

## Communications and Publications

~ George Connor, C&P Chairman

### 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!

### The GRIT

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!

Please be reminded to check your listing in the 2015 Resident Directory and Guide and let the office know if you have any changes or additions. All changes must be received before 6 November 2015 in order for them to be included in the 2016 Resident Directory and Guide.

## Parks and Safety ~ George Connor, Chairman

We cannot be too vigilant ...

Most of us feel safe leaving a vehicle in our driveway, or parked outside our house for a short time, maybe even leaving the garage door open for a short while, but after the episode that occurred recently on Tramway Place the importance of being more careful cannot be overemphasized.

One of our neighbors had a contractor doing some work on her house. She was very vigilant in recommending that the contractors keep their vehicles locked when they were working on her property but they laughed her off, saying that she must be kidding. Last month, while the contractor was at the house, his truck, including all his tools, was hotwired only a short distance from where he was working, and stolen! It is a 1993 white Ford Ranger pick-up truck, plate # DMJ 403. If you see it, please call the Bernalillo County Sheriff at 798-7000.

There are many ways that you can secure your property. If you have to leave a car outside in the driveway, make sure it is locked and DO NOT leave the garage door opener inside the car. When you are leaving your house, wait until the garage door has closed properly before you drive away. Something as small as a leaf blowing into the path of the moving door can stop the downward motion and return the door to a fully open position. The same vigilance applies when you get home – make sure that the garage door is closed before you head into the house. For those of you with children, encourage them to be as careful about the security of your house as you are. When everyone is safely tucked in for the night, make sure all the doors are locked and the windows are secured.



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

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& Communications Editor

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 Email:  
[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

For the GRIT Editorial Policy please visit our website: [sandiahomeowners.org](http://sandiahomeowners.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).



**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 – Avis/Budget Car and Truck Rental – Bair Medical Spa – Bob's Painting – Chiropractor, Mark L. Schwartz DC – Gonstead Family Chiropractic – High Finance Restaurant – Jade Enterprises – Lash out Loud – PCM Electrical – Ready Blinds & Shutters – Sandiago's Mexican Grill at the Tram – Skye's The Limit Realty LLC – Southwest Propane – Wellness @ 2

Each merchant participating in the Member Benefits Program offers a discount to SHHA members. To identify what discounts each merchant offers visit the SHHA website at: [sandiahomeowners.org](http://sandiahomeowners.org). and under the *Notices and Information* Tab you will find *SHHA Members Benefits*. Scroll down to view all the different merchant discounts.



**Classified Ad** (Ads are also posted on the website):

Looking to purchase a Wood Burning Fireplace Insert also an older Toyota, Honda or Jeep vehicle. Call Ron at 856-1314



**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.



## **Covenant Support Committee ~**

By Dick Wavrik, CSC Chair

### **House Trailers, Trailers, and Recreational Vehicles**

Sandia Heights Homeowners Association (SHHA) Covenant Support Committee (CSC) over the years has investigated many covenant complaints related to house trailers, trailers, and recreational vehicles being parked on homeowners' property longer than the times allotted by the individual unit covenants.

Most of these occurred in the spring and fall. In each complaint case, the homeowners were not in covenant compliance and were asked by the CSC to remove the house trailers, trailers, and recreational vehicles from their property by a specific number of days. SHHA members who own house trailers, trailers, camper trailers, boats, mobile homes, and recreational vehicles should check their unit covenants regarding the parking or storing restrictions on those items.

All of the SHHA covenants have some form of parking or storing restriction on house trailers, trailers, camper trailers, boats, mobile homes, and recreational vehicles. Unit covenants can be found on the SHHA website or by calling the SHHA office.

### **Landscaping and Home Maintenance**

Please be reminded that this is the season when weeds begin to grow like weeds. While we all have different opinions of what constitutes good landscaping and how much time we want to spend on our lots, please look around your neighborhood and try to be consistent. It is also a good time to consider if your house needs repainting, or lots need cleaning, and get it done. Please don't wait for your neighbors to file a CSC complaint for something you know you need to do. For most of us our homes are our biggest investment and its value in part

is determined by our neighborhood. So, before it gets too hot, start taking care of your property - your neighbors and the CSC will appreciate it.

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## **Parks & Safety Committee ~**

By George Connor, P&S Chair



With the warmer weather, more SHHA residents will likely be out walking and exercising, some with their

faithful companion, Fido. Remember dogs need to be on a leash and you always need to pick up after the dog poops. This is required by County regulation and includes our two neighborhood parks where adults and children play. There is an off-leash dog park west of Sandia Heights north of Paseo Del Norte & Wyoming intersection. It is the North Domingo Baca off-leash DOG Park located at 7520 Corona Ave NE, two blocks north of Paseo. This facility is a large fenced in grassy area where dogs can run and play to their heart's content.

On another subject, if you keep dogs in your yard here in Sandia Heights, you should look at the Bernalillo County Ordinance regarding restraint of animals. It is in the BC Code of Ordinances, Chapter 6 - Animals and has some excellent and important information on the subject. One interesting item was regarding electric or invisible fences. It is in paragraph (e) and is:

(e) A person who uses electric or invisible fencing designed to confine an animal to their property must clearly post a notice in two separate locations upon the property that such a device is in use.

Chapter 6 in its entirety can be found at: <http://www.newmexicoanimallaw.com/docs/BernalilloCountyAnimalControl.pdf>.

## 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	26	Motorist Assist	2	Special request	156
Animal control asst.	1	Motorcycle Nuisance	0	Special (extra patrol)	6
Assault/battery	1	Neighbor dispute	1	Suspicious person	8
Car Accident	1	Newspaper pickup	10	Suspicious vehicle	10
Customer Assist	1	Noise complaints	1	Theft	7
Dump/spilled material	1	Open door/window	4	Threat/personal	1
Fire	2	Parking problem	3	Utility Co. assist	3
Home Burglary	0	Pet nuisance	4	Vandalism	2
Lost/found item or pet	4	Rescue assist	2	Vehicle burglary	2
Mailbox Vandalism	0	Salesman Complaint	17	Wildlife report	2
Miscellaneous Call	3	Speeding vehicle	0	<b>Total Calls</b>	281



Tired of having door to door sales people come to your door? The best way to keep solicitors from knocking on your door is to display “No Soliciting” or “No Trespassing” signs. Although permits can be obtained that allow individuals the legal right to solicit, privately posted



signs are a legitimate and legal way to tell salespeople to leave you alone. Please report to Security any suspicious individuals and/or any individuals ignoring posted signs.



### 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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### FOR SALE In Sandia Heights!



**PENDING!**

1167 Laurel Loop NE

**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!**

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



**FOR SALE!**

102 Juniper Hill Place NE  
 \$528,000 • MLS# 832784

**Contemporary, Custom Retro Style Residence by Homes by Marilyn on a .8 of an acre, cul de sac, City & Mountain view lot.** Open floorplan with 4 BR or 3+study/office; main level master retreat with private patio, 3 baths, spacious greatroom, dining room, family room, country kitchen, upper level sunroom & a 2 car garage. Panoramic vistas surround!  
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**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!  
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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 16 homes FOR SALE on lots .50 acres and larger. The average list price per SF is \$175.72. There are 4 homes PENDING. The list price per SF is \$174.31. 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 3 homes FOR SALE on a lot smaller than .50 acres. The average list price per SF is \$157.36. There are 3 homes PENDING. The list price per SF is \$166.70. There has been 1 home SOLD in 2015. The average price per SF is \$171.75. 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 currently is 1 attached townhome FOR SALE. The list price per SF is \$133.33.

There are currently no attached townhomes PENDING.

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



## Bear Season is Here

It's officially bear season, when we need take extra care to keep bears wild and safe by not attracting them to our yards. Sadly, we have no idea how many bears are left in the Sandias. Last summer we saw one or two bears in Sandia Heights, so we know at least a few bears survived after the disastrous summer of 2013 when NM Game and Fish killed or removed at least 80 bears from the Sandias. This past winter saw a more regular pattern of moisture, and we hope that means a better food supply for bears as they wake up from hibernation. Even so, they may wander into our neighborhood looking for food. Tender green spring growth is not always enough to sustain hungry bears!

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



## Construction Courtesy and Safety in Sandia Heights

~ By Bob Bower, ACC Chairman

This is the time of year when much of the heavy outdoor construction efforts commence here in Sandia Heights.

Although some of the following points are included in the construction approval letters sent to applicants, experience has shown that a few of these points need additional emphasis and that other items not included in the approval letters need to be addressed. When you have significant construction efforts underway at your property, please consider the following points as a matter of courtesy to your neighbors and for the safety of the community:

1. Please limit all noisy work to between 8 AM and 6 PM, Mondays through Saturdays and try not to schedule exterior work on Sundays. If your project involves significant amounts of up-front excavation, please consider not performing these activities on holidays or weekend days.
2. Control your construction trash by using appropriate trash containers so our local winds don't scatter the trash outside the borders of your property. Make sure that the containers are periodically emptied and, if possible, not placed in the street. If your contractor is building your home or addition using "green code" standards, this code prevents the use of on-site trash dumpsters. Excess construction materials are required to be placed in piles instead of in dumpsters to allow easier access to reusable materials. Contractors should, however, use appropriate trash containers for materials not associated with the construction (lunch trash, etc.).
3. Make sure your contractors provide receptacles for the safe disposal of smoking materials such as cigarettes. Just like 2014, this spring and summer may be the driest in many years and we don't need wildfires caused by the careless discarding of cigarettes at a construction site. Please pay extra attention to this item!

*Continued on page 8*

*Continued from page 7*

4. Don't allow your contractors to dump used concrete, stucco "swill", or other construction materials on empty lots or down street gutters, into storm drains, or on AMAFCA or County-controlled properties such as water diversion channels. If this happens, you may get stuck with cleanup costs.
5. Please don't allow your contractors to create on-street traffic problems by parking too many vehicles on the sides of our narrow roads.
6. Ask your contractors to limit the use of radios and boom boxes that create excessive amplified music at the construction site.
7. Make sure that your contractors maintain proper sanitary facilities on site for use by workers at all times.

Remember to stay involved with your construction effort. If you see issues such as those listed above, take action to correct any situation that you feel may create a safety issue to the community or be an annoyance to your neighbors.



## **ACC Activity Log**

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

- 9 Juniper Hill Road – Addition and Landscaping
- 37 Cedar Hill Place – Deck Replacement
- 48 Pinon Hill Place – Reroof and Skylight Replacement
- 66 Pinon Hill Place – Restucco
- 338 White Oaks Drive – Window and Door Replacement
- 407 Live Oak Loop – Photovoltaic Panel Installation

- 547 Black Bear Loop – Photovoltaic Panel Installation
  - 624 Cedar Hill Road – Play Structure
  - 760-9 Tramway Lane – Window Replacement
  - 872 Tramway Lane Court – Landscaping
  - 883 Tramway Lane Court – Enclose Carport
  - 887 Tramway Lane – Door Replacement
  - 913 Tramway Lane – Roof Extension
  - 941 Bobcat Blvd. – Window and Door Replacement
  - 1002 Tramway Lane – Refinish Trim
  - 1501 Eagle Ridge Road – Reroof
  - 1507 Eagle Ridge Road – Landscaping
  - 1565 Eagle Ridge Court – Miscellaneous Projects
  - 1721 Quail Run Court – Garage Door and Doors Replacement
  - 1925 Quail Run Drive – Photovoltaic Panels
  - 1928 Quail Run Drive – Replace HVAC Enclosure
  - 2007 Quail Run Court – Fence Installation
  - 2432 Tramway Terrace Court – Replace Swamp Cooler with AC Unit
  - 2443 Tramway Terrace Court – Reroof
  - 2530 Tramway Terrace Court – Restucco and Trim
  - 2728 Tramway Circle – Window Replacement
  - 2734 Tramway Circle – Window Replacement
  - 8237 Raintree Drive – Repaint House and Walls
  - 12601 Carmel Court – Replace Swamp Cooler
- Go to the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org) to read about all projects currently under ACC management.*



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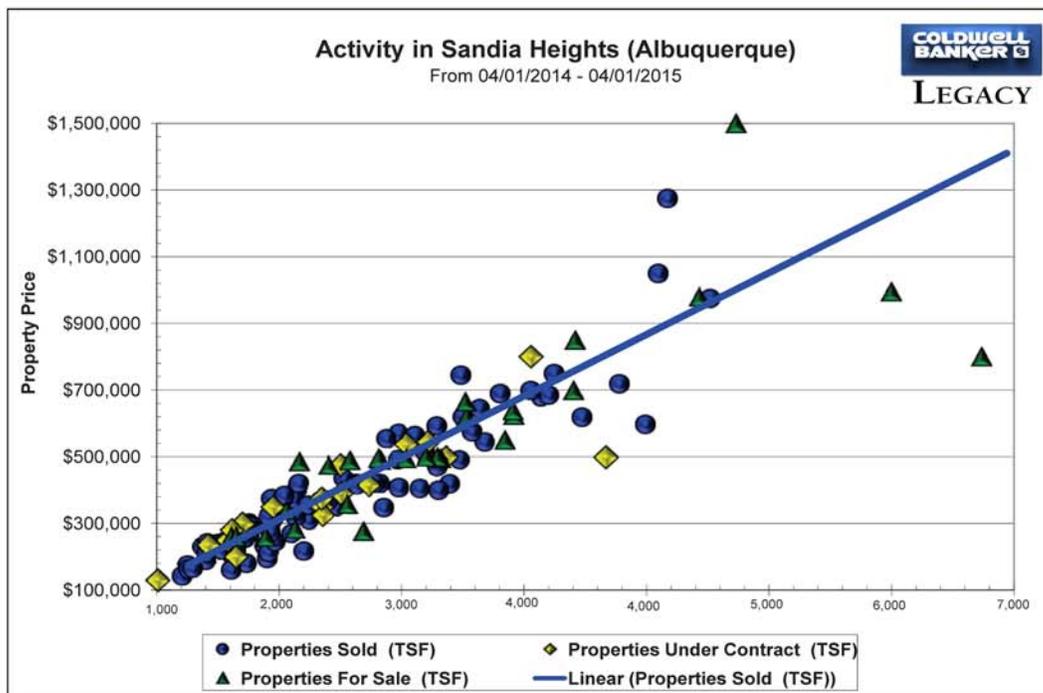


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Wellness Coach: 304-777-6246  
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### SANDIA HEIGHTS RESOURCES

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)

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## Community Event Bulletin Board

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

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**Bring the world into your home!** Host a student like Liliana from Moldova or Arthur from Brazil. This is the first time that Liliana will be traveling by plane; she has dreamed of visiting the US since she was little. Arthur is passionate about soccer, as many Brazilians are. He is funny, outgoing, and adapts well to new situations. From host mother, Wendy Moniz, “It (the hosting experience) will remain with you for life, and that is pure happiness. We have had an incredible year. How could we not!” Now is the time to consider hosting as spots within the schools are limited. Contact Jan Randall at 856-7576 or [jan@swcp.com](mailto:jan@swcp.com).

**Sandia Heights Artist:** Call for artists: Are you an artist living in Sandia Heights who would like to be a part of our 12<sup>th</sup> annual Studio Tour (September 12 and 13, 2015)? We would love to welcome you into our group for this event. Go to our beautiful website to see the work of this year’s participating artists: [sandiaheightsartists.com](http://sandiaheightsartists.com) and come to our next Sandia Heights Artists meeting. Call Barbara Nahler, 823-1264 or Marta Burckley, 798-1765 for more information.

**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.

### **Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** – Wednesday, May 13 at 7pm in the SHHA office.
- **Office closure:** Memorial Day – Monday, May 25.
- **Notary, copies and faxes, tram passes, email alerts and contractor evaluation binder** free to members.
- **Committee meeting dates** are posted on our website calendar: [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!



Soldier, rest! Thy warfare o’er,  
Sleep the sleep that knows not breaking,  
Dream of battled fields no more.  
Days of danger. Nights of waking. –Sir Walter Scott

*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

**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.