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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 SECRETARY REPORT

~ By George Connor, SHHA Secretary

The questions received at the February Annual and Town Hall Meetings are in the process of being answered and will be reviewed and approved by the Board at the April 13, 2016 meeting. The questions and answers will then be posted on the SHHA website and remain on the website until the end of May 2016. In addition, the Annual Meeting PowerPoint Presentation Slides and Annual Meeting Minutes have been posted to the website and will remain on the website through the end of May 2016.

If you have a concern or a question or need information please email us at sandiaheights@comcast.net. Any request for information will be responded to within 8-10 business days of receipt.

Members are welcome to attend monthly board meetings. The meeting schedule can be found under the Board Tab: Board Meeting Schedule. Please call or email the office to notify us if you wish to attend.



KUDO'S TO JOHN BETAK

It has come to my attention I neglected to give credit to John Betak, an SHHA member for his work on the drag racing ordinance. In my article entitled "Annual Report from the President" that was published in the March edition of the GRIT, I stated that SHHA worked with the County on the drag racing issue and that the County subsequently passed an ordinance related to that issue.

Although SHHA did work with Commissioner Talbert in his effort to get this ordinance passed, the lion's share of the credit goes to John Betak, President of the Alliance of Sandia Heights Neighborhoods (ASHN). I feel that I should give credit where credit is due and, as such, I want to make sure that the community understands that John Betak was the major driving force behind the efforts that led to the eventual enactment of this very important ordinance.

Joe Pappe
 SHHA President



CONSTRUCTION STARTED TO PROVIDE QUICKER ACCESS TO PASEO FOR FIRE STATION #35

Sandia Heights and North Albuquerque Acres will soon have faster fire and emergency response times when construction of an access road leading directly to Paseo del Norte is complete. Completion time is estimated at four months. "Collaboration is what turns an idea into a reality within a community," says Commissioner Lonnie Talbert. "Bernalillo County thanks State Representative Bill Rehm and State Senator Mark Moores for the legislative funding we received to design and construct the new direct access to Paseo del Norte Boulevard." This item has been on the SHHA Bernalillo County Capital Improvement Plan (CIP) request the last 4 -6 years. The GRIT thanks the Sandia Heights resident who reported this news to the SHHA.



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ABQ FILM SHOWS DANGERS OF LOCAL CYCLING

The number of New Mexico cycling deaths is second only to Florida. That rate is 50% higher than the country as a whole. This is what inspired Chris Schueler to film the documentary, “HIKERS, BIKERS AND AUTOMOBILES Pedestrian and Cyclist Safety”.

The production filmed in Albuquerque and the surrounding areas, often focusing on rural roads, where the infrastructure isn’t available for cyclists. It was produced by Emmy Award winning Christopher Productions, LLC in association with SafeTeen New Mexico; sponsors for the program include NM Dept. of Transportation, Bernalillo County Substance Abuse Prevention, the City of Albuquerque, State Farm Insurance and Bike ABQ. For more information, visit <http://nmbikepedsfafety.info/> .

According to the Mid Region Metro Planning Organization, 1,684 cyclists were treated for injuries in 2013. In Bernalillo County, Alcohol-involved Pedal cycle Crashes have almost doubled from 2010 to 2012 (7 to 13), according to the New Mexico Dept. of Transportation DWI report 2012.

This 30-minute film will be available **April 3** 1pm KWBQ 19 (CW), **April 10** 2pm KASA 2 (FOX), **April 15** 7pm KNME 5 (PBS), **April 16** 4pm KWBQ 19 (CW), **April 17** noon KRWG 22 (PBS), 12:30pm KENW 3 (PBS), 3pm KASY 50 (MYN), **May 14** noon KRQE 13 (CBS), and **May 22** 2pm KASA 2 (FOX).

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TRAVEL TRENDS FOR 2016

Vacation travelers are looking toward Europe in 2016. Recently more than 1300 travel agents and agency owners were surveyed by Travel Leaders, one of North America’s

largest travel companies, about the top trends they’re seeing for 2016, including the growing area of leisure travel. Three European destinations were among the top five luxury vacation spots: European river cruises are at the very top, followed by adventures in Italy, and Mediterranean cruises. Rounding out the top five are Caribbean cruises and Australia. Whether you’re talking about sailing along a European river, through the Mediterranean or in the Caribbean, cruises have some things in common. The voyages are generally all-inclusive and the ships tend to be smaller, with more spacious accommodations and a greater level of amenities such as gourmet dining, a high staff-to-passenger ratio and unique shore excursions. Many focus on longer stays, allowing travelers to immerse themselves in European history and culture.

For land-based destinations, such as Italy, a vacation offers travelers more opportunities to customize their trip. They can select top-of-the-line hotels and resorts, smaller tours and an itinerary that appeals to their interests. For some, that could be a specific region such as sun-drenched Tuscany, the gorgeous Amalfi coast or the grand cities of Venice, Florence and Rome. Others may want to focus on a particular topic, such as wine and food or art and history.

Travelers in search of unique and adventurous experiences, may want to try one of the survey’s top up-and-coming destinations: A trip to Cuba can be priceless for Americans who want to be among the first to visit the island in the wake of normalized relations. People-to-people tours allowed under U.S. law give visitors a level of interaction they wouldn’t get on a typical vacation, with visits to schools, businesses and cultural organizations.

For help planning a leisure vacation anywhere in the world, contact your travel agent.

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COMMUNICATIONS & PUBLICATIONS COMMITTEE (C&P)~

Cindy Mottle, Chair

Meet the Communications & Publications Team

One of the many reasons why SHHA membership monthly dues are so low is the many volunteers that give their time to the Association. This month we focus on Communications and Publications:

Anne Manning, C&P volunteer and BOD member, has writing and editing experience, has lived in various units since 1990, worked the 2010 census, and also is a volunteer at the Botanic Garden. She wants to help other residents enjoy and protect Sandia Heights.

Burt O'Neil, C&P volunteer, enjoys the internet/website part of C&P, and is interested in helping members get online, as well as encouraging more electronic communication between SHHA and its residents. His professional credentials include Electro-Optics, Satellite Imaging, and HTML job script. He recommended the business that currently manages the SHHA website.

Cindy Mottle, Chair, moved to Sandia Heights February 1, 2015, was elected to the BOD in April, and was elected Chair by the Committee in December. She has a Technology and Education background. She published Albuquerque SCORE's Newsletter using Constant Contact software.

George Connor, recently served as C&P Chair and currently is BOD Secretary and Parks and Safety Chair. George worked at Sandia Labs as Manager of Sandia Benefits Health Care Systems and Manager of Computing Operations and Labs Telecommunication Systems before retiring to Sandia Heights.

Amanda Allen and **Betsy Rodriquez**, serve in various capacities for C&P. Amanda organizes the GRIT for publication [You may have noticed the increase in graphics since she

became a staff member.]. Betsy has a wealth of experience in her eight years with SHHA and handles a lot of the drop-in requests for information.

Communications and Publications is looking for new members! If you like volunteering to work with words or websites, reviewing restaurants/movies/happenings, or have local information about business, sports, travel, or anything that might interest our readers, this is the place for you! Contact the SHHA office for details.

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SHHA MEMBER BENEFITS:

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:

- Alarm Research Inc. *new listing!***
- Albuquerque Custom Tint and Glass**
- Avis/Budget Car and Truck Rental**
- Bair Medical Spa - Chiropractor, Mark L.**
- Brown & Brown Ins. of NM *new listing!***
- High Finance Restaurant**
- Sandiego's Mexican Grill at the Tram**
- 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.

If you would like more information or would like to participate in the SHHA Merchant Benefit Program please email us at sandiaheights@comcast.net

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SECURITY TIPS FROM SANDIA HEIGHTS SECURITY

- Never hide house keys under the door mat or a rock near your door. Instead give your key to a trusted neighbor.
- If someone comes to your door asking to use the telephone, make the call yourself. Do not let them in!
- Install outdoor floodlights or motion-sensor lights to eliminate any areas where someone might hide.
- If someone in a vehicle asks for directions, answer from a distance. Do not approach the vehicle!
- Prune shrubbery and trees so they do not obscure windows or doors. Plant thorny bushes or cacti under your windows.
- Sliding glass doors offer easy access if not properly secured. You can secure them by installing commercially available locks or placing a broomstick or wooden dowel in the inside track to jam the door.
- Mark your valuables with your driver's license number. Videotape the contents of your home.

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	4	Special request	151
Assault/battery	1	Motorcycle nuisance	0	Special (extra patrol)	8
Breaking & entering	3	Neighbor dispute	2	Suspicious person	12
Car accident	1	Newspaper pickup	9	Suspicious vehicle	33
Customer assist	3	Noise complaints	1	Theft	1
Dump/spilled material	0	Open door/window	3	Utility Co. assist	4
Fireworks complaint	3	Parking problem	5	Threat/personal	0
Home burglary	3	Pet nuisance	0	Vandalism	3
Lost/found item or pet	4	Salesman complaint	2	Vehicle burglary	2
Fire	0	Snake call	0	Wildlife report	1
Miscellaneous call	8	Speeding vehicle	4	Total Calls	296

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 preceding stats, please call Security 856-6347, mobile 263-4654.



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1.7 ACRE LOT
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OFFERED AT: \$1,275,000**

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LANDSCAPING AND HOME MAINTENANCE FROM THE COVENANT SUPPORT COMMITTEE (CSC)~

Josephine Porter, Chair

The spring landscaping and building season is here. Please be reminded that this is the season when weeds begin to grow ... like weeds. While we all have differing opinions of what constitutes good landscaping and how much time we want to spend on our lots, please look around your neighborhood and try to be consistent. Spring is a good time to consider if your house needs repainting, windows need replacing, or your lot needs cleaning. Please remember that all plans for construction or for any other changes that will affect the exterior appearance of your residence must receive prior approval from the Architectural Control Committee (ACC).

Starting now on landscaping or house maintenance may forestall your neighbors filing a CSC complaint for something you know needs to be done.

For most of us our homes are our biggest investment and our property's value, in part, is determined by our neighborhood. The mild spring weather is a perfect time to start your landscape and home clean-up. Your neighbors and the CSC will appreciate it.



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



A REFRESHER ON THE ACC'S NEIGHBORHOOD REVIEW PROCESS

Bob Bower, Chairman, Architectural Control Committee (ACC)

It has been several years since I've written an article on the ACC's Neighborhood Review (NR) process. I feel it's necessary to periodically revisit this subject since use of the NR is often an integral part of how the ACC goes about its business of evaluating projects, particularly very large ones, within the community.

The SHHA covenants clearly place the authority and responsibility to approve or disapprove project applications with the ACC. The covenants do not require the ACC to conduct NRs prior to approval of any of its projects. These reviews are conducted as a courtesy to the community and are used primarily for informing neighbors of a proposed project in their immediate vicinity. After the ACC arrives at the point where it has determined that the project is in compliance with applicable covenants, it is now ready to consider the approval of the project. The decision to conduct a NR is made when the ACC feels that the project may have an impact on the views, harmony, property values, or interests of the owners of nearby properties.

Once the ACC decides that a NR is appropriate for a project, the following steps occur:

1. A notification letter is sent to neighbors in the immediate vicinity of the proposed project. The letter describes the project and advises addressees that they have seven working days to visit the SHHA office to review the project plans and to respond in writing with relevant comments. These plans normally consist of a plot plan showing the footprint of the project on the property, a basic floor plan, and elevation drawings. Please note that if you learn of an on-going NR of a project in your neighborhood and feel that you should have

Continued on page 8

Continued from page 7

received a notification letter and that you want to review the project documents, call the SHHA office and your request will be honored.

2. Once all comments are received, the ACC will provide feedback to the project applicant and will work with the applicant to address the comments that both the ACC and the applicant feel could enhance the project from a neighborhood point of view.

3. If the ACC feels that the comments expressed during the NR process indicate that there is a general feeling of uneasiness within the neighborhood concerning the project, the ACC will schedule a meeting to allow neighbors to meet with the ACC.

4. Once the ACC has received all comments from the NR and from any subsequent meetings and discussions with concerned neighbors, the ACC will consider all of these comments before making a final decision. Along with general conditions stated in all ACC approval letters, specific conditions stemming from relevant neighborhood comments will be incorporated, as appropriate, in the approval letter.

The NR process is the product of many years of experience dealing with the community's need to continually build, update, and modify its residences. The ACC was established by the covenants at their inception to provide overall guidance to the property owners and to maintain reasonable control of the various architectural standards imposed by these covenants. In the beginning, there was no such "animal" as the NR and it quickly became obvious that this sort of review process was important in order to consider the impact of a construction project from the neighborhood's point of view. The ACC continues to strongly endorse the value of the NR as a key ingredient in its evaluation process and I encourage all recipients of a NR notification letter to take a few moments to review the material available to you for your review and to submit comments as appropriate. Don't miss this opportunity and then regret that you did not take the time to voice your concerns once the project has been approved and is underway!

One final note: For those of you who submit applications to the ACC accompanied by

plans and drawings to be used for a NR, please do not change anything contained in those plans and drawings without first obtaining ACC approval for those changes once the ACC has approved those documents. Neighbors who take the time to review the documents have noted on several recent occasions that what is being built does not match what was reviewed during the NR process. If a compromise can't be reached with the ACC, you, and any neighbors who register a complaint, the burden will fall on you to remedy the situation. My best advice is to keep an eye on what your contractor is doing and make sure that the construction matches what was viewed by your neighbors during the NR process and what was subsequently approved by the ACC.

ARCHITECTURAL CONTROL COMMITTEE (ACC) ACTIVITY LOG

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

59 Juniper Hill Court - Fence

177 Big Horn Ridge Drive – HVAC Replacement

207 Spring Creek Drive - Reroof

410 Live Oak Loop – Photovoltaic Panel Installation

623 Cedar Hill Road – Raise Height on Garage Doors

849 Llave Lane – Fence

849 Llave Lane – Paint Window/Door Trim

873 Tramway Lane Court – Replace Swamp Cooler

873 Tramway Lane Court - Reroof

1002 Tramway Lane – Window Installation

1183 Laurel Loop – Landscaping

1201 Marigold – Re-roof

1236 Rockrose Road – Replace/Repair Decks

1401 San Rafael Avenue – Photovoltaic Panel Installation

1501 Eagle Ridge Road – Re-stucco

1854 Tramway Terrace Loop – Parapet Repair

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

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Social Security Update

Our hope is to educate, we hope you find this useful & enjoyable

Social Security Update

Pre-retirees and retirees who were counting on exercising a coordinated claiming strategy to maximize Social Security benefits recently learned most of those options have been virtually eliminated. Social Security rule changes were slipped into a budget compromise designed to keep the county from running out of money. Those who are age 66 or will turn 66 within six months of the new law being enacted (around May 1, 2016), still have the right to file and suspend under the old rules.

Those who turned 62 or older by Dec. 31, 2015 will still be permitted to claim just spousal benefits when they turn 66—assuming their mates have either claimed Social Security or have filed and suspended their benefits before the 5/1/2016 deadline.

For more in-depth conversation, please feel free to contact us at 505-798-6941 or visit our website: www.NMFinancialSolutions.com

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1518 Eagle Ridge Terr NE
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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 15 homes FOR SALE on lots .50 acres and larger. The average list price per SF is \$170.12. There are 7 homes PENDING. The average list price per SF is \$169.09. There were 7 homes SOLD in 2016. The average sold price per SF 156.02. 34 homes SOLD in 2015 with average sold price per SF \$158.92. 38 homes SOLD in 2014 with average sold price per SF was \$160.01.

2016 MARKET ACTIVITY • SANDIA HEIGHTS

DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

6 Homes FOR SALE on a lot smaller than .50 acres with average list price \$165.35 /sf. 2 homes PENDING with average list price per SF is \$139.94. 3 homes SOLD in 2016 with average SP /sf 154.84. 30 homes SOLD in 2015 with average sold price per SF \$162.67. 26 homes SOLD 2014 with average sold price per SF \$159.21

2016 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

2 attached townhomes FOR SALE. The average list price per SF is \$142.03

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



April 2016

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 next organizational meeting will take place Thursday, March 10, 7-8 PM, at Barb Nahler's house, 1202 Marigold NE. For further information, please call Nancy Mattern at 856-6313. Check out our website at www.sandiaheightsartists.com

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).

"Your local band ALCHEMIE will be performing at the TIWA Lounge, Isleta Casino: Friday and Saturday nights, April 1-2, 10PM-1AM; ages 21+. Come and celebrate April Fools' Weekend with us! We will also be playing at Popejoy Hall: Tuesday, May 8, time to be announced.

Bob Danielson (Alchemie drummer) will be playing drums for the Jimmy Awards - high school students competing for this prestigious theatre award. The event is open to the public; ticket prices not known yet. We will post when we have them - or call the box office."

We play originals, rock, and pop plus some good old standards!"

△ALCHEMIE 505-400-8333

DRUM LESSONS - Bob Danielson, professional musician featured in the February Sandia and High Desert Neighbors magazine, is offering drum lessons. He has 30 years of teaching experience. Beginners through professionals welcome. Contact at bobddanielson@gmail.com or 415-613-2361.

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting:** Wednesday, April 13 at 7pm in the SHHA office.
- **Notary, copies, faxes, email alerts, and access to contractor evaluation binders**-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 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.

THE TRAM WILL BE CLOSED APRIL 11-22 FOR SPRING MAINTENANCE



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



Celebrate Earth Day April 22