committee ~

By Dick Wavrik, Chairman, CSC

Most of the Sandia Heights Unit Covenants address light pollution. This is done to preserve the enjoyment of the night sky without the effects of unnecessary light pollution. 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, and 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.berncgo.gov](http://www.berncgo.gov)) and look under ordinances, Section 30-186. If you leave your lights on at the entry doors, garage doors, or house floods after 11:00 pm, they may be in violation of the County Code. Whether or not the lights are shielded, they cannot be on past 11:00pm. While the CSC does not enforce

County ordinances, we will work with folks to make them aware of the options and try to resolve a light pollution complaint. 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.

### Complaints from The Hatfields and McCoys

Albuquerque is about 1200 miles from Eastern Kentucky and many years have passed since the infamous Hatfield/McCoy feud. However, in the CSC we are seeing what appears to be retaliatory covenant complaints filed mainly because "you complained about me so I will complain about you". The CSC will investigate all of the complaints we receive but we really do not want to get involved in feuding between neighbors. Before you file a complaint, please ask yourself if you are motivated primarily by retaliation or if this is something that needs to be corrected (if you put up with it for the past 10 years it may be the former). We also get complaints and office phone calls about disputes among neighbors that are subsequently determined not to be valid covenant violations. We cannot help you in these matters – we only investigate suspected violations that are written and cite specific sections in the covenants that are being violated.

### Changes to Unit Covenants

Your Unit Covenants are legal documents that were originally written between the Grantor and the homeowner. SHHA was not a party to the development of the covenants and cannot change or modify them; we were only given assignee rights to enforce covenants. However, each Unit has the right to modify their own covenants by a vote (usually 75%) of the homeowners. These changes must then be filed with the County. While the covenants do not require notification to SHHA of changes, we do try to keep the latest covenants on the Web site as well as in hard copy.

*Continued on page 8*

Continued from page 7

IF YOUR UNIT VOTES TO MAKE CHANGES TO THE UNIT COVENANTS PLEASE GIVE A COPY OF THE AMENDMENTS TO THE SHHA OFFICE. Up to date records of covenants are especially important to homeowners selling their houses (covenants need to be supplied to buyers) as well as supplying them to renters.

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## ACC Activity Log

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

- 12 Juniper Hill Road – Repaint Trim and Gates
- 28 Cedar Hill Place – Add Windows
- 40 Cedar Hill Place – Roof Repair
- 218 Spring Creek Lane – Repair and Restucco Courtyard Wall
- 508 Black Bear Road – Window Replacement
- 511 Roadrunner Lane – Window Replacement
- 636 Cougar Loop – Resurface Asphalt Driveway
- 672 Blackhawk Drive – Restucco and Refinish Trim
- 880 Tramway Lane Court – Restucco, Roof Repair and Paint Trim
- 1009 Tramway Lane – Window and Door Replacement
- 1022 Tramway Lane – Restucco and Refinish Trim
- 1129 Marigold Drive – Restucco and Refinish Trim
- 1229 Rockrose Road – Restucco and Landscaping
- 1483 Morning Glory Road – Enclosure
- 1501 Eagle Ridge Road – Reroof
- 1508 Eagle Ridge Road - Restucco
- 1542 Eagle Ridge Place – Patio/Roof Replacement
- 1821 Tramway Terrace Loop – Window and Door Replacement
- 1823 Tramway Terrace Loop – Window and Door Replacement
- 1871 San Bernardino Avenue – Reroof
- 1909 Quail Run Drive – Paint Wall, Trim and Garage Door
- 2509 Tramway Terrace Court – Raise Wall

2510 Tramway Terrace Court – Landscaping and Garage Door Replacement

2518 Tramway Terrace Court – Raise Wall

2758 Cliffrose Drive – Repaint Window Trim, Garage Door and Deck Cover

2897 Tramway Place - Reroof

7710 Cedar Canyon Place – Replace Shade Posts

8251 Raintree Drive - Landscaping

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

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**SEPTIC TANKS ARTICLE** By Barry Stone / Syndicated columnist, published: Sunday, October 5, 2014 at 12:02 am

**DEAR BARRY: I have some questions about maintaining a septic tank. Someone told me to have my tank pumped every one to two years. Someone else said, “If it ain’t broke, don’t fix it.” I’ve also been told that pumping can disturb the solids, causing them to seep into the leach lines and clog the system. My system is 12 years old and has never been pumped. What is your advice? Ken**

**Dear Ken:** There are differing views about how often to pump a septic system. One to two years is a needless waste of money. Every five years is a more reasonable routine. If the bacterial environment in the tank is good, solids should continue to decompose, even if you wait an extra year or two. Maintaining the bacteria level can be done simply and inexpensively by flushing a special product down the toilet once a month.

If the leach field is in good condition, liquids should continue to be absorbed into the earth. The idea that pumping will clog the leach field is unfounded; pumping removes the solids before they can flow downstream into the leach lines.

If you’ve gone 12 years without having your system pumped and inspected, you should call a qualified septic contractor soon. Neglecting regular maintenance can cause deterioration of the tank.

Continued on page 11



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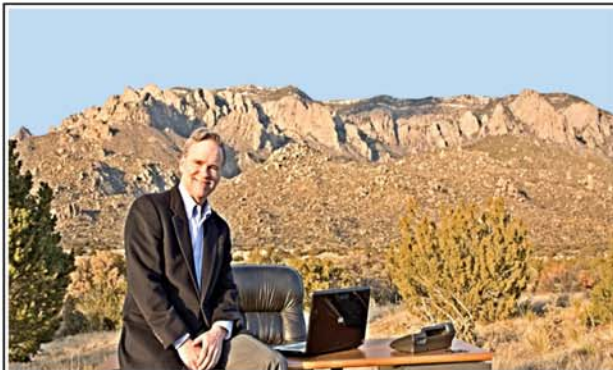
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**64 JUNIPER HILL LOOP NE**  
**4-5 BR - 4 BA - 5,093 SQFT**

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**

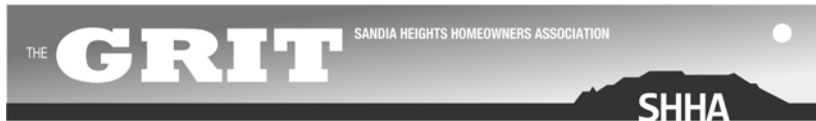


WHEN YOU WANT YOUR PROPERTY SOLD OR PLAN TO RELOCATE, TRADE UP, INVEST OR DOWNSIZE—CONTACT GREG TODAY!

505-269-GREG (4734) OR [GREG@GREGLOBB.COM](mailto:GREG@GREGLOBB.COM)

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





Sandia Heights Homeowners Association  
2-B San Rafael Ave NE  
Albuquerque, NM 87122

**THE SHHA BOARD AND  
OFFICE WISH  
EVERYONE A  
HAPPY AND SAFE**

