



*Happy Holidays*



**Mhoon Property R-2 Zone Change Filed**

A zone change to R-2 for the Mhoon Property, 891 Tramway Lane, has been filed by Panorama Homes Inc. with Bernalillo County. Current R-2 Zoning permits the property owner build 15 different allowable structures including apartments, townhomes, multiple-family dwellings, manufactured homes, cell towers, and any other R-1 Zoning uses. R-2 permits this construction without a site plan. Even if the Mhoon Property is later sold, the new owners are free to build any or all of the 15 allowable R-2 structures without a site plan because zone changes are forever associated with the property, not the owner. SHHA is filing a letter with the County formally opposing this R-2 zone change. What can members/residents do? Show how you feel in two different ways!

Send in your written comments about changing the Mhoon Property at 891 Tramway Lane to wholesale R-2 Zoning allowing many lots to be built and developed inconsistent with other Sandia Heights properties. Reference BC ID CZ2015-0013. The deadline for input is Monday Nov 23, 2015. Send email comments about R-2 Zoning to Mr. Enrico Gradi, Bernalillo County Planning Manager at [zoning@bernco.gov](mailto:zoning@bernco.gov) See “the list of 15 allowed dwellings or structures in an R-2 Zone” and the SHHA letter opposing the R-2 zone change in the “SHHA letter to Bernalillo County Zoning”. Both of these documents are on the SHHA

website under Notices and Alerts and are also available in paper at the SHHA office. Attend Planning Commission hearing Wednesday December 2, in the Vincent Griego County Commission hearing room, basement of One Civic Plaza, City/County building at 9am, item # is CZ2015-0013. Sign-up, to speak about the zone change or, say you agree with other speakers & oppose the zone change to R-2. Also tell you neighbors about this GRIT article, ask them to send in an email, and invite them to carpool with you to the hearing at 9am on December 2, 2015.



**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 months of October and November. Due to a billing error, dues were collected for October. Therefore, no dues will be collected for November and December. 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). The membership forms can be found at the SHHA office and website at: [www.sandiahomeowners.org](http://www.sandiahomeowners.org)





SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

**Officers & Board**

**Members**

- President – Joe Pappe
- 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**

- Amanda Allen-  
Administrator
- Betsy Rodriguez –  
Administrative Assistant

**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.

**SHHA Annual Meeting**  
**Church of the Good Shepherd on Tennyson,**  
**9 – 11 AM, Saturday February 6, 2016**

*Doors open at 8:30 a.m. Drinks and refreshments available.*

**Come and make your input known. Business to be conducted includes:**

- Introduction of new officers elected by the Board
- Presentations by the SHHA committee chairs and officers
- Election of returning Board members and new Board members
- Town Hall Meeting following the Annual Meeting for members to express their concerns
- Door prizes – tickets will be given to members who sign in *before* 9 am. Must be present to win door prizes.

The SHHA Board needs to know the concerns of the community.  
 Please plan to attend and make your input known.

**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 – Domino's Pizza - 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.



**Nominating Charter**

The SHHA Nominating Committee Charter has been revised and is posted on the website

<https://sandiahomeowners.org/committees/nominating-committee/nominating-committee-charter>





**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	23	Motorist assist	10	Special request	162
Animal control asst.	0	Motorcycle nuisance	0	Special (extra patrol)	5
Breaking & entering	0	Neighbor dispute	1	Suspicious person	10
Car accident	1	Newspaper pickup	6	Suspicious vehicle	21
Customer assist	6	Noise complaints	3	Theft	5
Dump/spilled material	2	Open door/window	7	Utility Co. assist	5
Fireworks complaint	0	Parking problem	4	Threat/personal	0
Home burglary	0	Pet nuisance	2	Vandalism	1
Lost/found item or pet	4	Salesman complaint	8	Vehicle burglary	1
Mailbox vandalism	0	Snake call	2	Wildlife report	2
Miscellaneous call	8	Speeding vehicle	4	<b>Total Calls</b>	<b>303</b>



**HOLIDAY SECURITY TIPS:** With the holidays fast approaching, potential burglars or thieves will prey upon targets of opportunity, and vulnerabilities exist that many don't think about especially during the hectic holidays. Here are some tips from the Sandia Heights Security Patrol:

- ❖ If you display your Christmas tree in a window, don't put your presents under the tree where they can be easily seen from the road. This is an open invitation for a thief.
- ❖ When you return home from holiday shopping, pull your car into the garage and close the garage door before unloading your gifts from the trunk. If it is not possible to do this, take a look around before you unload the vehicle.
- ❖ Never leave gifts in the trunk or back of your vehicle outside overnight. If someone will go to the trouble to steal your stereo or other valuables, they will certainly try to take items that are on the backseat or in the trunk as well.
- ❖ If you must leave vehicles parked in a driveway or on the street, remove the garage door opener.
- ❖ Contact the Sandia Heights Security Patrol for a special security watch if you are going to be away from your home. This service is available to security subscribers, so if you are not a subscriber contact our office at 505-856-6419 to sign up today!





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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**  
\$599,900 • MLS# 843495

**One-of-a-Kind, 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**



**FOR SALE!**

**1484 Morning Glory Rd NE**  
\$479,900 • MLS# 847878

**Southwest Contemporary Custom, Partial Adobe, on a City & Mountain View Lot.** Courtyard entry. 4 BR or 3+study/office; master with FP & private view deck, 3 baths, spacious greatroom, dining room, family room, gourmet country kitchen, butler's pantry, den, gazebo & an oversized 3 car garage. Panoramic vistas surround!  
**Offered by Sharon McCollum**



**PENDING**

**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**



**SOLD!**

**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**

### 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 26 homes FOR SALE on lots .50 acres and larger. The average list price per SF is \$178.78. There are 5 homes PENDING. The list price per SF is \$146.18. There have been 29 homes SOLD in 2015. The average price per SF is \$161.52. 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 6 homes FOR SALE on a lot smaller than .50 acres. The average list price per SF is 172.06. There are 2 homes PENDING. The list price per SF is \$172.42. There have been 21 homes SOLD in 2015. The average price per SF is \$164.03. 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 average list price per SF is \$92.74. There is 1 attached townhome pending. The average asking price is \$77.84 per SF. There have been 2 attached townhomes sold in 2015 to date. The average sold price per SF was \$126.94. There were 9 attached townhomes sold in 2014. The average sold price per SF was 113.15.



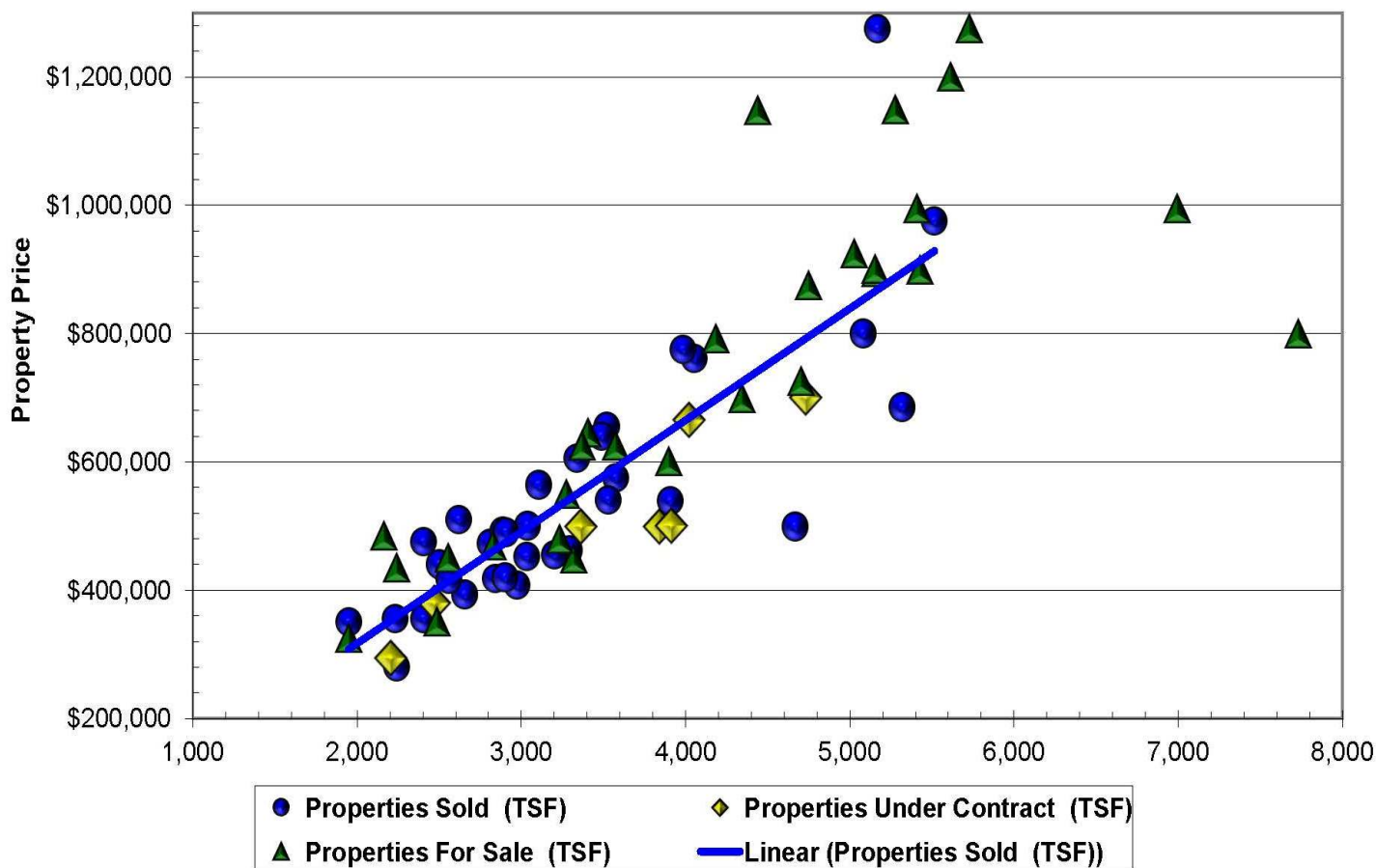
December 2015



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### Activity in Activity in Sandia Heights Since 1/1/2015 All On .5 Acres or Larger Lots (Estate Lots)



**THE HOMES IN SANDIA HEIGHTS THAT ARE IN SMALLER LOTS  
 (.5 ACRES OR LESS) WILL BE ON THE NEXT ISSUE.**



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**Call 269-GREG (4734)**



## Preliminary and Final Design and Construction Plans

Bob Bower, Chairman, ACC

The ACC encourages all property owners of Sandia Heights to submit an application for preliminary approval of design and construction plans, particularly for new construction and major addition projects. Preliminary plans are the ones that are done during the initial stages of the planning process prior to the preparation of final (and much more expensive) plans. Review of plans at the preliminary phase can identify any problems with governing Unit covenants or with any of the ACC Design Guidelines related to the project. This “early” review will make it easier to correct any compliance problems before incurring further costs as you proceed towards the preparation of final plans. As a minimum, these preliminary plans should contain the floor plans, elevations, and the location of the proposed structure on the lot. It is also advisable to include exterior materials, colors, lighting, etc., if known at the time. The ACC will point out what can and cannot be approved based on the completeness of the preliminary plans. The applicant will be encouraged to submit additional information to address any inadequacies with the initial submission of the preliminary plans in order to avoid the risk of later disapproval of the project. Once the ACC gives its written approval of the preliminary plans, you can then proceed with the preparation of final design and construction plans. Two copies of the final plans should accompany the submission of another application for final approval of the project, and these documents will be used by the ACC to conduct a neighborhood review of the project, if needed, prior to the final approval of the project. Keep in mind that the ACC only

requires final drawings that show the overall floor plan, the elevations, the location of the proposed project on the lot, and any other features that affect the external appearance of the residence. The ACC does not need drawings showing such items as internal electrical wiring, etc., that are not related to what the external appearance of the project will look like when completed.

Once the ACC approves the final plans, you must keep the ACC fully informed if you make any changes to these plans, regardless of how trivial you may think these changes are. Such items as changes to an exterior chimney design or relocating an air conditioning unit from a ground-mounted location to a location on your roof or vice-versa need ACC approval if these changes are not part of the originally approved plans. Experience has shown that neighbors who have examined plans made available to them during a neighborhood review are especially sensitive to any changes during construction that appear to differ from the plans that they were invited to review. Bottom Line: Keep the ACC in the loop when planning and executing your construction efforts—we will strive to make the experience as problem-free as possible.



### The following is a summary of active CSC violations:

Unit No.	Type of Violation
7	Vehicle/Equipment Parking
8	Light Intrusion
7, 1	Home maintenance
4, 11	Dead or Prohibited Trees, Dead Vegetation

### 7 Files Closed in the Past Month







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### SANDIA HEIGHTS RESOURCES

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[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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## NON-PERISHABLE ITEMS\*

- |                     |              |
|---------------------|--------------|
| Canned Meats        | Cereal       |
| Canned Vegetables   | Beans        |
| Condiments          | Sauces       |
| Boxed Meals         | Pasta        |
| Canned Fruit        | Rice         |
| Shelf Stable Milk   | Soups        |
| Peanut Butter/Jelly | Fruit Cups   |
| Pop Top Food        | Granola Bars |



**DROP-OFF INFO:**  
**Saturday**  
**December 5th**  
**9am - 3pm**  
**2-B San Rafael Ave NE**

\* Please do not donate items in glass containers or items that have been opened. Please ensure that all food donations include complete ingredient information.

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## Community Event Bulletin Board

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

---

**St Chad's Episcopal Church** at 7171 Tennyson St. invites you to celebrate Advent and Christmas with us. Saturday, Dec. 5th will be a celebration of St. Nicholas at 5 pm for all ages. Join us for a wonderful time of fellowship, crafts, outreach projects, cookie decorating, and stories for the children about St. Nicholas.

Christmas Eve services will be held at 5pm with a Christmas Pageant, and at 10pm with a choral concert and hymns, followed by service at 10:30pm. Both services will include Holy Communion. Child care will be provided at the 5pm service.

Christmas morning service will be at 10am on the 25th of December.

### **Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** – Wednesday, December 9 at 7pm in the SHHA office.
- **Office closed for Christmas Holidays from December 24 through January 3.**
- **Notary, copies and faxes, tram passes, email alerts and access to the contractor evaluation binder** are free to members.
- **Committee meetings** are posted on our website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org).
- **Classified ads** can be found on the website on the top bar menu under Classifieds.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members. Cash or check.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!
- **Sandia Heights Services Green Waste Collection:** November 30<sup>th</sup> –December 4<sup>th</sup>, 2015. For information please call Sandia Heights Services 856-6419 or visit their website at [www.sandiaheightsservices.com](http://www.sandiaheightsservices.com)



*After nearly a year of collaborative efforts between Bernalillo County, Melanie Christman, Jerry Carlisle, and others the memorial bench for Robert “Bob” Christman was put in place at Jackson Park.*



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