

Drag Racing a Safety Concern for Sandia Heights

Bob Bower and Anne Manning, SHHA Board Members, attended a Drag Racing meeting on Saturday September 12, 2015 held at St. Chad’s Church. It was sponsored by John Betak, President, Association of Sandia Heights Neighborhoods (ASHN).

Guest Speaker was Lt Josh Kingsbury, Bernalillo County Sheriff’s Office and our District 4 Bernalillo County Commissioner, Lonnie Talbert, was in attendance. Bob estimated total attendance to be about 40.

Comments by Bob Bower:

--The meeting was well organized and ran in a very professional manner. John Betak did an excellent job of moderating the meeting. Good comments from attendees and good responses by Lt. Kingsbury and Talbert. SHHA needs to support Commissioner Talbert’s efforts in pushing for modifications to existing DWI ordinances to cover drag racing issues.

Bob’s full report of the meeting is posted on www.sandiahomeowners.org website.

Coincidentally, a front-page article about Drag Racing ... in Duke City was in the September 13 Sunday ABQ Journal and can be accessed in the electronic Journal at <http://www.abqjournal.com/643455/news/drag-racing-shifts-into-high-gear.html>



Communications and Publications

Classified Ads are free for SHHA members as space in the GRIT allows. This month’s GRIT was not able to accommodate the classified ads. The ads are posted on our website:

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



NOTICE: Please do not drop off your Sandia Heights Services water bill and payments at the SHHA office. 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.** Sandia Heights Services is located at 10 Tramway Loop NE and their phone number is 856-6419.



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 or call us at 797-7793. Also please let us know if your contact phone numbers have changed. Thank you.



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>





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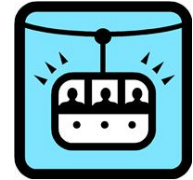
SHHA Office

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

(cash or check only)



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

www.sandiahomeowners.org.



SHHA 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 and website at:

www.sandiahomeowners.org



NEW SHHA Administrator: After 11 years of service, Sheraz Saint-Lot has decided to retire. She will be missed! We wish her well in the next chapter of her life. Amanda Allen is the new Administrator. Amanda is a native of New Mexico and looking forward to meeting the residents.



SHHA Membership Cards:

Check out the entire SHHA Member Benefits Program at: www.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: www.sandiahomeowners.org and under the *Notices and Information* Tab you will find *SHHA Members Benefits*. Scroll down to view all the different merchant discounts.



PEDESTRIAN SAFETY REMINDERS

By Parks & Safety Committee

Safety is so very important, especially when it gets darker early. It is difficult for drivers to see walkers and joggers. Please consider the safety tips below:

Pedestrian Safety Tips

- Walk on the **Left** side of the Road **Facing** Traffic; make eye contact with drivers approaching you.
- Wear a reflective vest or brightly-colored clothing, particularly in the evening. SHHA members can purchase a vest in the office for only \$2!
- If you are walking a dog, keep the dog to your **left**.
- Whenever cars approach, a group of pedestrians should walk in **single file**.
- If you expect to be out before sunrise or after sunset, please carry a **light**.

Safety of our children on or near our neighborhood roads. Please be aware of children walking and/or playing on or near our small, winding roads in Sandia Heights before and after school and at school bus stops.



Halloween Trick or Treat Reminder:



Please use extra caution as you drive on Halloween and turn off your entry/exterior lights if you prefer not to have trick-or-treaters stop by your home. Thank you.

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.

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



2016 Resident Directory:

Please be reminded to check your listing in the 2015 Resident Directory and let the office know if you have any changes or additions. You may go online to My Account and make changes yourself. If you don't know or remember your user password call the office for assistance. All changes must be received before November 13, 2015 in order for them to be included in the 2016 Resident Directory.

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	27	Loud Music	4	Snake Call	18
Animal Control asst.	3	Mailbox Vandalism	0	Speeding Vehicle	1
Assault/Battery	1	Miscellaneous Call	7	Special Request	185
Attempted Breaking & Entering	0	Motorcycle Nuisance	1	Special (extra patrol)	12
Car Accident	1	Motorist Assist	5	Suspicious Person	10
Customer Assist	0	Neighbor Dispute	1	Suspicious Vehicle	13
Dumped/Spilled Material	1	Newspaper Pickup	10	Theft	3
Family Dispute	0	Noise Complaints	6	Threat/Personal	2
Fire	1	Open Door/Window	5	Utility Co. assist	3
Fireworks Complaint	0	Parking Problem	6	Vandalism	2
Home Burglary	1	Pet Nuisance	4	Vehicle Burglary	1
Lost/found Item	2	Rescue Assist	2	Wildlife Report	0
Lost/Found Pet	4	Salesman Complaint	3	Total Calls	345



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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SANDIA HEIGHTS RESOURCES

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www.SandiaPrice.com

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www.SandiaHomeValues.com

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AN UPDATE ON PNM’S RATE HIKE REQUEST

By Bob Bower, ACC Chairman

In last February’s GRIT, I discussed PNM’s request to raise its rates an average of about 12% across its customer base. At that time, PNM was also asking for an interconnection fee that would be passed on to users who install solar photovoltaic (PV) systems after January 1, 2016. These systems are usually mounted on the roof of a residence. The rationale for this fee is to help maintain PNM’s grid since customers with the PV systems need access to the grid when the sun is not shining and thereby not producing the necessary electricity to accommodate their household needs. Saying that the PNM request was “incomplete”, the Public Regulations Commission (PRC) rejected the request.

On August 27, 2015, PNM resubmitted their request to the PRC. This time, PNM is asking for a larger increase of 15.8% due to additional capital expenses and a continued decrease in electric usage since its first proposal. Of interest to us here in Sandia Heights who have installed or are planning to install rooftop PV systems, PNM is dropping its controversial interconnection fee which would be aimed at those residents with PV systems. PNM did, however, issue a statement that it has not totally abandoned the idea of the interconnection fee and may raise the issue again in the future. So, stay tuned and we’ll see what the PRC does with this latest request. I’ll keep you posted when the PRC makes its decision.



Covenant Support Committee

By Josephine Porter, Chairman

It happens way too often in our neighborhoods. You look out your window to enjoy the unique beauty of Sandia Heights. Instead, your view is marred by a large, white RV. Or you are driving to your home on our winding Sandia Heights roads and around a turn you are startled to see a large camper trailer or boat parked in a driveway. Campers, RV’s, boats - we all have enjoyed their benefits from time to time - but they just don't blend into the Sandia Heights scenery. That is why our covenants prohibit their parking or storage for any extended time period.

As an owner and resident of Sandia Heights you know that the covenants benefit each and every owner. Our covenants help maintain the beauty, quality of life, and the property values of Sandia Heights. The Covenant Support Committee (CSC) appreciates your support to make certain that the covenants are respected.

The CSC does not patrol units looking for violations but rather acts only upon written complaints from neighbors. If you see a camper, RV or boat parked in your neighborhood for more than the time needed to load or unload, the CSC has a simple complaint form to notify the committee of the covenant violation. To obtain this form or if you have any questions or comments, please contact the SHHA office at 797-7793 or shha@sandiahomeowners.org.

Covenant Support Committee

Unit No.	Type of Violation
7	Home Maintenance, no prior ACC approval
7, 8	Vehicle/Equipment Parking
3, 8, 27	Light Intrusion
8, 11, 25	Dead or Prohibited Trees, Dead Vegetation
11	Trade or Offensive Activity on Log

11 Files closed in Past Month



ACC Activity Log

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

- 30 Juniper Hill Loop – Repair and Repaint Fascia and Soffits
- 88 Juniper Hill Place – Repairs and Restucco
- 91 Juniper Hill Road – Remodel
- 218 Spring Creek Lane – Restucco
- 319 Bighorn Ridge Road - Landscaping
- 428 Live Oak Lane – Carport, Window Replacement and Reroof
- 508 Black Bear Road - Reroof
- 511 Roadrunner Lane – Landscaping
- 568 Black Bear Road – Stucco Repair
- 695 Bluebird Lane – Replace Asphalt Driveway
- 731 Tramway Lane - Landscaping
- 1002 Tramway Lane – Landscaping
- 1057 Red Oaks Loop – HVAC Replacement
- 1232 Goldenrod Drive - Reroof
- 1241 Rockrose Road – Reroof, Restucco Parapet Walls, Replace Deck and Hand Rails
- 1441 Honeysuckle Drive – Photovoltaic Panels
- 2027 Quail Run Drive – Landscaping
- 2776 Wolfberry Place – Paint Window Trim
- 6104 Bluebird Lane – Photovoltaic Panels
- 8208 Indigo Court – Photovoltaic Panels

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

ARCHITECTURAL CONTROL COMMITTEE (ACC) ~

By Bob Bower, ACC Chairman

KEEP THE ACC IN THE LOOP FOR YOUR HOME IMPROVEMENT PROJECTS

If you are planning a home improvement project that will alter the exterior appearance of your property, you are required by your covenants to submit an application to the ACC whether or not you are a member of SHHA. The application forms are not difficult to fill out and are available at the SHHA office and online at the SHHA website (sandiahomeowners.org). Make sure the application is complete. If you are not sure how to fill it out, the SHHA staff will provide assistance. Remember that small projects such as re-roofing, re-stuccoing, and repainting, even if the new materials and colors will match existing ones, require the application form. Many of these applications can be approved within a few days. More extensive construction projects will, of course, take longer to review and approve.

All applications approved by the ACC are listed each month in the GRIT under the heading “ACC Activity Log”. Occasionally, a resident will notify the ACC of on-going construction that is not listed on the log. In these cases, the ACC will determine if the construction has been approved and if not, the property owner will be contacted and asked to submit an after-the-fact application. Residents can also submit a complaint to the Covenant Support Committee (CSC) regarding on-going construction or landscaping that is not shown on the log and this complaint will be forwarded to the ACC. In these latter situations, the ACC will also request an after-the-fact application. Correcting after-the-fact changes to your property can be difficult and expensive if the ACC does not approve some or all of the project. Save yourself the hassle of this kind of situation by applying to the ACC for approval before you undertake the project. The ACC is here to help you so please take advantage of our expertise and keep us in the loop when planning and executing your project. We are willing to work with you to make your remodeling experiences as pleasant as possible.



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1484 Morning Glory Rd NE
\$499,900 • MLS# 847878

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Offered by Sharon McCollum



963 Antelope Avenue NE
\$498,900 • 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



102 Juniper Hill Place NE
\$469,900 • MLS# 832784

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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 24 homes FOR SALE on lots .50 acres and larger. The average list price per SF is \$178.72. There are 5 homes PENDING. The list price per SF is \$153.60. There have been 26 homes SOLD in 2015. The average price per SF is \$162.94. 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 4 homes FOR SALE on a lot smaller than .50 acres. The average list price per SF is 161.51. There are 3 homes PENDING. The list price per SF is \$156.95. There have been 18 homes SOLD in 2015. The average price per SF is \$166.24. 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 \$87.15. There is 1 attached townhome PENDING. 1 townhome has been sold in 2015, sold price was \$131.11/SF. There were 9 attached townhomes SOLD in 2014. The average sold price per SF was \$113.15.



October 2015

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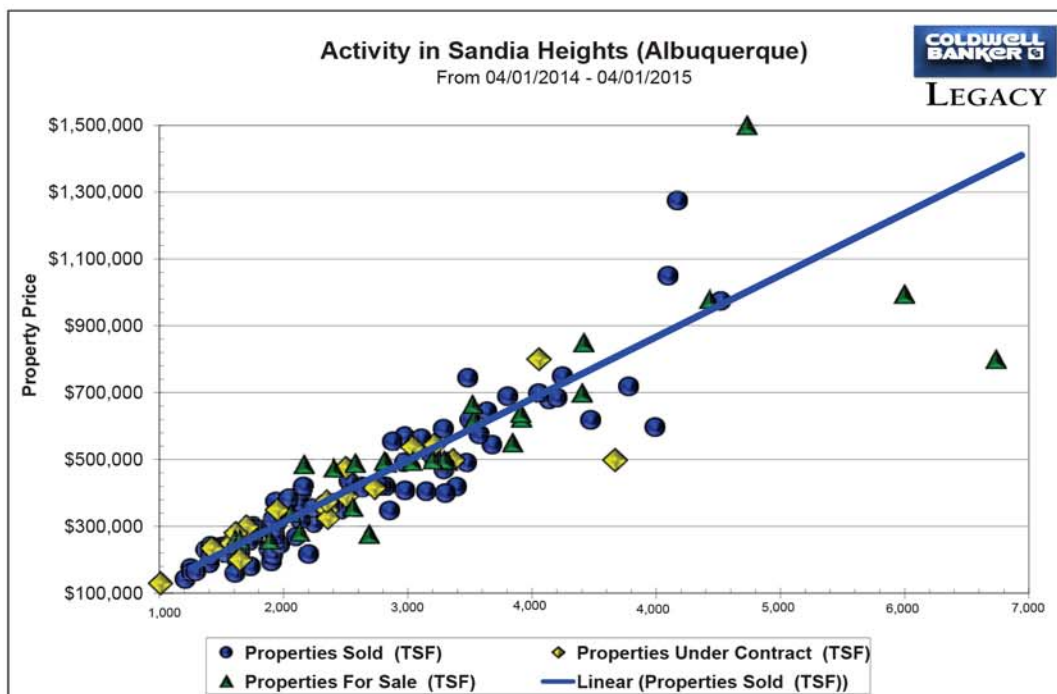


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OFFERED AT: \$ 850,000



Community Event Bulletin Board

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

Sandia Heights Artist: The 12th Annual Sandia Heights Studio Tour was a success and a joy. We thank our many friends and neighbors for making it so. Welcoming new and repeat, resident and non-resident tour-goers into our studios and homes was a delight. We thank Terry Winfield at High Desert Frame and Gallery for the opportunity to display and sell our work at her gallery through the month of September. Again, thank you for a wonderful studio tour-we look forward to next year's.

Sandia Heights "Cork & Fork" Dining Activity: We are in our eleventh year of the Sandia Heights "Cork & Fork" dinner group. 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. We're always happy to have new folks join us, so if this sounds like an activity that you might be interested in, please contact Linda Mason at lindamason307@gmail.com or [505-554-2934](tel:505-554-2934).

Blessing of the Animals: October 4th: 5 p.m. under the tree at St. Chad's. All critters and their owners are welcome.

A Service of Remembrance: October 30th: 7 p.m. at St. Chad's for all people grieving or healing from the loss of someone special.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closure:** Monday, October 12 in observance of Columbus Day.
- **Board meeting** – Wednesday, October 14 at 7pm in the SHHA office.
- **Notary, copies and faxes, email alerts and contractor evaluation binder** free to members.
- **Tram Passes:** \$5 per pass (**cash or check only and only one date can be booked at a time**)
- **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!

Development News in Sandia Heights

By George Connor, Secretary

Mhoon property Zone Change updates - Sept 2 2015 -- (R-2 Withdrawn)

Two SHHA board members, about 25 SHHA residents, and SHHA attorney Shannon Parden attended the County Planning Commission hearing September 2, 2015 to object to the A-1 to R-2 Zone Chg REQ, Zcz-2015-0010. After an hour or more of presentations, discussions and rebuttals by many, including the SHHA attorney, an SHHA member-hired attorney, the ASHN President, Bernalillo County attorneys, and John Lowe's associates, the Zone Chg REQ (filed July 27) was identified by those in opposition to be in conflict with County rules and was *withdrawn*. The applicant had filed the new request without waiting the County- Ordinance- required 12 month minimum between Zoning actions.

On appeal, the original County Commission Sept, 2014, decision in case Zsup-2013-0039 to grant approval to Panorama Homes Inc. for the Special Use Permit to build 30 homes was reversed June 25, 2015. On August 7, 2015, the County with John Lowe filed a motion in District Court requesting the same Judge to reconsider the opinion and order, or for remand to the County Commission. It is unknown what will happen next in 2013 Zsup-2013-0039 or 2015 Zcz-2015-0010; but, when anything occurs, information will be posted on the Sandia Heights website.