



## Annual Report from the Communications & Publications Committee ~ George Connor, Chair

The committee has three main areas of responsibility:

- publication of the GRIT, our newsletter;
- publication of the Resident Directory (the directory has the alphabetical listing in 2015 - but does not have the unit maps because of a page count issue – unit map copies are available from SHHA office or on the web-site); and
- managing the website. The GRIT is posted on our website on a monthly basis. The URL address of our web site is sandiahomeowners.org.

Security and safety alerts are posted on the website as well as emailed out to residents who have signed up for email alerts. The GRIT is currently mailed and is also available on the website in PDF format. If you would like to **save a tree** and sign up for the electronic version please contact the office. So far approximately 228 homes have signed up for the electronic version.

Members can log onto the website to update their contact information, check on Tram pass availability, and access the online directory.



### Security Alert:

The office has a security email alert system by which SHHA can send notices to people whose email addresses are in our database. If you would like to receive email alerts, please email us at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net) or call us at 797-7793. Also please let us know if your contact phone numbers have changed. Thank you.



## SHHA Secretary Report ~ George Connor, SHHA Secretary

This is a report about member questions and concerns voiced at the 2015 SHHA Annual Meeting held at the Church of the Good Shepherd Saturday, February 7 from 9:00 am to noon (originally scheduled to end at 11:00 am but extended to allow most members to talk). A couple of members stopped by after the meeting and just left their written questions because of the length of the meeting.

Board members are now reviewing all questions or concerns and are putting together written responses to each item as best as we can. We anticipate posting the questions with our written answers, reviewed by Board members, by the end of March. If you spoke and asked a question(s) or expressed concerns about a Sandia Heights neighborhood issue, please look for your answer(s) on the website. In some cases, where the question or concern is about only one or two items, we may also be able to send the individual submitting the item a direct response. In addition, the Annual Meeting PowerPoint Presentation Slides have been posted to the website.



### Letter to the editor: How to make love to a cholla cactus

We live in a scenic part of Albuquerque with fantastic views, just perfect for that early morning or evening walk with the kids or dog. None of that city stuff like street lights or concrete sidewalks set back from the street that hold sewer manhole covers crammed with cockroaches to crunch under your feet at dusk. In fact, we have the wilderness shrubs growing right up to the edge of the street.

*Continued on page 2*



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

**Officers & Board Members**

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- Secretary – George Connor
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 Email:  
[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

For the GRIT Editorial Policy please visit our website: [sandiahomeowenrs.org](http://sandiahomeowenrs.org). The policy can be found in the SHHA Rules and Regulations for the Association under the Board tab.

**Tram Passes: \$5 each pass**



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

**Tram closure:** The tram will be closed for maintenance beginning on Monday, April 6 until Friday, April 17.



**SHHA Membership Cards:**

Check out the entire SHHA Member Benefits Program at [sandiahomeowners.org](http://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 – Lash out Loud - 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**



*How to make love to a cholla cactus continued from front page*

Our country roads, perhaps a bit narrow at times, wind about boulders and go up and down arroyos among live oak, chamisa and, of course, cholla. We also have the random opportunity to witness a muley deer or a coyote cross the road in front of us. There is a small drawback to this pleasant adventure that sometimes distracts: The surprise is a neighbor or visitor driving by at a speed significantly greater than the posted limit. Can you get out of the way in time? Can you get the stroller off the road or get the dog to heel? This drama can usually be prevented by walking on the correct side of the road. The correct side of the road is to walk on is the **left** facing the oncoming vehicles. Why? Do you ask. Well, it starts with how you are built. Most of the creatures we know (including us) have our eyes and our ears located on the front of our head. This arrangement is to let us know what lies ahead in order to react.

*Continued on page 7*

## Annual Report from the Parks & Safety Committee ~ George Connor, Chair

During Calendar Year 2014 we had only one official Parks & Safety meeting, but took care of many issues with Bernalillo County and in and around Sandia Heights. Issues discussed and worked include the following:

- checked on maintenance and other issues in both Little Cloud and W L Jackson parks in our area
- resolved issues with chamisa, weeds, and trees in the right-of-way with help from BC & NMDOT road personnel;
- checked out many residents' calls and concerns about park issues, traffic safety issues in Sandia Heights, and streetlights shining into residents' homes

We communicated via GRIT articles:

- about dog poop and picking up behind your pet;
- about SHHA availability of orange vests at a low cost to help walkers be more visible to motorists;
- about vehicle speed and parking, bicycles and skateboards, pedestrians, and emergency vehicle access;
- about dead trees and fire hazards in Sandia Heights. Dead trees and shrubs in Sandia Heights are still a serious fire hazard and may be a subject that the P&S committee looks at again in 2015;
- about SHHA & BC installing signs near Tramway to remind residents not to feed or leave food/trash out where bears can get to it;
- about the status of recycling with Sandia services in our neighborhood;

We will continue to communicate in the GRIT about various neighborhood activities & issues.



## Annual Report from the Finance Committee

~ Woody Farber, Chair

The 2014 Year-end Budget vs Actual Report was posted on the website under the Board Tab and was given out at the Annual Meeting.

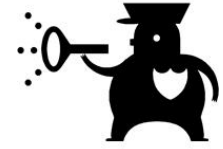
The Current Budget vs Actual financial report will be posted on the website under the Board Tab. If you have any questions please do not hesitate to email them to the SHHA office and we will respond.

The SHHA 2015 Board Approved Budget is also posted on the website.

- After reviewing the proposed 2015 budget at its November 12<sup>th</sup> meeting, the Board approved the budget.
- The Finance Committee developed the budget based on the current and projected reserves and the revenues needed to cover the services needed by the property owners.
- While the Board increased the dues from \$8.00 to \$10.00 per month in 2011 to cover the losses for the prior 3 years, the revenues and expenses have evolved since then. This allowed the Board to reduce the dues to \$8.00 per month for 2015.
- This change, along with other changes, allows for a reasonable targeted Net Income. Each year the income and expenses will be reviewed to establish the best course of action for the following years.
- Budgets are projections which may change as the year progresses, so please go to the Finance Tab on the Board section of the SHHA web site for current details.



## 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	25	Motorist Assist	4	Special request	6
Animal control asst.	0	Motorcycle Nuisance	0	Special (extra patrol)	0
Breaking & entering	0	Neighbor dispute	1	Suspicious person	6
Car Accident	1	Newspaper pickup	14	Suspicious vehicle	9
Customer Assist	1	Noise complaints	0	Theft	2
Family Dispute	2	Open door/window	1	Utility Co. assist	1
Fireworks complaint	0	Parking problem	0	Threat/personal	0
Home Burglary	0	Pet nuisance	3	Vandalism	4
Lost/found item or pet	3	Rescue assist	2	Vehicle burglary	2
Mailbox Vandalism	0	Salesman Complaint	3	Wildlife report	3
Miscellaneous Call	0	Speeding vehicle	5	<b>Total Calls</b>	<b>98</b>

### 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.



### Odds & Ends from Parks & Safety Committee ~ By George Connor, Chairman

Here are some pedestrian safety reminders. These are so very important, especially walking against traffic and having light clothes and reflective material after dark. It is unfortunate that some folks just won't do this. Please, please, please follow the safety reminders below.

#### Pedestrian Safety Reminders

- Walk **facing** traffic; make eye contact with drivers approaching you.
- Wear reflective vest or brightly-colored clothing, particularly in the evening. SHHA members can buy a safety vest for just \$2.00 each!
- If you are walking a dog, keep the dog to your **left**.
- Whenever cars approach, a group of pedestrians should walk in **single file**.







# GREG LOBBEREGET

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**OFFERED AT: \$ 850,000**

## **WHO SAYS IT'S A SLOW MARKET?**

**GREG LOBBEREGET'S 2014 SANDIA HEIGHTS SALES:**



### **64 JUNIPER HILL LOOP NE**

- 4-5 BEDROOMS
- 4 BATHROOMS
- 5,093 SQFT (APPROX)
- SOLD IN 34 DAYS!



### **380 BIG HORN RIDGE PL.**

- 4-6 BEDROOMS
- 4 BATHROOMS
- 5,516 SQFT (APPROX)
- IN-GROUND POOL



### **984 LYNX LOOP NE**

- 4 BEDROOMS
- 4 BATHROOMS
- 3,290 SQFT (APPROX)
- TEEN/IN-LAW QUARTERS

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

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**Massage Therapist:** 204-5870  
**Wellness Coach:** 304-777-6246  
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Pete & Lisa Veres  
Sandia Heights Residents



*Proudly Serving Our Veterans, Retired and Active Military.*

### SANDIA HEIGHTS RESOURCES

Get An Instant Free Online Market Valuation For Your Home  
[www.SandiaPrice.com](http://www.SandiaPrice.com)

Get the Most Current, Accurate, Market Data for Sandia Heights  
[www.SandiaHomeValues.com](http://www.SandiaHomeValues.com)

Call Pete For Your Free Sales and Marketing Consultation  
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- ◆ We look forward to making your real estate dreams come true

**CALL FOR A FREE MARKET ANALYSIS**

*Continued from page 2*

Now, we know that muley deer can crank those giant ears about 45 degrees to the side, and a hooty owl can turn his head around nearly 180 degrees, but we ain't them. We also know that mothers and elementary school teachers sometimes have eyes and ears in the back of their head. Did you know that it takes about 90 feet for a motorist going 30 mph to stop the vehicle? (That is longer than two Greyhound busses and a Mercedes "S" class end to end). It is difficult to react to a car behind you because the noise or sight is behind you, muffled by the hill or obscured by the shrubs. Facing oncoming traffic gives you the extra time needed to be safe. There are traffic laws that guide wheeled vehicles to stay to the right side, except to pass. You don't need the law to know that it is safer to walk on the left side of the road, facing the oncoming vehicle, it just makes good sense. Besides, you need all of the time to react and not have to make love to a cholla to be safe.

Andy Simon, SHHA member and Sandia Heights resident

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### **Covenant Support Committee Annual Report ~ Dick Wavrik, Chair**

The Covenant Support Committee was very active in 2014 handling 72 complaints. The CSC will only respond to a written complaint from a neighbor.

The breakdown of the complaints is:

1. RV, Boats, Cars - 24
2. Maintenance/Landscaping/Trash - 22
3. Light - 7
4. Miscellaneous (barking, noise, traffic, kids, parking) - 19

Of these, 9 required legal intervention. Note that there are 37 sets of covenants. These belong to the unit homeowners. SHHA did not write the covenants, and cannot change or modify them, but can only enforce them. We rely on voluntary compliance and will

use legal means only as a last resort. We also use Bernalillo County to do enforcement if there is a code violation. This was the case in complaints involving animal control, on street parking, traffic, and noise issues. Sometimes it can take weeks or months to resolve issues.

In 2014 Unit 24 dissolved their HOA. While SHHA will continue to enforce the unit's covenants we will not assume the responsibility for maintenance of common areas, which had been paid for by their dues.

Centex Homes formally assigned the right to enforce covenants to SHHA. Since we have already been doing this the residents should see no change.

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### **Community Service & Membership Committee Annual Report ~ Executive Committee**

The Executive Committee managed the 2014 events:

- January Coffeehouse
- Greg Ruggiero Concert
- April Coffeehouse
- Easter Egg Hunt
- September Coffeehouse – last concert

Coffeehouse concerts and the Easter Egg Hunt have been cancelled for 2015.

The Tram Pass program offers eight passes per day. In 2014, 2211 passes were used and 445 unused which is an 84% usage rate.

SHHA Merchant Benefits Program is a program that allows SHHA members to get a discount from the 27 participating merchants. Their discounts are displayed on the SHHA website.

Association Membership continues to increase slowly. We started the year with 1698 members, and ended with 1716, for a net gain of 18. Total membership stands at 81% of 2115 households.



## ACC Activity Log

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

- 192 Big Horn Ridge Drive – Reroof
- 215 Spring Creek Place – Landscaping
- 540 Black Bear Loop – New Construction Preliminary Plans
- 566 Black Bear Road – Stucco Repair
- 672 Blackhawk Drive - Reroof
- 727-6 Cedar Hill Lane – HVAC
- 994 Lynx Loop – Stucco and Miscellaneous Repairs
- 1002 Tramway Lane – Reroof & Miscellaneous Projects
- 1193 Bobcat Blvd. – Remodel and Miscellaneous Projects
- 1478 Morning Glory Road – Reroof
- 1503 Eagle Ridge Road – Restucco
- 1603 Quailwood Drive – Stucco Repairs and Paint Garage Door
- 1811 Tramway Terrace Loop – Reroof
- 1950 Quail Run Loop – Addition
- 2007 Quail Run Drive - Landscaping
- 2416 Tramway Terrace Court – Awning
- 2813 Tramway Circle – Restucco and Window Replacement
- 6102 Bluebird Lane – Reroof
- 7710 Cedar Canyon Place – Window Replacement
- 7713 Cedar Canyon Place – Patio Enclosure
- 8238 Raintree - Reroof

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



## Annual Report from the Architectural Control Committee

~ Bob Bower, Chair

The ACC is chartered by the Covenants for all SHHA Units. It manages the architectural control process for SHHA by approving changes to the external appearance of property (e.g., new construction, additions, remodels, and landscaping). There has been a decline over the past two years of larger projects and the Committee is receiving more remodeling projects. The ACC conducts neighborhood reviews primarily for the large construction projects.

The Committee meets the first and third Wednesdays of the month and follows the projects from start to finish. The ACC publishes guidelines to assist residents with the design process. The ACC also maintains a Project Log on the website which displays all current and on-going projects under the ACC management. The GRIT publication lists the projects approved for the month. Articles have been published in the GRIT to help educate the residents on the ACC process. The ACC processed 309 projects in 2014, 305 projects in 2013. The Committee continues to work with the County Planning Commission on new development efforts, Mhoon - Hawks Landing and Futures for Children - North Tramway Estates (which is being graded now for fourteen homes). The committee will continue monitoring these developments in 2015.

We will continue to keep the community informed on the following on-going efforts:

- PNM rate hike decisions – it is being proposed that fees be increased in 2016.
- Additional changes to County Wastewater Ordinance and the effect of those changes on our septic systems.











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### *FOR SALE In Sandia Heights!*



**FOR SALE!**

**1167 Laurel Loop NE**  
**\$579,900 • 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**



**FOR SALE!**

**2881 Tramway Place NE**  
**\$349,000 • MLS# 821066**

**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!  
**Offered by Sharon McCollum**



**FOR SALE!**

**963 Antelope Avenue NE**  
**\$549,900 • MLS# 832672**

**Contemporary Style, Expansive, Spacious Two Story Quality Custom on .65 Acre View Lot!** Airlock entry, 4 BR + hobby room + oversized service room/office, Separate MBR, FLR, FDR, FR, country kitchen, view deck, solarium, covered Porte Cochere + 2 car garage, storage basement. Practical quality family home with great storage. Privacy, views, space.  
**Offered by Sharon McCollum**



**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!  
**Offered by Sharon McCollum**

### *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 17 homes FOR SALE on lots .50 acres and larger. The average asking price per SF is \$174.46. There is 1 home PENDING. The asking price per SF is \$163.47. There have been 3 homes SOLD in 2015. The average price per SF is \$158.24. 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 5 homes FOR SALE on a lot smaller than .50 acres. The average asking price per SF is \$159.15. There is 1 home PENDING. The average price per SF is \$176.72. There have been no homes SOLD in 2015. 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 are currently no attached townhomes FOR SALE.  
There are currently no attached townhomes PENDING.  
There were 9 attached townhomes SOLD in 2014. The average sold price per SF was \$113.15.



## **Community Event Bulletin Board**

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

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**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](mailto:mariaratner@msn.com) or 856-1984.

**Sandia Heights Artist:** Call for artists: If you are an artist living in Sandia Heights come join us in the ever-expanding annual Sandia Heights Artists Studio Tour (our 12<sup>th</sup> annual tour to be held September, 2015). Artists working in all media are welcome. Please call Barbara Nahler, 823-1264 or Marta Burckley, 798-1765 for time, date and location of our next Meeting.

### **Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** – Wednesday, March 11 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](http://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!

**SEND IN YOUR PHOTOS NOW!** We are accepting entries for our annual photo contest for the 2016 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 6. If you are the lucky winner, your photo will be featured on the cover of the 2016 Directory, and you will be acknowledged as the photographer.

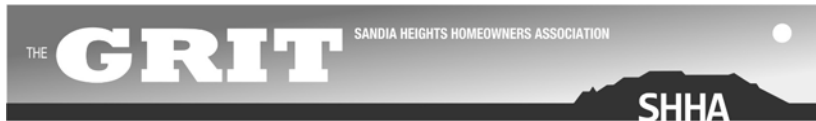
Submission criteria:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2015 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](mailto:sandiaheights@comcast.net).
- The resident must submit a statement that the photograph is an original taken by the homeowner, that they are not a professional photographer (in business as a photographer), and that they grant permission to SHHA to use their photo(s) in the Directory or on our website.

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

*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

Don't forget to:

**SPRING**

forward on

Sunday, March 8!

