

**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 will be in the Annual Meeting Attendee Packet.

**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.

*Happy Valentine's Day*





**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

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:

**Albuquerque Custom Tint and Glass – Avis/Budget Car and Truck Rental – Bair Medical Spa – Chiropractor, Mark L. Schwartz DC – Domino’s Pizza - Jade Enterprises – PCM Electrical**

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.*



**UPDATE ON THE COUNTY’S DRAG RACING ISSUE**

The County’s Vehicle Seizure and Forfeiture Ordinance took effect on January 8, 2016 making drag racing a criminal act that could result in on-the-spot seizure and ultimate forfeiture of the vehicle. The new ordinance was sponsored by our District 4 County Commissioner, Lonnie Talbert. It declares illegal street racing or drag racing as a public nuisance that endangers the community at large. For a complete reading of the County’s news release of January 7th on this ordinance, go to [www.berncogov](http://www.berncogov). SHHA’s involvement in the drag racing issue stems from our attendance at a meeting last September organized by John Betak, president of the Alliance of Sandia Heights Neighborhoods. Members of several homeowner associations in the immediate vicinity of Tramway Boulevard also attended the meeting. Many of the attendees expressed concerns going back many years regarding drag racing, particularly along the length of Tramway Boulevard. The Bernalillo County Sheriff’s Office presented briefings on the danger that drag racing presents throughout the County and on the difficulty in apprehending those drivers involved in drag racing activities due to a lack of an ordinance designed specifically to target the offenders. Commissioner Talbert then proceeded to sponsor the creation of the ordinance and SHHA participated in supporting its passage before the Board of County Commissioners. Hats off to Commissioner Talbert for a job well done!





## TO PLOW OR NOT TO PLOW? TRAMWAY AND SNOW/ICE

By Cindy Mottle, Chairman, C&P

Bernalillo County takes pretty good care of the Sandia Heights roads when compared to other areas of Metro Albuquerque, but what happened to Tramway on December 27<sup>th</sup>? Since Tramway Boulevard is part of State's North Urban Patrol, and is a 'Priority 2' out of three, clearing I-25 and I-40 took precedence on that December Sunday. Since the 2015-2016 El Nino (warming of the Pacific Ocean) is now predicted to be one of the most severe ever, Sandia Heights residents can expect more precipitation as this winter continues.

Those with online access can check weather websites that constantly update their data, information and predictions. Weather Underground [<http://www.wunderground.com/>] continues to be helpful in this manner, particularly because there are volunteers maintaining nine Sandia Heights weather stations that are reporting (uploading) temperatures, precipitation, wind speed, humidity, etc. WU maintains over 180,000 stations throughout the lower 48 states, compared to a little over 12,000 public stations used by other weather reporting entities.



## 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



## COMMUNICATIONS AND PUBLICATIONS— What does it do?

By Cindy Mottle, Chairman, C&P

A small change to Communications and Publications' (C&P) charter has been recently approved, which makes this a good time to read about what the Committee is all about:

- **Publishing a newsletter a minimum of 6 times per year.** Today we publish monthly, but we will gradually begin to consider publishing every other month effective 2017. Between expenses (currently about \$8650 annually) and lack of articles, we are looking at better ways to communicate with SHHA residents.
- **Assuring that the website remains up to date.** If you spot any dead or outdated links, contact the SHHA office.
- **Assisting with the office computers and communications devices.** The SHHA website also provides a database so that Amanda and Betsy can pull up accurate information when residents visit, email, or write the office.
- **Publishing the Annual Membership Directory including residents' guide.** The directory is available to members on the SHHA website. Members need to login to the SHHA website in order to be able to access the directory. Contact the SHHA office if you have any trouble logging on to your account or if you have any questions. You should have received your 2016 copy by now.
- **Obtaining advertising for all publications.** We have a very loyal group of advertisers, but are interested in any company that will provide a service to SHHA residents and the surrounding area.
- **Assisting with other communications as may be needed.** When residents have communications questions or ideas, they can contact the office by phone, email, or a visit.



## 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	25	Motorist assist	6	Special request	222
Animal control asst.	1	Motorcycle nuisance	0	Special (extra patrol)	5
Breaking & entering	0	Neighbor dispute	1	Suspicious person	9
Car accident	2	Newspaper pickup	8	Suspicious vehicle	26
Customer assist	6	Noise complaints	2	Theft	11
Dump/spilled material	0	Open door/window	7	Utility Co. assist	2
Fireworks complaint	1	Parking problem	4	Threat/personal	0
Home burglary	1	Pet nuisance	2	Vandalism	2
Lost/found item or pet	4	Rescue assist	3	Vehicle burglary	7
Fire	1	Salesman complaint	3	Wildlife report	0
Miscellaneous call	0	Speeding vehicle	1	<b>Total Calls</b>	<b>362</b>



### 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 BernCo. Sheriff's Office (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.





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### PENDING and SOLD In Sandia Heights!



**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**



**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**



**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

**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 2016

#### How is the Sandia Heights Market?

#### 2016 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS .50 ACRES AND LARGER

There are 17 homes FOR SALE on lots .50 acres and larger. The average list price per SF is \$183.56. There are 8 homes PENDING. The list price per SF is \$161.40. There were 34 homes SOLD in 2015. The average price per SF was \$158.92. There were 38 homes SOLD in 2014. The average sold price per SF was \$160.01.

#### 2016 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

There is 1 home FOR SALE on a lot smaller than .50 acres. The average list price per SF is 160.58. There are 3 homes PENDING. The list price per SF is \$158.36. There were 30 homes SOLD in 2015. The average price per SF was \$162.67. There were 26 homes SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$159.21.

#### 2016 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There currently are 3 attached townhomes FOR SALE. The average list price per SF is \$122.44.

There are no attached townhomes pending. There were 9 attached townhomes sold in 2015. The average sold price per SF was \$121.70.

There were 9 attached townhomes sold in 2014. The average sold price per SF was 113.15.



February 2016



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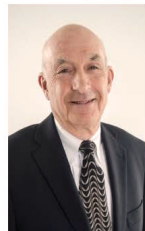
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## Trash and Recycle Bins

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
7, 1	Home maintenance
4, 11	Dead or Prohibited Trees, Dead Vegetation

**2 Files Closed in the Past Month**



## Responding to Home Emergency Situations

By Bob Bower, Chairman, ACC

NOTE: This article is published frequently and is mainly for the benefit of our newcomers since they may not understand what needs to be done regarding ACC involvement when a home emergency occurs. Hope the information is useful!

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, stucco damage (particularly at the parapet locations), a large tree or tree branch that may pose a danger to your property if not trimmed or removed, 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 an 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 may be needed to fix the problem. 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.

*Continued on page 8*



*Continued from page 7*

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!

Once your emergency issue has been solved and you wish to pursue a permanent fix to minimize or prevent the recurrence of that particular issue, you would then be required to submit an application to the ACC. Examples of this would include replacing your entire roof, restuccoing your residence, or replacing a large tree that was removed. Keep in mind that trees which will exceed the height of your roofline when they reach full maturity are not authorized since they can interfere with the views of neighboring properties. Also, The ACC does not need an application for replacement or repair of your septic system. Wastewater systems are handled by the County’s Public Works Department and they will issue the proper permits and perform the proper inspections to ensure that the septic system meets County requirements.

From all of the members of the ACC, we wish you an “emergency-free” 2016 and please remember that the Committee is here to help you in any way we can through all phases of your home improvement projects.

## **ACC Activity Log**

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

- 31 Juniper Hill Loop – Roof Repair
- 442 Live Oak Loop – Photovoltaic Panel Installation
- 605 Cedar Hill Road - Fence
- 623 Cedar Hill Road- Photovoltaic Panel Installation
- 726 -13 Tramway Vista Drive - Photovoltaic Panel Installation
- 1225 Rockrose Road – New Construction
- 1608 Quailwood Drive - Reroof
- 1699 Quail Run Court - Evaporative Cooler/Furnace Replacement
- 1710 Quail Run Court- Evaporative Cooler Replacement
- 1711 Quail Run Court – Restoration/Remodel
- 2324 Calle de Gabriel - Wall
- 2752 Wolfberry Place - Reroof
- 2866 Tramway Circle – Storage Facility
- 8211 Indigo Court – Reroof and Restucco
- 8235 Raintree Drive – Maintenance of Back Wall
- 12629 Carmel Court – Reroof and Parapet Repair

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







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## **SANDIA HEIGHTS HOME SALES: 2015 VS. 2014**

*SANDIA HEIGHTS WAS "STEADY AS SHE GOES" FOR 2015 HOMES SOLD VS. 2014. THERE WERE 40 "ESTATE HOMES" (THOSE HOMES ON A 1/2 ACRE LOT OF LARGER) THAT SOLD IN 2015 VS. 38 IN 2014 (SOURCE: MLS). THE AVERAGE SALES PRICE WAS \$536,412 IN 2015 VS. \$562,672 IN 2014. THE HIGHEST PRICED SALE IN 2015 WAS \$1,275,000, AND THE LOWEST PRICED SALE WAS \$280,000. IN 2014, THE HIGHEST PRICED SALE WAS \$1,125,000, WHILE THE LOWEST WAS \$340,000.*

*OTHER STATISTICS ARE THE "AVERAGE DAYS ON THE MARKET", WHICH WERE 72 DAYS IN 2015 VS. 79 IN 2014. THE "AVERAGE LIST PRICE TO SALES PRICE RATIO" WAS 96.29% VS. 95.90% IN 2014. THE AVERAGE SQUARE FEET OF A HOME IN 2015 WAS 3,336 VS. 3,437 IN 2014, WHILE THE AVERAGE PRICE PER SQUARE FOOT" WAS \$160.57 IN 2015 VS. \$163.47 IN 2014.*

*FOR THOSE SMALLER SIZED PROPERTIES (PATIO HOMES AND TOWNHOMES) SOLD IN 2015 VS. 2104, THE RESULTS WERE SIMILAR. THERE WERE 52 SALES IN 2015 VS. 55 IN 2014. THE AVERAGE SALES PRICE WAS \$286,517 IN 2015 VS. \$275,858 IN 2014. THE "AVERAGE DAYS ON THE MARKET" IN 2015 WERE 50 DAYS VS. 70 DAYS IN 2014. THE "AVERAGE LIST PRICE TO SALES PRICE RATIO" IN 2015 WAS 97.86% VS. 96.83% IN 2014. THE "AVERAGE SQUARE FEET" WAS 1,896 IN 2015 VS. 1,882 IN 2014. THE "AVERAGE PRICE PER SQUAREFOOT" WAS \$151.75 IN 2015 VS. \$146.96 IN 2014.*

*ALTHOUGH SOME OF THE STATISTICS ARE LOWER IN 2015 VS. 2014 THERE ARE QUITE A FEW THAT ARE BETTER. WITH SUCH A SMALL SAMPLING, THEY CAN BE "SKEWED". I BELIEVE THAT SANDIA HEIGHTS IS STRONG AND HEALTHY, AND STILL ONE OF THE MOST DESIRABLE AREAS TO LIVE IN! IF YOU HAVE ANY QUESTIONS, OR NEED MY ASSISTANCE PLEASE CONTACT ME AT 505-269-GREG (4734) OR EMAIL ME AT: GREG@GREGLOBB.COM. THANK YOU!*



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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. Chads: Ashes On The Run:** Jog by on Ash Wednesday, February 10<sup>th</sup>, for Ashes On the Run! We will be on the bike path at San Rafael and Tramway to greet the runners and walkers, and offering prayers and the imposition of ashes to those who would like them. We look forward to meeting you and bringing a little of God's grace to the hundreds of people who run or walk along Tramway. Tell your friends that they too can get Ashes On The Run!

We will also have Ash Wednesday services at the church (7171 Tennyson) at both 7 am and 7 pm.



### **Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Annual Meeting** – Saturday, February 6 at 9am at Church of the Good Shepherd.
- **Office Closed:** Monday, February 15 for President's Day.
- **Notary, copies and faxes, tram passes, email alerts and contractor evaluation binder** 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 only.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!
- **Tram Passes:** for sale in the SHHA office. \$5 per ticket for members. Cash or check only.

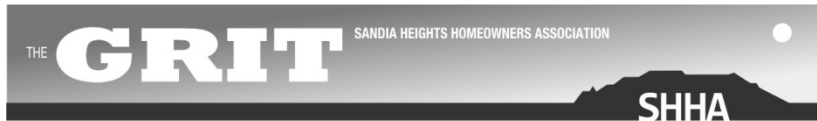


### **Did you know?**

Saint Valentine's Day, commonly known as Valentine's Day, or the Feast of Saint Valentine, is observed on February 14 each year. St. Valentine's Day began as a liturgical celebration of one or more early Christian saints named Valentinus. The most popular martyrology associated with Saint Valentine was that he was imprisoned for performing weddings for soldiers who were forbidden to marry, and for ministering to Christians, who were persecuted under the Roman Empire; during his imprisonment, he is said to have healed the daughter of his jailer Asterius and before his execution, according to the legendary account, he wrote, "from your Valentine" as a farewell to her. The day's association with romantic love grew in the circle of Geoffrey Chaucer in the High Middle Ages, when the tradition of courtly love flourished. By the 15th century, it had evolved into an occasion in which lovers expressed their love for each other by presenting flowers, offering confectionery, and sending greeting cards.







Sandia Heights Homeowners Association  
2-B San Rafael Ave NE  
Albuquerque, NM 87122

**SHHA ANNUAL MEETING FOR SHHA MEMBERS**

**At the Church of the Good Shepherd**

**7834 Tennyson**

**9 - 11 AM**

**Saturday, February 6, 2016**

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