



## Communications and Publications

Classified Ads are free for SHHA members as space allows. Email your ad as you wish it to appear to: [sandiaheights@comcast.net](mailto: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.

The ads are posted on our website: <http://sandiahomeowners.org/notices-and-information/classifieds> and in the GRIT as space allows.



## New Classified Ads:

**Bicycle for sale:** "Huffy" Cranbrook , Women's cruiser bike, 26" size, single speed, looks new, used only three times, blue color with white trim & white wall tires. Asking price of \$80.00, purchased from Wal-Mart in 2011. 856-1715.

**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.

**For Sale:** Lovely Bookcase//china cabinet-oak w/glass doors, sides - purchased in Taos, excellent condition \$450; 2 upholstered chairs from Leishman's \$100 ea Leather/glass top coffee table, Duncan Phyfe style, \$100, 2 office chairs \$20 each. Other items Please call 505-440-2728

**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

**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](mailto:Hanh190@aa.edu).

**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.

**Pottery Barn Coffee Table** for sale – slight scratch, \$100. 379-7009

**Vintage Hutschenreuther China** for sale: Empress Gold pattern #2372, 64 pieces; Service for 8 Price: \$99 OR 91 pieces; Service for 12 Price: \$135 Condition: Excellent. Please call: 856-1404

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



## SHHA Dues Holiday

At its August Board meeting the SHHA Board of Directors voted to give its members a holiday from the monthly dues for the month of October and November. This action was made possible due to revenues being slightly greater than budgeted, while expenses were less than budgeted. If you are not a member, consider joining (for a period of no less than one year) and enjoy two months FREE! The membership forms can be found at the SHHA office.





SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

**Officers & Board**

**Members**

- President – Joe Pappé
- Vice President – Josephine Porter
- Secretary – George Connor
- Treasurer – Woody Farber
- Don Aunapu
- Bob Bower
- Anne Manning
- Cindy Mottle
- Meeko Oishi
- Michael Pierce
- Emily Rudin
- Marion Simon
- Bill Wiley

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



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**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 – Sandiogo'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 the merchant discounts.*



**Contractor Evaluations:** The office has two binders in which we keep contractor evaluations that Sandia Heights residents have filled out on all kinds of different services. We have evaluations from Air Conditioning to Windows and everything in between. These binders are available for SHHA members to peruse. We collect these forms when an Architectural Control Committee homeowner project has been completed. The evaluations are very useful in a similar way to Angie's list.

We are in need of some updated information for pest control, septic tanks and appliance repair companies. You may obtain a Contractor Evaluation form from the office or online at:

<http://sandiahomeowners.org/committees/architectural-control-committee/acc-forms>

## DON'T FEED THE BEARS

It's the time of year when bears start looking for food--lots of food--to fatten up for the winter. We have a bumper crop of acorns this year, so we can expect to see bears in our neighborhoods eating acorns. Don't be alarmed--just leave the bear alone and it will move on. Acorns are a natural food source for bears, so they have every right to be here sharing our space. Don't call NM Game & Fish unless the bear is actively threatening your safety. If you call NMG&F, they will come out and trap the bear. Trapping and relocating is pretty much a death sentence for the bear. And remember to keep bears out of trouble by keeping garbage indoors until the morning of trash pickup. Let them eat acorns, not cake! Call Kate Fry at 681-6373 or email [bobkat4250@yahoo.com](mailto:bobkat4250@yahoo.com) if you have any questions or would like to know more about bears and other wildlife.

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## Dead Tree Cutting and Removal

by project Coordinator for Parks & Safety member Suzanne Schneider

Do you or a nearby neighbor have a DEAD TREE or SHRUB in your yard(s) or on nearby County right-of-away? This problem has increased dramatically the last few years because of the prolonged drought and bark-beetles attacking live and/ or dying conifer trees. Many of us have not remembered to do regular DEEP ROOT watering of our plants on a frequent basis, year round to keep them from dying or attracting bark-beetles.

So what should we do now? First, go back to or continue to do deep root watering all of your plants. And second, consider removing any dead trees and shrubs because they are potential FIRE HAZARDS!! Articles over the past year or two about NM fires indicate that removing trees and shrubs around residences is very important in preventing wild fires. If you cannot cut and remove

your dead trees and shrubs yourself, look at the following list of Contractors that have agreed to give Sandia Heights residents a discount or special services to cut and remove trees & shrubs during August, September, & October 2015. If the dead or dying plants are on County rights-of-way adjacent to your property, call the County Hotline at 848-1503 and put in a work order with them to remove trees, shrubs, &/or Chamisa on the road rights-of-way adjacent to your property.

Taking care of your dead and/or living landscaping this summer & fall will help maintain our property values and make Sandia Heights a nicer place in which to live. Remember also that many Sandia Heights Unit Covenants require prompt removal of DEAD trees and shrubs. You might just **save yourself some Covenant Violation headaches** if you contact any of these contractors now and get your dead or dying trees & large shrubs removed in the next few months. Contractors list below:

- a. Baca's Trees-10% disc. Tel 505-899-6666
- b. Kiki Tree Service- 10% disc. Tel 505-385-6926
- c. Juniper Hills Landscaping – bonus systemic service (normal \$35 cost) for treatment of one additional pinion (or other) tree per each tree removed. Nathan Tel 505-818-0209
- d. Rick's Tree Trimming and removal- 15% disc. Tel 505-480-4200
- e. Tree Doctor 999-15% disc. Tel 505-247-1682
- f. Robert's Tree Service-15% disc. Tel 505-489-5169
- g. NM Landscaping-15% disc. Tommy Tel 505-450-7631

SHHA staff will put the above contractor information on SHHA website and also keep a paper copy of this list in the SHHA office if anyone needs a copy.

## 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	40	Motorist Assist	4	Special request	216
Animal control asst.	3	Neighbor dispute	5	Special (extra patrol)	15
Customer Assist	4	Newspaper pickup	12	Suspicious person	7
Dumped/spilled Material	1	Noise complaints	5	Suspicious vehicle	21
Family Dispute	2	Open door/window	7	Theft	5
Fire	2	Parking problem	1	Threat/personal	1
Fireworks Complaint	7	Pet nuisance	1	Utility Co. assist	8
Home Burglary	1	Rescue assist	1	Vandalism	2
Lost/found item or pet	2	Salesman Complaint	3	Vehicle burglary	
Mailbox Vandalism		Snake call	10	Wildlife report	8
Miscellaneous Call	6	Speeding vehicle	3	<b>Total Calls</b>	<b>403</b>



## 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.**

- Each door should be metal or solid core with a deadbolt lock and a minimum 1” throw. Short strike plate screws should be replaced with 3-4” screws that secure the plate into the doorframe. Doors should also be equipped with 180-degree eye viewers. Consider a security screen door.
- Trim all bushes and shrubs below the window level and up from the ground. Trim mature trees up to a level 6-8 feet above ground. Eliminate hiding places or areas that allow someone the opportunity to enter through a window without being noticed.





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Sharon and Judson McCollum have promoted Sandia Heights property values for over 25 years. We market to support improving home values in Sandia Heights. Call (505) 269-6217 for your FREE Market Analysis today!

**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.



## Covenant Support Committee ~

Josephine Porter, Chair

### Weeds and Landscaping

We have had an unusually wet July and beginning August. Along with the rain comes the growth of weeds and other unwelcome plants. All of the Sandia Heights covenants have wording that addresses landscaping and natural vegetation. While we value our undisturbed natural vegetation, it is often difficult to determine what is acceptable landscaping, what is out of control weeds, and what is just natural vegetation growth spurred on by the wet weather.

The CSC tries to view all Units in the same manner, handling complaints accordingly. This may not satisfy everyone. One person's weeds are another's "mature landscape". In responding to complaints the CSC will try to determine if any corrective action is required. But the CSC is asking for your help in maintaining the natural appearance of Sandia Heights while keeping weeds and extraordinary, unwanted growth in check.

It is suggested that you look around your Unit to see what others are doing. Does your property stand out from the others with dead plant material or excessive outgrowth of weeds? Certainly, we can all agree that dead trees and bushes should be removed immediately. But if other non-native brush, trees or weeds, such as Russian Thistle or other plants with an unsightly appearance, are accumulating on your property, be considerate of your neighbors and take action to remove them. It is not only unsightly but when they dry out they will be a fire hazard to the entire community.

SHHA is not a property manager. We are a volunteer organization run by volunteers. We charge very nominal dues and homeowners are not required to join. We do not "own" the covenants as they are legal agreements that can only be changed by individual Unit homeowners. While the SHHA office maintains regular hours, the volunteers are not on 24/7 duty; however, we do try to respond to your concerns in a timely manner. The system works best if homeowners respect their neighbors' rights, and if there is a violation, take corrective action when they are made aware of the problem. We have limited powers of enforcement, occasionally requiring expensive legal action and time, so please help us out by correcting issues voluntarily.

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### The following is a summary of active CSC violations at the time of the June CSC meeting:

Unit No.	Type of Violation
7	Home Maintenance, no prior ACC approval
7, 27	Vehicle/Equipment Parking
9	Trash Cans
9	RV Parking
7, 8, 18, 27	Light Intrusion
7, 23, 25	Dead or Prohibited Trees, Dead Vegetation
27	Trim color. No prior ACC approval
7, 11	Trade or Offensive Activity on Log

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**ACC Activity Log:** *Summary of Approved Projects activity since the last GRIT:*

- 6 Eagle Nest Court – Fence and Driveway Modifications
- 48 Pinon Hill Place – Awning Replacement
- 48 Rock Ridge Drive – Reroof
- 112 White Oaks Drive – Reroof
- 555 Black Bear Place - PV Panels
- 636 Cougar Loop – Reroof
- 657 Roadrunner Lane – Repave Driveway
- 711 Tramway Place, #25 – Parapet Repair
- 711 Tramway Place, #32 – Gate Replacement
- 727-21 Tramway Lane – Recoat Driveway
- 736 Tramway Lane – Repave Driveway
- 806 Tramway Lane – Window Replacement
- 907 Tramway Lane – Reroof and Restucco
- 999 Lynx Loop - PV Panels
- 1034 Red Oaks Loop – Addition
- 1044 Red Oaks Loop – Reroof
- 1169 Laurel Loop – Window and Door Replacement
- 1476 Morning Glory Road – Landscaping
- 1697 Quail Run Court – Storm Door Installation
- 1803 Tramway Terrace Loop - Restucco
- 1864 Tramway Terrace Loop – Resurface Driveway
- 2172 Black Willow Drive – Window Replacement
- 2703 Tramway Circle – Refinish Trim
- 2748 Tramway Circle – Window Replacement
- 2825 Tramway Circle – Window Replacement
- 2865 Tramway Circle – Fence
- 8224 Raintree Drive – Photovoltaic Panel Installation
- 9117 Tramway Lane – Stucco Repair
- 12612 Carmel Court – Repaint Trim

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



**Responding to Emergency Situations** By Bob Bower, Chairman, ACC

As a homeowner, as many of you well know, emergency situations involving your home can occur from time to time. If you happen to encounter a situation such as a broken or clogged water or sewer line, repair or replacement of your septic system, a leaky roof, or any other situation where the urgency of the issue requires quick action on your part in order to prevent or minimize property damage, the ACC does not want to stand in your way. You do not need to submit any sort of ACC application form for these types of situations. Just let the SHHA office know that you will be tending to an emergency situation and, if applicable, heavy equipment for excavations may be required. The phone number at the SHHA office is 797-7793. This information will help the office answer questions from your neighbors who may be inquiring about what is going on at your residence.

Just as a reminder, be careful when selecting a contractor to handle an emergency repair or for any other repairs or modifications to your residence. There are many individuals looking for business and some of these folks may not be properly licensed or insured. You bear the risk of poor quality workmanship and a host of other problems if you choose to use an unlicensed or uninsured contractor. I have included articles in the GRIT on this subject over the past several years so take some time and familiarize yourself with just how to make sure that your contractor is properly licensed and insured before you “sign on the dotted line”. Don’t be a victim of an unlicensed or uninsured contractor!

From all of the members of the ACC, we wish you a great remainder of 2015 and please remember that the Committee is here to help you in any way we can through all phases of your home improvement projects.







## GREG LOBBEREGT

ASSOCIATE BROKER, CRS

*"PROUDLY SERVING SANDIA HEIGHTS SINCE 1983!"*

**SANDIA HEIGHTS RESIDENT**

EMAIL: GREG@GREGLOBB.COM

CELL: 505-269-GREG (4734)

FOR A COMPLETE LIST OF GREG'S CURRENT LISTINGS

PLEASE VISIT ONE OF HIS WEBISTES:

[WWW.ABQFORSALE.COM](http://WWW.ABQFORSALE.COM)

[WWW.GREGLOBB.COM](http://WWW.GREGLOBB.COM)



### **304 SPRING CREEK PL. NE** **4 BEDROOMS - 4 BATHROOMS** **3 CAR GARAGE - 4,414 SQFT**

SPECTACULAR FOY CURRY SOUTHWESTERN MASTERPIECE WHICH OVERLOOKS THE CITY, OFFERING SOME OF THE BEST VIEWS IN SANDIA HEIGHTS! BOASTING AN OPEN FLOORPLAN WITH VAULTED CEILINGS, SALTILLO TILE, A CHEFS KITCHEN WITH GRANITE COUNTER TOPS, WOOD CASEMENT WINDOWS, CORBELS, VIGAS, AND NATURAL WOOD CABINETS. THIS HOME IS CLOSE TO THE NATIONAL FOREST SO THE MOUNTAIN VIEWS ARE OUT OF THIS WORLD! CONTACT GREG TODAY FOR MORE INFO.

**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**



Up to

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are available from me every day. Call early to reserve your passes, as they are available on a first come, first served basis

Email me at [greg@greglobb.com](mailto:greg@greglobb.com)

Call 269-GREG (4734)

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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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**"Wellness @ #2"** 

# 2 San Rafael, N.E. SHHA Members

Heartfelt Facials: 225-0700  
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Apollo Chiropractic: 797-8260  
Massage Therapist: 204-5870  
Wellness Coach: 304-777-6246  
Reiki Practitioner: 414-0522

## **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 Artists:** It's here, it's here, it's here! The 12<sup>th</sup> annual Sandia Heights Artists Studio Tour Sept. 12 and 13, 2015 10am-5pm is here. We begin with a gallery show opening you are warmly invited to. The Sandia Height Artists have been invited to display and sell their work at High Desert Art and Frame for the month of September (Smiths' shopping center Montgomery and Tramway). The preview will be held at the gallery Friday, Sept. 4, 5-8pm. We look forward to seeing you there. Check out our website, [www.sandiaheightsartists.com](http://www.sandiaheightsartists.com) for a map of the studio tour (also printed maps will be available at each artist's stop on the tour) and for a write-up on the Sandia Heights Studio Tour in the New Mexico Artists Studio Tour Guide 2015 go to [www.nmmastguide.com](http://www.nmmastguide.com). We'll see you soon!

### **Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closure:** Monday, September 7 in observance of Labor Day.
- **No Board meeting this month.**
- **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](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!

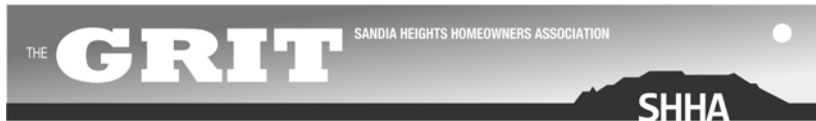
### **Development News in Sandia Heights**

By George Connor, Secretary

Panorama Homes Inc., John Lowe, president, has filed and posted a Bernalillo County (BC) zone change request for the 10 acre Mhoon property at 900 Tramway Lane. This request is to change the Zoning from A-1 to Residential (R-2). R-2 zoning permits building apartments, townhomes, multiple-family dwellings, and any R-1 zoning uses. Sandia Heights Homeowners Association (SHHA) has filed an opposition to this request, number Zcz-2015-0010, with BC. A hearing before the BC Planning Commission is scheduled for Wednesday September 2, in the Vincent Griego County Commission hearing room, basement of One Civic Plaza, City/County building. Email comments may be sent to BC Planning manager Enrico Gradi, [egradi@bernco.gov](mailto:egradi@bernco.gov). The SHHA letter sent to BC also referenced a similar zone change request for this property that was denied by the County in 2007-2008. The SHHA letter is posted on the SHHA website under the Notices and Alerts section:

<http://sandiahomeowners.org/notices-and-information/notices-and-information>

*Notice: Any corrections to anything found in the printed version of this GRIT can be found on the website.*



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**THE SANDIA HEIGHTS  
HOMEOWNERS ASSOCIATION  
OFFICE WILL BE CLOSED ON  
MONDAY SEPTEMBER 7, 2015  
IN OBSERVANCE OF LABOR DAY**