



Proposed Art Work at W.L.

Jackson Park ~ George Connor, Secretary

The SHHA Board of Directors notified the County Commissioners that SHHA opposes the recently selected artwork that the Bernalillo County Arts Board wishes to locate at W.L. Jackson Park on the corner of Tramway and Cedar Hill in Sandia Heights. The artwork consists of Artist Christopher Weed’s “Coneflower” design. The SHHA BOD believes the design is not in the spirit and harmony of the SHHA community in that it does not reflect the natural surroundings and detracts from the natural beauty of Sandia Heights.



New Classified Ads:

Need yard work? My name is Henry Hanes and I’m a high school student at Albuquerque Academy looking to do yard work in Sandia Heights and High Desert. If you are interested then please call or text me at 505-688-9812 or email me at Hanh190@aa.edu.

Furniture for sale: Reclining Love Seat 80” long with matching Reclining Chair and end table. Beautiful wood trim. \$900.00
Solid Oak Round Table \$300.00 856-7836

Pet Sitter Available: Responsible 17 yr old in Sandia Hts (with a car) to care for your pet(s). Contact Maya 414-1276. Pet sitting references available.

Wanted: middle or high schooler to weed my front yard. Please call Ronnie at 822-9002.

Curio Cabinet for sale: Lovely oak curio cabinet or bookcase 40”w x 12”deep x 58” h. Carving above 6-3/4. Excellent condition, purchased in Taos. \$450. If interested, contact 505-440-2728.



SHHA Secretary ~ George Connor

Every month the board meeting agenda will be published on the homepage of the website 48 hours before the monthly Board meeting. Members are welcome to attend monthly Board meetings. The meeting schedule can be found under the Board Tab: Board Meeting Schedule. Please call or email the office to notify us if you plan to attend. Approved Board Meeting Minutes with attached financial reports for the previous month are posted to the website.



Bernalillo County Ordinance regarding animals:

The Bernalillo County Ordinance No. 88-16 Section VI. E. states “Animal Nuisances on Sidewalks, Public



Parks, Alleys, and Other Places Open to the Public. It is unlawful for the owner of any animal to permit, either willfully or through failure to exercise due care of control, any such animal to commit any nuisance upon the sidewalk or public park; or upon the floor or wall of any common hall in any multiple dwelling; or upon any entrance way, stairway or wall immediately abutting on a public sidewalk, or upon the floor or wall of any theater, shop, store, office building or other building used in common by the public; or upon any private property other than the owners of the animal.”

Leaving your pet’s mess is not only unsightly but also inconsiderate. Please be considerate of your neighbors and pick up your pet’s waste material.



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

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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: 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 purchases 8 corporate tram passes per day for member’s use. 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 – Avis/Budget Car and Truck Rental – Bair Medical Spa – Bob’s Painting – Bravo Carpet Care – 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: <http://sandiahomeowners.org/notices-and-information/shha-member-benefits>.
Scroll down to view all the different merchant discounts.



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!

Property Owner Responsibilities in Bernalillo County Rights of Way Corner Properties

In an effort to maintain the traffic safety of the traveling public, the Bernalillo County Traffic Engineering Department reminds property owners that they have a responsibility to maintain the clear sight triangle by removing tree, shrub, or vegetation that obscures an official traffic control device, railroad sign or signal. **The Bernalillo County Code Section 66-225 states:**

(h) Unobstructed vision for traffic safety shall be strictly and solely maintained by the property owner and occupant on all corner lots, regardless of the zone classification, with reference to any vehicle, trailer, sign, fence, ornament, hedge, shrub, tree, display or any other obstruction, but not including buildings. No such obstruction to view between three and eight feet above the gutter line shall be placed or maintained within the clear sight triangle which is a triangular area at the street corner, which area is bounded by and whichever is the lesser of:

(1) The curb lines of a street intersection and a line extended to the curb lines connecting points on the property lines 25 feet distant from the intersection of the property lines of the corner lot in such street intersection; or
(2) The curb lines of an intersection and line connecting points 35 feet distant from the corner of the intersection and such corner is determined by projecting the curb lines out to a specified point.

(i) Any owner, occupant or agent in charge of all corner lots failing to comply with the provisions of subsection (g), (h) and (i) of this section, shall be liable to the county for any claim or demand made upon the county which arises from, either directly or indirectly, the erection of, or failure to maintain, any vehicle, trailer, sign, fence, ornament, hedge, shrub, tree or display which obstructs the clear sight triangle, or which hides or obscures any official traffic

control device, railroad sign or signal. (Ord. No. 96-2, §15, 3-12-96)

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Parks & Safety Committee ~ By George Connor, P&S Chair

Bicycles & skateboarders are with us in Sandia Heights. Many bicyclists use Tramway Blvd. & Trail while others use our narrow roads. We ask all residents to be watchful: cars for bicyclists, bicyclists for cars, and both for pedestrians. Just remember that the visual image of a bicycle or a pedestrian is much smaller than that of a car or SUV. Also neighborhood speed limits apply to both cars & bicycles. Skateboarding on our County roads is allowed ONLY if the skateboarders comply with the same rules as pedestrians (according to Traffic Ordinance 82-1 plus an interpretation of it from a BC Deputy). There is one skateboarding park nearby: it is the North Domingo Baca Skate Park on Wyoming, two blocks north of Paseo Del Norte.

There are more children playing in our neighborhood in the summer. Please be watchful for pedestrians of all ages as we drive around and through Sandia Heights.

We have many signs in and around Sandia Heights. In general, these signs are of an informational or regulatory nature. Most of the signs along the roads are on County property/easements. They are placed there pursuant to County ordinances or State or Federal regulations. There is always a conflict between already having enough signs or needing more signs. Because of the semi-rural nature of our neighborhood, and desire to keep it that way, both your Sandia Heights Homeowners Association and the County road department strive to have the right balance of information and safety signage.

SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:



Please be reminded that Sandia Heights Services (which provides water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership.

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	38	Motorist Assist	4	Special request	176
Animal control asst.	5	Motorcycle Nuisance	0	Special (extra patrol)	14
Breaking & entering	1	Neighbor dispute	3	Speeding Vehicle	2
Car Accident	2	Newspaper pickup	4	Suspicious person	11
Customer Assist	4	Noise complaints	0	Suspicious vehicle	25
Dumped/Spilled Material	2	Open door/window	6	Theft	2
Family Dispute	2	Parking problem	4	Utility Co. assist	4
Fireworks complaint	1	Pet nuisance	5	Threat/personal	0
Home Burglary	0	Rescue assist	1	Vandalism	3
Lost/found item or pet	5	Salesman Complaint	5	Vehicle burglary	0
Mailbox Vandalism	0	Sheriff Office Assist	1	Wildlife report	1
Miscellaneous Call	8	Snake Call	4	Total Calls	343



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.
- Evaluate your existing lighting and pay particular attention to access points such as entry/exit doors and windows. Make sure that each area has adequate illumination so that your neighbors can see any suspicious activity occurring on your property. Consider adding motion sensors to lights in remote areas around the home.



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FOR SALE and SOLD In Sandia Heights!



FOR SALE!

1518 Eagle Ridge Terr NE
\$639,900 • MLS# 843495

Expansive, Spacious Two Story Quality Custom on 1+/- Acre View Lot! Serene pond setting, 5 BR, Separate MBR, FLR, FDR, FR/entertainment area, Gourmet kitchen, view patios, 4 door/4 car carriage house garage, service room with desk. Walk in Pantry. Custom cherry cabinetry. Genuine hardwood flooring. Three custom fireplaces. Privacy, views, space!
Offered by Sharon McCollum



PENDING!

102 Juniper Hill Place NE
\$469,900 • 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!
Offered by Sharon McCollum



FOR SALE!

963 Antelope Avenue NE
\$539,900 • MLS# 832672

Expansive, Spacious Two Story Quality Custom Contemporary on .65 Acre View Lot! Airlock entry, 4 BR + hobby room + oversized service rm/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!

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!
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 29 homes FOR SALE on lots .50 acres and larger. The average list price per SF is \$182.91. There are 12 homes PENDING. The list price per SF is \$161.46. There have been 13 homes SOLD in 2015. The average price per SF is \$170.68. There were 38 homes SOLD in 2014. The average sold price per SF was \$160.01.

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

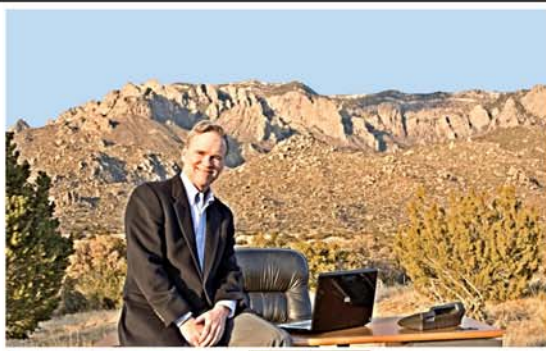
There are 5 homes FOR SALE on a lot smaller than .50 acres. The average list price per SF is \$156.71. There are 6 homes PENDING. The list price per SF is \$172.73. There have been 11 homes SOLD in 2015. The average price per SF is \$163.22. There were 26 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$159.21.

2015 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES



There currently are 2 attached townhomes FOR SALE. The average list price per SF is \$116.76. There are currently no attached townhomes PENDING. No townhomes have been sold in 2015. There were 9 attached townhomes SOLD in 2014. The average sold price per SF was \$113.15.





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ASSOCIATE BROKER, CRS

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SANDIA HEIGHTS RESIDENT

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OFFERED AT: \$ 829,000



1229 ROCKROSE RD. NE

3 BEDROOMS + A STUDY - 3 BATHROOMS

3 CAR GARAGE 2,558 SQFT

BEAUTIFUL HOME IN SANDIA HEIGHTS OFFERING STUNNING VIEWS OF THE MOUNTAINS FROM VIRTUALLY EVERY ROOM IN THE HOUSE!! THIS HOME HAS PLENTY OF SPACE FOR THE ENTIRE FAMILY! OFFERING 2,558 SQFT OF LIVING SPACE WITH A PRIVATE COURTYARD ENTRY, 3 BEDROOMS, A STUDY, AND A FORMAL DINING ROOM. IN ADDITION, THIS HOME OFFERS A LARGE MASTER SUITE WITH A SPA LIKE MASTER BATH AND A HUGE WALK-IN CLOSET. LARGE KITCHEN WITH AN ATTACHED NOOK, AS WELL AS A 3 CAR GARAGE WITH PLENTY OF EXTRA ROOM FOR STORAGE.

OFFERED AT: \$ 425,000



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Call 269-GREG (4734)

Covenant Support Committee ~

Josephine Porter, Chair

The following is a summary of active CSC violations as of July CSC meeting:

Unit No.	Type of Violation
7	Home maintenance, no prior ACC approval
6, 7, 27	Vehicle/equipment parking, landscaping. No prior ACC approval
9	Trash Cans
S1, 6, 10	RV parking
8, 18, 27	Light intrusion
7, 25	Dead or Prohibited Trees
27C	Trim color. No prior ACC approval

Most of the Sandia Heights Unit Covenants address light pollution in order to preserve the enjoyment of the night sky. Regardless of the individual covenants for your Unit, the entire 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, building façade lights. In general, outdoor lights shall remain OFF between 11:00 pm and sunrise; be equipped with light and motion sensors or automatic timing devices; be mounted no higher than 16 feet; and 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.bernco.gov) and look under Ordinances, Section 30-186. If you leave

your lights on, after 11:00 pm and they are not shielded, not on motion detectors and not directly illuminating walkways or driveways, they may be in violation of the County Code. While the CSC does not enforce County ordinances, we will work with folks to make them aware of the options and try to get resolution. 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.

The SHHA CSC investigates all member complaints concerning potential covenant violations and follows rigorously adhered to procedures, (see the SHHA website for a description of procedures).



Surveys and Building Permits

— a Refresher ~ By Bob Bower, ACC Chairman

When you are planning a major exterior remodel of your residence, the ACC will require a plat plan of your property showing the location of your residence and associated structures within the boundaries of your property. This plat plan (a property survey performed by a licensed surveyor) will give the ACC an idea of what your setback distances are with respect to the existing structures and, in particular, how your proposed exterior remodels will affect those setback distances. You should have a copy of a survey that was done when your residence was purchased—this document is part of the package you received when you took formal possession of your home. If you do not have a current property survey you can follow the link below to view recorded documents and to order documents. The County will also walk you through the process if you call them or visit them.

Continued on Page 8

Continued from page 7

You have three options for purchasing the documents as listed below:

Option 1: Order online at <http://eagleweb.berncounty.gov/recorder/web/>. Follow the instructions on the menu. Your request will be emailed to you within 24 hours. The fee is \$1.00 per page and \$1.49 convenience fee per order.

Option 2: You can order by mail to Bernalillo County Clerk’s Office at P.O. Box 542, Albuquerque, NM 87103-0542. Call their phone number at 505-468-1238 regarding fees, etc.

Option 3: You can visit the Bernalillo County Clerk’s Office at One Civic Plaza NW, 6th Floor-Room 6029. The building is located at the southeast corner of 5th and Marquette NW.

If you have trouble with any of these options, Elaine Kapuscinski, Senior Records Technician, can be contacted directly. She can be reached at 505-468-1238.

Now, a short essay on building permits. These permits are not needed for home improvements that are largely cosmetic such as painting, tiling, flooring and carpeting. A minor kitchen remodel--new cabinets and countertops--won’t need a permit unless fixtures are relocated or the space is reconfigured. Permits will be needed if an addition is built onto the house, if electrical and mechanical work is involved, and for most plumbing jobs.

Licensed contractors should know when a permit is required. Using a licensed contractor who is issued proper permits and requests required inspections will give the homeowner some confidence that the construction is code compliant. The ACC does not get involved in the permitting process with the County. Once a project is approved by the ACC, it is up to the homeowner and his/her contractor to obtain the required permits.



ACC Activity Log

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

- 4 Juniper Hill Road – Reroof
- 26 Sandia Heights Drive – Photovoltaic Panels
- 32 Juniper Hill Road – Photovoltaic Panels
- 67 Pinon Hill Place – Replace Deck and Fascia
- 174 Big Horn Ridge Road – Repaint House and Trim and Re-stain Fence
- 184 Big Horn Ridge Drive – Door Replacement
- 305 Big Horn Ridge Place - Landscaping
- 357 Juniper Hill Road – Reroof
- 367 Big Horn Ridge Road – Window Replacement
- 446 Live Oak Loop – Recoat Roof
- 505 Black Bear Loop – Re-stain Trim
- 623 Cedar Hill Road – Reroof
- 711-36 Tramway Place - Awnings
- 727-20 Tramway Lane – Two Patios
- 1167 Laurel Loop – HVAC Unit
- 1176 Laurel Loop – Patio Repair
- 1556 Eagle Ridge Road – Pergola and Miscellaneous Projects
- 1711 Quail Run Court – Remodel
- 1845 Tramway Terrace Loop - Reroof
- 1861 Tramway Terrace Loop – Restucco
- 1929 Quail Run Drive – Garage Door Replacement
- 2006 Quail Run Drive – Restucco and Raise Wall
- 2007 Quail Run Drive – Restucco
- 2155 Black Willow Drive – Door Replacement
- 2313 Calle de Rafael – Restucco
- 2801 Tramway Circle – Repaint Trim and Garage Door and Restucco
- 7726 Cedar Canyon Court - Reroof
- 8213 Indigo Court – Driveway Replacement

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



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Community Event Bulletin Board

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

Sandia Heights Artists: The 12th annual Sandia Heights Artists Studio Tour, Sept. 12 and 13, 2015 10am-5pm is fast approaching. Again this year, Terry Winfield of High Desert Art and Frame (Smith's shopping center, Montgomery and Tramway) has invited Sandia Heights Artists to display work at her gallery for the month of September. Come join us at High Desert Art and Frame for a preview party Friday, September 4, 5-8pm. We look forward to seeing you at preview night and in our studios Sept. 12 and 13. Don't forget to check out our web site, www.sandiaheightsartists.com and the New Mexico Artists Studio Tour Guide 2015 (www.nmastguide.com) for a write up on the Sandia Heights Artists Studio Tour. See you soon!

St. Chad's Episcopal Church invites all school age children and their parents to join us the weekend of Aug. 8th and 9th for a "Blessing of the Backpacks!" This blessing of backpacks, school children, and teachers will be at all three weekend services including Saturday, Aug. 8th at 5 pm for our contemporary service, and our 8 and 10 am services on Sunday morning, Aug. 9th. Please join us as we send our children and teachers back to school in prayer and with many blessings. St. Chad's is located at 7171 Tennyson Street, Alb. NM 87111 856-9200.
www.stchadsabq.org

Sandia Heights Day Time Bridge Players: any retirees interested in forming a bridge group? Looking for three or more bridge players to start a weekly day time bridge group. Would take turns hosting and if enough interest could have two tables. If this sounds like an activity you might be interested in, please call Florence at 892-8661.

Announcements & Notices:

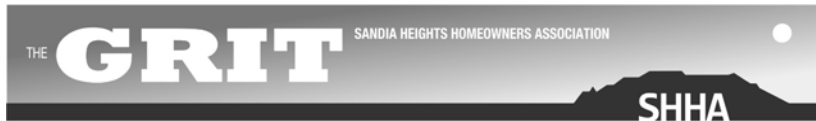
- **Office hours:** Monday – Friday 9am – 4pm.
- **Board meeting** – Wednesday, August 12 at 7pm in the SHHA office. The board meeting agenda will be posted to the home page of the website on the Monday before the board meeting.
- **Notary, copies and faxes, email alerts and contractor evaluation binder** free to members.
- **Discounted Tram Passes:** \$5 per pass.
- **Committee meeting dates** are posted on our website calendar: 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!

Communications and Publications ~ George Connor, Chair

Classified Ads are free for SHHA members as space allows. Email your ad as you wish it to appear to: sandiaheights@comcast.net. Please provide your name, address and phone number in your email. If you are age 19 or younger, state your age. Classified ads are restricted to the following:

- Ads for items wanted or needed
- Ads for sale of personal items
- Ads for children looking for work such as babysitting or yard work
- Ads for non-commercial events such as club meetings

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.
- 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.