

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

Doors open at 8:30 a.m. Refreshments available.

Business to be conducted includes:

- Introduction of new officers elected by the Board
- Presentations by the SHHA committee chairs and officers
- Election of 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.

Officer Elections:

The following is the slate of officers who were elected for the 2016-2017 operational year at the December Board Meeting:

- Joe Pappé, President
- Josephine Porter, Vice President
- George Connor, Secretary
- Woody Farber, Treasurer

List of Candidates to be voted on at the Annual Meeting:

New Board member candidates will be voted on at the February Annual Meeting: Director Candidates are: Carnie Abajian and Dave Mottle. Their biographies are on the insert page of this GRIT.

Annual Meeting Conduct Procedures:

1. Please silence all cell phones during the meeting.



2. Questions to the Officers or about committee reports will be addressed at the end of each presentation.
3. Before speaking please present yourself at a microphone to be recognized by the Presiding Officer and state your name.

Town Hall Conduct Procedures:

1. Please silence all cell phones during the meeting.
2. Please fill out the Member Question/Comment Form with a summary of your questions or comments and present them to the Presiding Officer.
3. Before speaking please present yourself at a microphone to be recognized by the Presiding Officer and state your name.
4. Each speaker is limited to three minutes.
5. No member may speak twice until all who wish to speak have had the opportunity to do so.





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
 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.



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 – 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. and under the *Notices and Information* Tab you will find *SHHA Members Benefits*. Scroll down to view all the different merchant discounts.



SHHA homeowner members can now log onto the SHHA website at

www.sandiahomeowners.org. You will be able to update certain property information such as adding/changing a mailing address and directory preferences, as well as access member-only features on the website, for example: Tram pass availability. Your account has been created for you, but you must follow the reset password instructions to activate it. The reset password tool is located here <http://sandiahomeowners.org/my-account?view=reset> After you reset your password, you'll be required to enter your user name and your new password. Your user name is your first and last name combined in lowercase. For example, Bob Johnson would have the user name bobjohnson. After successfully logging in, you may change your user name. If you have any issues with your user name, you can retrieve it via email here <http://www.sandiahomeowners.org/my-account?view=remind>. Please don't hesitate to contact the office at 797-7793 if you have any questions.





MAIL THEFT

Sandia Heights Security says that mail theft is still a problem.

Residents are advised not leave mail in mailboxes, either incoming or outgoing. If you cannot retrieve your mail promptly ask a trusted neighbor to get it for you. If you are leaving town suspend your mail delivery - have it held at the Post Office.



If you have mail that would be considered sensitive, you may want to mail it at a USPS office. Another suggestion might be to replace your mailbox with either a heavy duty locking type or totally enclosing the box with acceptable construction and a lock to impede vandals as well as thieves.

Please be alert to anyone in a vehicle checking mailboxes. A license number on a vehicle along with a vehicle description would go a long way to putting an end to this activity.

If you experience mail theft, notify the BCSO (798-7000), the USPS inspector (1-877-876-2455), and Sandia Heights Security (856-6347 and 263-4654). If you witness a crime in progress notify BCSO and Security.



What to do with that Christmas tree?

You may take it to the Eagle Rock Landfill Transfer Station (857-8318) where the City mulches it, or you can just put it out with your regular trash, but the trees must be cut in half if taller than 6 feet.



SNOW REMOVAL

Most of the roads within Sandia Heights are County



roads/streets. There are a few private roads. . The County is responsible for removing snow from the public roads. If you need maintenance on your road/street, including snow removal, please call the County at 848-1503



SHHA wants your thoughts on GRIT publication schedule!

SHHA GRIT schedule change will be considered during 2016 for possible implementation in January 2017. We want to improve the quality of articles in the GRIT, reduce the number of reprinted articles, save office staff & SHHA Directors time gathering, proofing, and editing articles each month. The latter activity sometimes takes up to 10 days elapsed time each month, severely impacting people’s busy schedules.

We request: 1) Members think about an SHHA GRIT being printed every other month rather than monthly. 2) If you’d like, give us you feedback at the Feb 6th 2016 Annual meeting during the Town Hall discussions. 3) And/or after the Annual meeting send SHHA a letter or an email with the Subject Line “GRIT publication feedback” any time before June 1, 2016.

The Communications & Publications Committee of the SHHA will consider any and all ideas and comments to help us improve how we communicate with member residents and others.

The C&P Committee members are Anne Manning, Burt O’Neil, George Connor, Cindy Mottle, and SHHA office staff.



New Board Candidates Biographies:

Carnie Abajian

I have been a resident of Sandia Heights since November 2014. I joined the Finance committee in September 2015. I am currently a stay-at-home mom to a 3-year old and 1-year old. I have a Ph.D. in Chemistry from Northwestern University and my job with the Center for Naval Analysis brought me to Albuquerque in 2009 (I am currently part-time on-call). Before moving to Sandia Heights, I lived in High Desert and was a Voting Member representing Pinon Point Village from 2010-2014. My husband and I see ourselves in Sandia Heights for the next 20+ years as we raise our children. I would like to serve as a Director in order to help keep Sandia Heights the wonderful community that it is.

I am also a volunteer board member of Sangre de Oro, New Mexico's bleeding disorders educational and charitable organization. I will become Sangre de Oro's Treasurer in January.

David S. Mottle

I became interested in serving on the Board of Directors a few months after moving to Sandia Heights on February 5, 2015. I attended the Annual Meeting February 7 and all board meetings except for July, when I was on international travel. George Connor and I talked about my interest in the Parks and Safety Committee. I've been a member since April 2015.

As a member I've done the following:

- Worked on the "CONE flower Art in the WL Jackson Park" project
- Attended all Parks and Safety meetings
- Researched and reported on nearby retail locations to purchase yard signs
- Attended several Bernalillo County meetings which affected Parks and Safety
- Met with all Bernco Commissioners and Sheriff
- Worked on Domino's sign variance requests
- Met with two Sandia Heights Security Patrol members in order to learn more about their role in the homeowners' association
- Proofread various GRIT articles before publication
- Researched various P&S member requests

My professional and volunteer background includes:

- Forest Park (Springfield MA) volunteer, helping with development, maintenance and improvements
- Liaison between Newington (CT) Town and Board of Education in creating, planning, and building a local wetlands Walking Park while teaching high school biology
- Involved with patient and Public Safety while volunteering as a certified EMT (both CT and NM) and employed as a Registered Nurse and Office of the Medical Investigator Deputy

I have a BS in Biology from Springfield College and a MS in Biology from Michigan State University.



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	22	Motorist assist	4	Special request	190
Animal control asst.	1	Motorcycle nuisance	0	Special (extra patrol)	4
Breaking & entering	0	Neighbor dispute	0	Suspicious person	4
Car accident	3	Newspaper pickup	66	Suspicious vehicle	15
Customer assist	3	Noise complaints	0	Theft	3
Dump/spilled material	1	Open door/window	6	Utility Co. assist	6
Fireworks complaint	0	Parking problem	1	Threat/personal	0
Home burglary	2	Pet nuisance	3	Vandalism	10
Lost/found item or pet	3	Salesman complaint	6	Vehicle burglary	1
Fire	2	Snake call	0	Wildlife report	2
Miscellaneous call	4	Speeding vehicle	2	Total Calls	364



Sandia Heights Recycling Update

Starting on July 1, 2010, Sandia Heights residents have been offered the opportunity to recycle. Initially, only 5% of residents participated in this program, but this number has now grown to involve over 80% of residents. Since each person produces about 1600 pounds of waste each year, and over 50% of this is recyclable, our efforts to “Go Green” have been impressive.

So where does this recycling go? Sandia Heights contracts with the same company as Albuquerque proper, and therefore our recyclables are delivered to the Friedman Company. They are the largest paper recycler in the Southwest, with three processing plants in Phoenix, Tucson, and El Paso. Our waste is happily turned into paper towels, newspapers, trash bags, laundry detergent bottles, new cans, and even car bumpers, as examples. Recycling also conserves energy and resources needed to produce these items from raw material, and it also reduces the tons of waste dumped in our landfills.

Not only is recycling good for the environment, but Sandia Heights receives a “rebate” based on the tons of material received each year. This rebate is used to offset some of the costs of recycling, allowing this service to be free for residents.

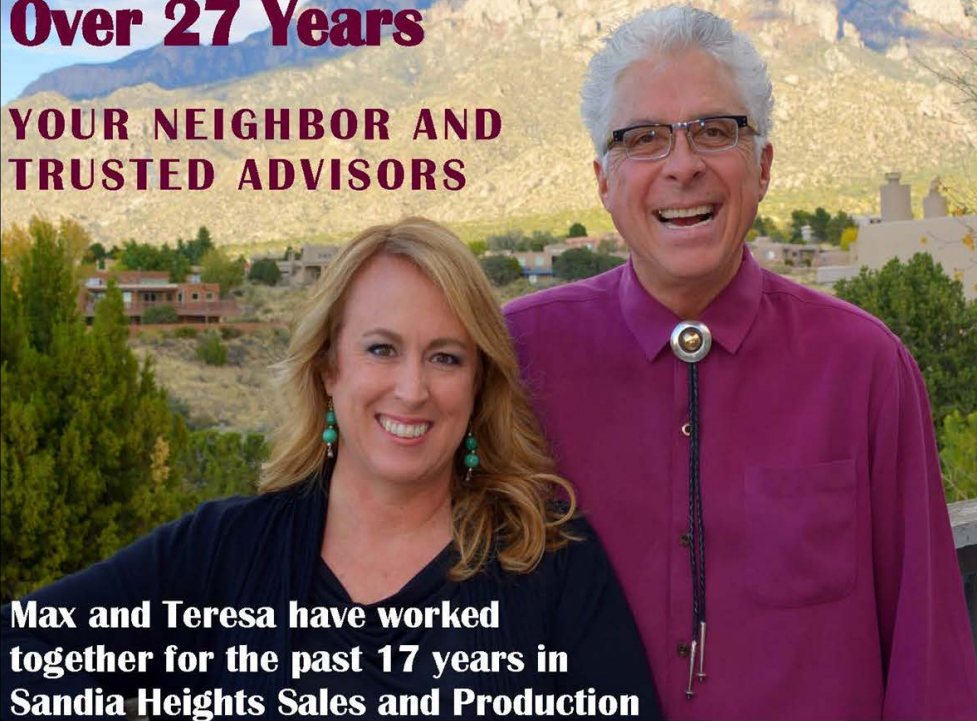
If you currently are not recycling, how can you get into this program? Simply call Sandia Heights Services at 856-6419 to request up to one free green topped recycle bin, 96 gallon or 64 gallon, be

Continued on page 7

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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!
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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!
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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 19 homes FOR SALE on lots .50 acres and larger. The average list price per SF is \$177.01. There are 11 homes PENDING. The list price per SF is \$151.99. There have been 30 homes SOLD in 2015. The average price per SF is \$161.59. 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 3 homes FOR SALE on a lot smaller than .50 acres. The average list price per SF is 160.25. There are 4 homes PENDING. The list price per SF is \$162.48. There have been 22 homes SOLD in 2015. The average price per SF is \$164.14. 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 \$126.12. There were 9 attached townhomes sold in 2014. The average sold price per SF was 113.15.



January 2016

Continued from page 4

delivered to your property. Additional bins can be rented for \$5.00/month for a 96 gallon bin or \$4.00/month for a 64 gallon bin.

Items made of paper, cardboard, aluminum, foil, or tin/steel can be recycled. For a more complete list see the **Sanitation Services Policies and Information** sheet on the Sanitation page of the Sandia Heights Services website: sandiaheightsservices.com. This site also has a calendar showing the bi-monthly pickup days for your particular section of Sandia Heights. Recycle bins should be moved to curbside by 7AM on your regular trash collection day, every other week. The recyclables should be rinsed and placed loose in the bin or in paper bags, not enclosed in plastic bags.

If you wish to personally drop off recyclable materials, you can take them to one of the Albuquerque recycle drop-off sites, as listed on the Albuquerque city website (www.

Cabq.gov/solidwaste/recycling/recycling-dropoff). The closest drop-off site to Sandia Heights is at 6301 Eagle Rock, NE (off I-25 and Alameda) for general trash, recycling, and even electronic waste. Sandia Heights Services DOES NOT collect RECYCLE GLASS. You can take your RECYCLE GLASS to the rear of Smith's Store at Wyoming and Paseo del Norte or to the city recycle Bins behind the Bear Canyon Senior Center off Pitt St NE near Morris & Montgomery intersection. So let's shoot for 100% participation in 2015. Recycling is an easy and convenient way to help keep our planet healthy.



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.



Covenant Violation

When you file a form for a Suspected Covenant Violation, please be assured that the CSC is working on your behalf. The CSC's process includes investigating suspected violations and ensuring compliance if appropriate, which can entail multiple site visits, photographs, and letters. This process, including time for corrective action, may take weeks or months. The file will remain active during this process. Once it has been completed you will receive a letter stating that we have closed the file.



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





Summary of ACC Articles Published in 2015

By Bob Bower, ACC Chairman

Jan: Summary of Articles Published in 2014

Feb: Weed and Fire Season is Approaching!
PNM Wants 12% Rate Hike

Mar: ACC 2014 Annual Report

Apr: Know How Your ACC Works!

May: Construction Courtesy and Safety in Sandia Heights

Aug: Surveys and Building Permits—A Refresher

Sep: Responding to Emergency Situations

Oct: Keep the ACC in the Loop for your Home Improvement Projects
An Update on PNM’s Rate Hike Request

Nov: Don’t Let Your Water Pipes Freeze!

Dec: Preliminary and Final Design and Construction Plans

NOTE: I hope these articles are useful. I will continue to write them as long as I chair the ACC.



ACC Activity Log

Summary of Approved Projects activity since the last GRIT:

21 Juniper Hill Road - Addition

22 Sandia Heights Drive – Photovoltaic Panel Installation

47 Pinon Hill Place – Photovoltaic Panel Installation

102 Juniper Hill Place - Landscaping

511 Roadrunner – Covered Porch

577 Black Bear Road – Re-Finish Trim

613 Cedar Hill Road - Reroof

991 Lynx Loop – Window Replacement

1066 Tramway Lane – Reroof and Restucco

1066 Tramway Lane – Window and Door Replacement

1105 San Rafael Avenue - Landscaping

1234 Goldenrod Drive – Security Door

1463 Bluebell Drive - Reroof

1703 Quail Run Court – Window Replacement

1919 Quail Run Drive – Photovoltaic Panel Installation

2107 Navajo Willow Drive – Color Coat Stucco

2405 Tramway Terrace Court – Fence Replacement

2434 Tramway Terrace Court - Reroof

2521 Tramway Terrace Court – Re-Stucco

2751 Cliffrose Drive – Landscaping and Fence Replacement

2876 Brushwood Street – Fence Replacement

2876 Brushwood Street – Furnace/Swamp Cooler Replacement

7712 Cedar Canyon Place – Photovoltaic Panel Installation

8206 Indigo Court – Photovoltaic Panel Installation

8225 Raintree Drive – Photovoltaic Panel Installation

8230 Raintree Drive – Swamp Cooler Replacement

Go to the website:

www.sandiahomeowners.org to read about all projects currently under ACC management.



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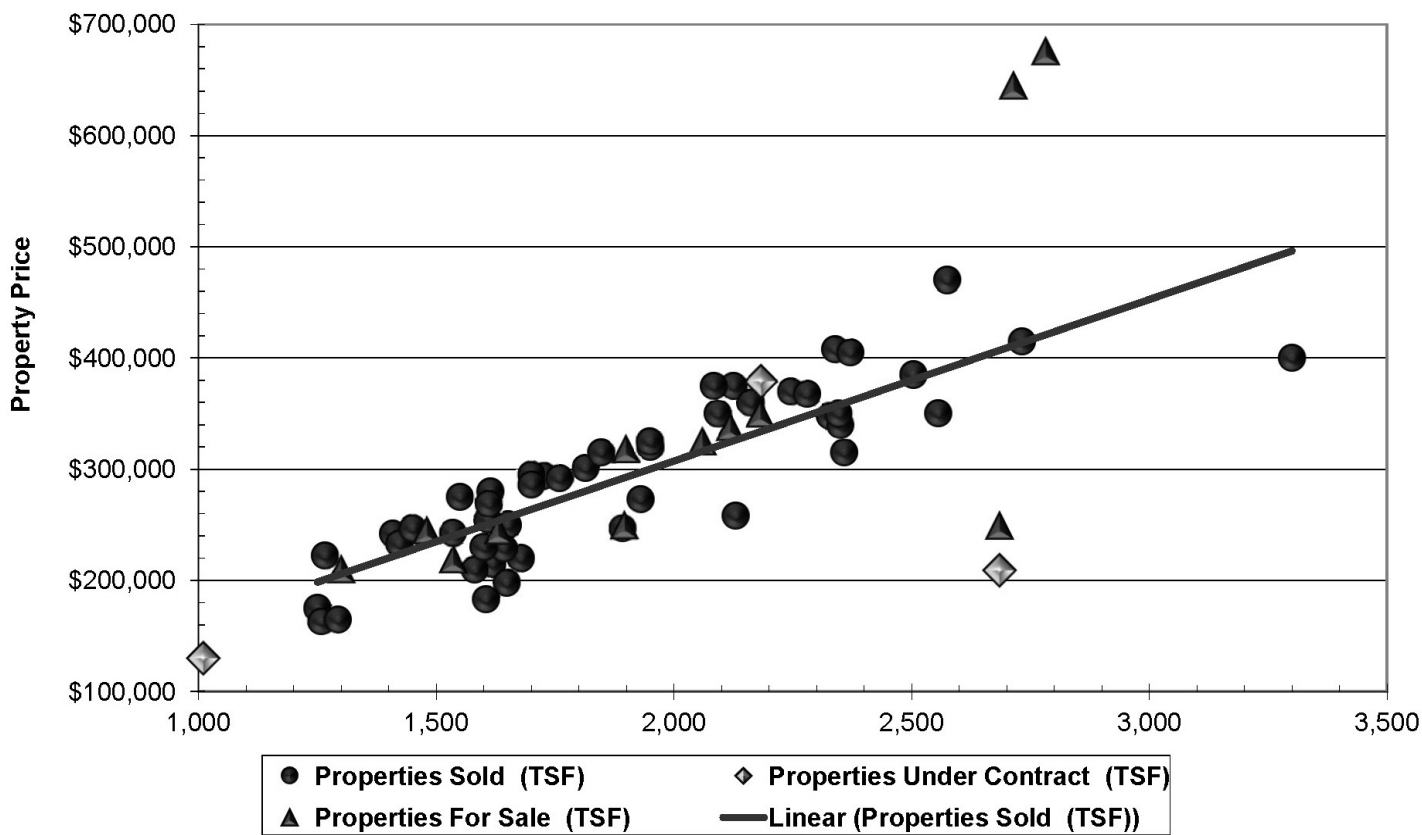
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Community Event Bulletin Board

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

ATTENTION: CALL FOR ARTISTS

Calling all Sandia Heights artists: Do you paint? Sculpt? Make jewelry? Knit or weave or create wearable fabric art? Create pottery pieces? Do photography or woodwork? Mixed media pieces? If the answer is “yes,” we would love to have you join us for the 2016 Sandia Heights Artists Studio Tour, which will take place on Saturday and Sunday, September 10 and 11. This is a unique opportunity to show (and sell) your work and to get to know your artistic neighbors. Our initial organizing meeting will take place Tuesday, January 26, 7-8 PM, at Barb Nahler’s house, 1202 Marigold NE. For further information, please call Nancy Mattern at 856-6313 or visit www.sandiaheightsartists.com.



2016 Directory Photo

Thank you everyone who submitted a photo for the 2016 Directory, The photo chosen for the cover to the left was submitted by Michael Wile. His photo and other photo submissions are featured on our website under the Photo gallery tab. We encourage you to go to the website: sandiahomeowners.org, and take a moment to enjoy the beautiful photographs. You may submit your entry for the 2017 Directory at any time to sandiaheights@comcast.net



Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** – Wednesday, January 13 at 7pm in the SHHA office.
- **Office closed for Martin Luther King Jr. Day Monday, January 18.**
- **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.
- **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!

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

