



SHHA Annual Meeting
Church of the Good Shepherd on Tennyson,
9 – 11 AM, FEBRUARY 7, 2015

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

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

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

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

Officer & Director Elections

By George Connor, SHHA Secretary

The following is the slate of officers who were elected for the 2015-2016 operational year at the December Board meeting:

Joe Pappé, President

Josephine Porter, Vice President

George Connor, Secretary

Woody Farber, Treasurer

List of candidates to be voted on at the Annual Meeting:

Returning Board member nominations candidates for a second 3-year term will be voted on at the February Annual Meeting: Josephine Porter and Meeko Oishi.

New Board member nominations candidates will be voted on at the February Annual Meeting: Marsha Thole and Bill Wiley. Their biographies were on the insert page of the January GRIT.

The Annual Meeting Standing Rules are:

1. All cell phones shall be silenced or set on vibrate and remain so during the meeting.
2. Questions regarding content of Annual Meeting information presented by Board of Directors Officers and Committee Chairmen will be addressed at the end of all the presentations.
3. No motions will be entertained from the general membership.

The Annual Town Hall Meeting Standing Rules are:

1. All cell phones shall be silenced or set on vibrate and remain so during the meeting.
2. All questions or comments must be made in writing and a copy given to the presiding officer. Betsy, at the back table, has question or comment forms should you need one.
3. Members who have questions or wish to make comments shall address the chair, be recognized by the President, asked to use the microphone, state their name, their questions or comments, and then give the written questions or comments form to the President.
4. Each speaker is limited to three minutes.



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

Officers

President – Joe Pappe
Vice President – Bob Bower
Secretary – George Connor
Treasurer – Woody Farber

Board Members

Don Aunapu
Anne Manning
Meeko Oishi
Michael Pierce
Josephine Porter
Emily Rudin
Marion Simon
Dick Wavrik

Office Staff

Betsy Rodriguez –
Administrative Assistant
Sheraz Saint-Lôt –
Administrator & Publications
& Communications Editor

SHHA Office

2-B San Rafael Avenue
Albuquerque, NM 87122
Office Hours: M-F, 9am-4pm
Phone: 505-797-7793
Fax: 505-856-8544
Web site:
www.sandiahomeowners.org
Email:
shha@sandiahomeowners.org

For the GRIT Editorial

Policy - please visit our website:
sandiahomeowenrs.org. The policy can be found in the SHHA Rules and Regulations for the Association under the Board tab.

Communications & Publications Committee ~

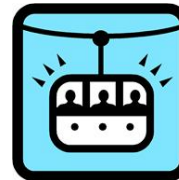
By George Connor, Acting Chair, C&P

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 and 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.



Tram Passes:

SHHA has purchased 8 corporate tram passes per day! Please call the SHHA office at 797-7793 or visit our website for details: www.sandiahomeowners.org.



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 – Sandiago’s Mexican Grill at the Tram - Southwest Propane - The UPS Store - 3B Yoga – Wellness @ 2 - Wildlife West Nature Park



Email Alerts ~ By George Connor, Chair C&P

If you do decide to sign up for the online GRIT you will also receive email alerts regarding any activity in the Sandia Heights area that might affect you, such as an SHHA event, a wildlife alert or a security issue. To sign up either email our office at sandiaheights@comcast.net or call 797-7793.



SNOW REMOVAL

Most of the roads within Sandia Heights are County roads/streets, and there are a few private roads. If you need maintenance on your road/street, including snow removal, please call the County at 848-1503. The County is responsible for removing snow from the public roads.



MAIL THEFT

Sandia Heights Security says that mail theft is still a problem. Residents are advised not leave mail in mailboxes, either incoming or outgoing. If you cannot retrieve your mail promptly ask a trusted neighbor to get it for you. If you are leaving town suspend your mail delivery, have it held at the Post Office.



If you have mail that would be considered sensitive, you may want to mail it at a USPS office. Another suggestion might be to replace your mailbox with either a heavy duty locking type or totally enclosing the box with acceptable construction and a lock to impede vandals as well as thieves.

Please be alert to anyone in a vehicle checking mailboxes. A license number on a vehicle along with a vehicle description would go a long way to putting an end to this activity.

If you experience mail theft, notify the BCSO (798-7000), the USPS inspector (1-877-876-2455), and Sandia Heights Security (856-6347 and 263-4654). If you witness a crime in progress notify BCSO and Security.



Septic Tank Quick Tips

For more details, read the US Environmental Protection Agency's *A Homeowner's Guide to Septic Systems*

- Spread out laundry loads during the week—don't do all the laundry on the same day.
- Minimize the amount of household cleaners you send down the drain, and use less toxic products.
- Don't use the garbage disposal for excessive amounts of food waste.
- Use the proper type of bathroom tissue. Septic-friendly tissue disintegrates quickly in water into many small fragments.
- Don't flush anything down the toilet except septic-friendly bathroom tissue and human waste.



WEED AND FIRE SEASON IS APPROACHING!

by Emily B. Rudin, CSC, ACC, and Board Member

Our temperatures might be nippy now, but in just a few weeks the soils will warm, and with them—weeds. And more weeds. And weeks of spring winds will spread seeds that create...yes, you guessed it: even more and more weeds!

In 2014, the Covenant Support Committee (CSC) received scores of complaints about landscaping and yard maintenance, particularly in units comprised of patio homes. If you own a property with zero lot lines, think about the obvious importance of curb appeal and the need for attractive frontage so close to the street and so visible among clustered homes.

CSC members invest time and effort to investigate every complaint about landscaping. But the very broad language of the SHHA covenants—covering 37 units—in actuality means that the CSC cannot selectively interpret and impose landscape maintenance restrictions.

Continued on page 7

SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

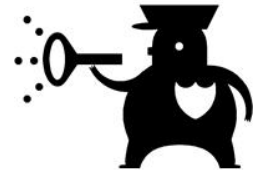
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You 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	30	Motorist Assist	0	Special request	0
Animal control asst.	0	Motorcycle Nuisance	0	Special (extra patrol)	12
Attempted Breaking & entering	2	Neighbor dispute	1	Suspicious person	8
Car accident	1	Newspaper pickup	13	Suspicious vehicle	7
Customer Assist	0	Noise complaints	3	Theft	13
Fire	0	Open door/window	3	Utility Co. assist	2
Fireworks complaint	0	Parking problem	1	Threat/personal	0
Home burglary	0	Pet nuisance	1	Vandalism	4
Lost/found item or pet	9	Rescue assist	1	Vehicle burglary	1
Mailbox Vandalism	0	Salesman	5	Wildlife report	0
Miscellaneous Call	6	Speeding vehicle	0	Total Calls	123

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.

- 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.

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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www.SandiaPrice.com

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Continued from page 3

In other words, the general nature of the stipulations in all of the units' covenants does not empower the CSC to impose higher standards than what was written. The CSC, however, strongly encourages residents in the zero-lot-line units to be mindful that the appearance of their yards has a greater impact on the surrounding neighbors than is the case with larger lots.

As a helpful guide for property-owners, these photos provide examples of “do’s” and “don’ts”:



DO: Keep soil and gravel raked and inhospitable to weeds.

DO: Keep curbs tidy and corners cleared.

DO: Prune trees, pull weeds, and trim hedges adjoining other lots.



DON'T: Allow weeds to encroach on your neighbor's property.

DON'T: Let weeds occupy driveway cracks, giving your home an abandoned appearance and perhaps inviting suspicious activity.

DON'T: Let weeds go to seed and dead plants convey neglect.

Please help your neighborhood, yourselves, and the CSC by controlling your landscape and weeds throughout the growing season. Don't wait until plants are unwieldy, become woody, or constitute fire and/or safety hazards. Just as we schedule haircuts every so often, let's keep our properties looking cared for and attractive. In fact, while we're at it, let's remove our dead vegetation too: this is one covenant that applies to all property-owners. Good landscape maintenance will help keep our home values strong, our streets safer due to fire prevention and clear sightlines for vehicles, bicycles, and pedestrians, and Sandia Heights as beautiful as it can be.

ACC Activity Log

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

15 Juniper Hill Road – Door Replacement
18 Cedar Hill Place – Door Replacement
167 Juniper Hill Road – Reroof
204 Big Horn Ridge Drive – Reroof
220 Spring Creek Lane – Landscaping
760-11 Tramway Lane – Window Replacement and Wall
909 Tramway Lane - Reroof
938 Bobcat Blvd. – Landscaping
1035 Red Oaks Loop – Garage Addition
1115 San Rafael Avenue – Enclose Porch
1928 Quail Run Drive – HVAC Replacement
1950 Quail Run Loop – Garage Addition
2449 Tramway Terrace Court – Window and Door Replacement
8251 Raintree Drive – Door Installation and Gate Replacement

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

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PNM WANTS 12% RATE HIKE

By Bob Bower, ACC Chairman

In mid December, PNM announced that it will be asking the New Mexico Public Regulation Commission (PRC) to approve rate increases for its customers starting in January of 2016. The increases will average about 8% across PNM's customer base and is expected to generate over \$100 million in annual revenue. If approved, the class of residential customers will be looking at a 12-14% increase in monthly energy bills which equates to about a \$10 per month increase for the average residential customer. PNM says it needs the extra revenue to cover new investments in power plants and other infrastructure, the addition

of new assets for its renewable energy portfolio, and to make up for a drop in power consumption caused by energy conservation and a still-sluggish New Mexico economy that has dampened overall energy demand.

One of PNM's provisions in the rate hike request includes a new monthly interconnection fee that PNM wants to charge customers who install solar photovoltaic (PV) systems after January 1, 2016 to help pay for their access to electricity from the grid when the sun is not shining. PNM says this fee is fair because other consumers currently subsidize those with residential solar PV systems. This fee is expected to be about \$21 per month for customers with PV systems installed after January 1, 2016.

Over the past several years, the ACC has approved several dozen rooftop PV systems throughout Sandia Heights so if you are planning on installing one of these systems, do it before January 2016 to avoid the interconnection fee. My advice is to submit the ACC application for installing your PV system before the October--December 2015 timeframe since many of the local PV system installers may be too busy to install your system before the end of the year.

As expected, PNM is likely to face resistance from various consumer and solar advocacy groups. Solar industry leaders fear that the interconnection fee could dampen the economic benefit of installing residential PV systems with a resulting downturn of solar installation businesses in New Mexico. There is an excellent article that was published in the Journal's Business Outlook section on December 29, 2014 that explains the situation and also describes terms such as Renewable Energy Credits (REC) payments and the concept of "net metering" which are terms that will probably change if the PRC approves, either totally or partially, PNM's rate requests. As PNM's case for the rate hike goes before the PRC, there are likely to be some changes from what PNM proposes and I will keep you informed of the PRC decisions and their impact on residential customers.



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963 Antelope Avenue NE
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Sandia Heights Market Activity 2015

How is the Sandia Heights Market?

2015 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS .50 ACRES AND LARGER

There are 15 homes FOR SALE on lots .50 acres and larger. The average asking price per SF is \$181.46. There are 3 homes PENDING on lots .50 acres and larger. The asking price per SF is \$168.79. There were 38 homes SOLD on lots .50 acres and larger in 2014. The average sold price per SF was \$160.01.

2015 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

There are 3 homes FOR SALE on a lot smaller than .50 acres. The average asking price per SF is \$157.06. There are no homes PENDING on lots smaller than .50 acres. There were 26 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$159.21.

2015 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There is one attached townhome FOR SALE. The average asking price per SF is \$126.63.

There are currently no attached townhomes PENDING.

There were 9 attached townhomes SOLD in 2014. The average sold price per SF was \$113.15.



GREG LOBBEREGET

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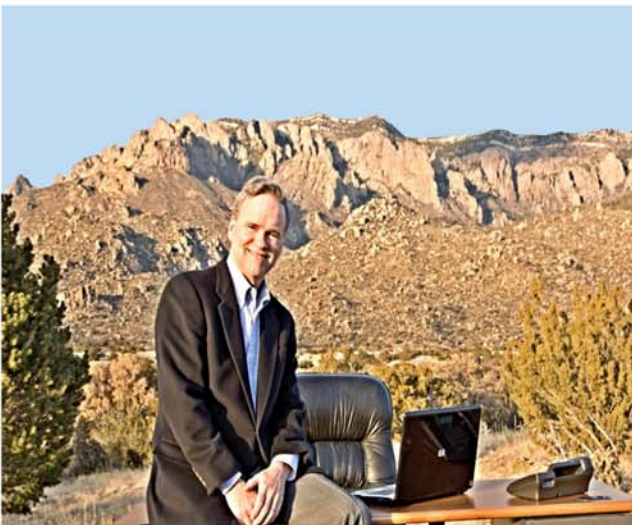
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ALL INFORMATION DEEMED RELIABLE, BUT IS NOT GUARANTEED. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

Community Event Bulletin Board

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

St. Chads: Ashes On The Run : Join us on Ash Wednesday, February 18th, for Ashes On the Run! Mother Jan and Father Brian of St. Chad's Episcopal Church will be at San Rafael and Tramway, on the bike path, greeting the runners and walkers, and offering prayers and the imposition of ashes to those who might like them. We look forward to meeting you and bringing a little of God's grace to the hundreds of people who run or walk along Tramway. So come and join us on Wednesday Morning from 8-10 and then again from 3:30 to 5:30. Tell your friends that they too can get Ashes On The Run! In addition, we will also be holding our Ash Wednesday services at the church (7171 Tennyson) at both 7 am and 7 pm.

Sandia Heights "Cork & Fork" Dining Activity: We are in our tenth year of our Sandia Heights "Cork & Fork" couples dining activity. We meet bimonthly in small groups in the homes of our members. Each small group is usually three couples plus a host couple, with each couple contributing to some part of the dinner menu. All couples and singles are welcome. The emphasis is on food and fun rather than formal elegance. Our 2014-2015 season is in full swing. The schedule for the second half of the season is March 14 and May 9 in small groups, then a whole group activity in July as a culminating event for the season. We're always looking for new couples to join us, so if this sounds like an activity that might appeal to you, please e-mail or call Al or Marie Ratner for more information- mariaratner@msn.com or 856-1984.

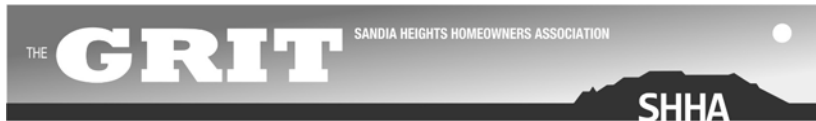
Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Annual Meeting** – Saturday, February 7 at 9am at Church of the Good Shepherd.
- **Office Closed:** Monday, February 16 President's Day
- **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!



Covenant Support Committee ~ By Dick Wavrik, CSC Chairman

The Empty Nest - Rooms for Rent: Now that the house is "too big" for you it is tempting to make extra money by renting a spare bedroom or offer bed and breakfast (B&B) accommodations. We have received complaints of homeowners listing their homes on B&B websites for room rental by the day, week, or month. However, Sandia Heights is zoned Residential (single family) and therefore renting rooms is a Bernalillo County zoning violation. The Unit Covenants also prohibit renting rooms. The CSC therefore asks that homeowners comply with both the Covenants and the zoning regulations and not rent out rooms. If you have already posted your house on a B&B web site please remove it. If you suspect that a neighbor is renting out space in their home please contact the SHHA and they will help you fill out a complaint. We will immediately investigate and seek compliance either voluntarily or with the help of the County Zoning Department, or other legal channels. Aside from the code and covenant violations it is also a safety concern for the neighborhood. Sandia Heights Security monitors unfamiliar cars and activities in order to preserve the safety of the residents. Remember, this is a Single Family Residential Area. Please help keep it that way.



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

SHHA ANNUAL MEETING FOR SHHA MEMBERS

At the Church of the Good Shepherd

7834 Tennyson

9 - 11 AM

Saturday, February 7, 2015

Doors open at 8:30 a.m. Refreshments available