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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.

**Emergency and Non-Emergency Upgrades To Your Residence**

By Bob Bower, Chairman, Architectural Control Committee (ACC)

Let's discuss emergency situations at your home that may require your immediate attention. If your roof or some windows suddenly develop leaks, go ahead and get these items repaired to prevent further damage to your home. The ACC considers these types of situations to constitute a valid emergency and, as such, they do not require an ACC application in order to commence work. If, however, you eventually want to replace your windows or the entire roof, you will need to submit ACC applications for these projects and obtain ACC approval prior to the start of these non-emergency upgrades. In other emergency situations such as the repair of broken or clogged water or sewer lines, repair or replacement of a septic system or of some of its components, or other situations where the urgency of the situation requires quick action in order to minimize property damage and inconvenience to you as the homeowner, the ACC does not want to stand in your way. If a situation like this arises, just let the SHHA office know (call 797-7793) that you will be tending to an emergency situation and, if applicable, that heavy equipment for excavations may be required. This information will help the office answer questions from your neighbors who may be inquiring about what is going on at your residence.

Just as a reminder, you are required by your Unit covenants to submit an application to the ACC for any project that changes the external appearance of your residence. Recently, the SHHA office staff has received calls and emails from residents stating that they are proceeding to replace a roof with the same type that already exists on the home or to restucco the home with the same colors that are currently on the home since they feel that these changes don't constitute a change to the external appearance of the residence. The ACC disagrees with this and considers reroofing and restuccoing to constitute external changes and, as such, these activities need prior ACC approval even if the roofing material and stucco colors match what's already on the home. Some other examples of projects requiring ACC approval before work commences (along with reroofing or restuccoing) are the addition of a new room or garage bay, installation of solar panels, replacement of doors or windows, and landscaping (walls, fences, patios, plants, etc.). Correcting after-the-fact changes to your property causes aggravation and can be expensive if the ACC does not give its approval of some or all of your project. Save yourself the hassle of this kind of situation by applying to the ACC for approval before you undertake a project unless, of course, you encounter an emergency situation. The ACC handles about 30 projects a month but even with this heavy workload, the ACC tries to approve all projects within no more than 30 days depending on the complexity of the project, and in many cases within just a few days. The ACC is here to help you so please take advantage of our expertise—we are absolutely willing to work with you to make your projects (emergency and non-emergency) as pleasant as possible.

Bernalillo County Sheriff's Office Reporting Scams

SHHA has recently been receiving BCSO posts from various sources. A call to their office confirmed that scammers are posting on websites and calling residents, posing as real BCSO employees. If you note these posts, or feel that you have received calls about outstanding warrants or requests for money, please call 798-7000 to report the scam. SHHA wants you to know that any article or any SHHA website posting has been fact checked and verified.



Home Security When Traveling



It's great to get away on vacation, but take the time to check off these tips before leaving:

Two weeks before: Check your insurance to make sure it is up to date and covers your current property. Notify your credit card companies when and where you will be traveling. Arrange for Sandia Heights Security to check your property.

Ask a friend to stop by, pick up flyers on the doorstep, take out and bring in your trash/recycle bins, just to make your place look lived in. Ask a friend or neighbor to hold a house key, travel itinerary, and emergency phone numbers. (They can send you updates via email if you check in from on the road.) If you will be gone for more than a week, consider arranging for yard care while you are away.

One week before: Stop delivery of newspapers and mail. Set some lights and music or TV on a timer.

Day before: Check that all doors and windows are securely locked (including any outbuildings). Don't close all your blinds. Try to keep an everyday appearance. Turn your thermostats: cool to 84° or heat to 55°, and check faucets, toilets to make sure they are completely off. Turn down water heater to 'vacation' mode or 100°. Keep your house well lighted using timers, but don't change it significantly from when you are at home. Empty your refrigerator of perishables.

Store valuables (jewelry, computers, financial papers) in a safe place. Identity Theft is on the rise, and can be much more costly than the loss of objects. Don't forget that little doggie door! Physically lock the garage door to thwart criminals with scanning door openers.

While traveling: Check your phone messages on a regular basis. DO NOT have your phone message recorder state that you are away.



Parks and Safety Committee

By George Connor,

(A repeat of a 2014 GRIT article with facts and contact numbers checked)

SHHA residents might in the future encounter the situation of a mortgage company refusing to make a loan on a home in Sandia Heights that has previously been mortgaged without the owner purchasing National Flood Insurance.

Root Cause: Most mortgage companies hire third party companies to provide them with floodplain determinations, and these companies can make an occasional mistake because of the specific requirement for having flood insurance. The specifics that require flood insurance are if your structure is in the floodplain, not if your lot is partially in a floodplain. That means the third party companies have to be very precise and they may not always be that precise. Since 1983, BC ordinances require that all structures built in the county/ city be built outside the floodplain as part of the National Floodplain Insurance Program. Any home built since 1983 is by definition not in a floodplain.

Possible Solution: Most mortgage companies will allow an applicant one appeal. Bernalillo County Floodplain administrator Don Briggs suggested that you notify the mortgage company that you will be appealing. Gather material together, then call and go visit Don who will help you construct the appeals submission.

Contact information for the BC Floodplain administrator is: Mr. Don Briggs; Telephone 848-1511; 2400 South Broadway SE, ABQ 87102; drbriggs@bernco.gov.



Snakes and You

By Dave Mottle, Parks and Safety, with thanks to Kate Fry

Even in mid-summer, snakes still need to sun themselves, and forage for food. **SNAKES?** Sandia Heights residents have mixed feelings about snakes—some people like them and some people don't. So by speaking in defense of snakes, it is hoped that folks will see snakes in a different light. Humans seem to be hard-wired to be afraid of snakes, even if they have never seen a snake. Living in Sandia Heights, we share habitat with several kinds of snakes, the most common of which are bull snakes (also called gopher snakes) and rattlesnakes. Only the rattlesnake is venomous, but all snakes are vital to controlling the rodent population. So please try to see snakes as friendly. If you can't bring yourself to *like* snakes, at least leave them alone and think about how many more mice would be trying to get into your house without them. Understandably, you may not want a rattlesnake taking up residence outside your back door. If this happens to you, please call Animal Control at 314-0280.

Rattlesnakes and bull snakes will be the only two mentioned in this article, because bull snakes are most often mistaken for rattlesnakes. Rattlesnakes and bull snakes have similar coloring, with black and brown markings on their backs. This is no accident. Bull snakes try very hard to look and act like rattlesnakes. When threatened, they may coil and raise their heads, hiss, and rustle their tails in dry leaves to mimic a rattle. However, they are nonvenomous constrictors that kill their prey by squeezing, and they pose no threat to humans or pets. One foolproof distinction is the shape of the pupils of the eyes (rattlesnakes have vertical, football-shaped pupils and bull snakes have round pupils), but most people don't want to get anywhere near close enough to tell the difference that way! The easiest way to tell the difference is to look at the head: a rattlesnake has a distinctly triangular head with pronounced eye ridges and a neck that is narrower than the head, while a bull snake's head is roughly cylindrical and the same diameter as its neck. The other obvious difference is the body shape. Rattlesnakes are larger in diameter relative to their length and are fattest in the middle of the body, with a blunt tail ending in several rattles in The GRIT –August 2016 – Volume 32 – No. 8

adult snakes. Bull snakes are more or less the same diameter the entire length of their body. A five-foot-long rattlesnake may be three or four inches in diameter in the middle of its body, while a five-foot-long bull snake is probably about an inch and a half in diameter. These photos show the differences very clearly:



Bull snake (gopher snake), *Pituophis catenifer* (photo by Colorado State University)



Western diamondback rattlesnake, *Crotalus atrox* (photo by Arizona Sonora Desert Museum)

Both bull snakes and rattlesnakes are shy and will try to avoid people. They usually know you're approaching from the ground vibration, and given the chance they will usually crawl away. They won't chase you! If you see a snake, it's probably stretched out on the pavement or on a sunny trail catching rays. Snakes are reptiles, and the only way they can regulate their body temperature is by moving to a warm area (like sun-warmed asphalt) to get warm and to a cool area (under a tree or in the shade of a rock) to cool off.

Continued on page 7



Useful Phone Numbers

Emergency

Police, Fire, Rescue 911
 Sheriff non-emergency 798-7000
 Fire non-emergency 798-7000
 Poison Control 272-2222

Sandia Heights Security

Mobile 263-4654
 Office 856-6347

Sandia Heights Services

Refuse, Water, Sewer 856-6419
 After hours emergency 888-5336

PNM 246-5700

NM GAS 697-3335

**Bernalillo County
 Animal Control** 468-7387

Road Repairs 848-1503

New Mexico Game & Fish 222-4700

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 FROM SANDIA HEIGHTS SECURITY PATROL

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	38	Miscellaneous call	10	Special request	198
Animal control Assist	2	Motorcycle nuisance	0	Speeding vehicle	3
Assault/battery	0	Motorist assist	8	Suspicious person	6
Breaking & entering	2	Neighbor dispute	1	Suspicious vehicle	26
Car accident	2	Newspaper pickup	18	Theft	5
Customer assist	5	Noise complaints	2	Utility Co. assist	2
Dump/spilled material	3	Open door/window	21	Threat/personal	2
Family dispute	1	Parking problem	0	Vandalism	2
Fire	3	Pet nuisance	4	Vehicle burglary	6
Fireworks complaint	0	Rescue assist	6	Wildlife report	2
Home burglary	2	Salesman complaint	10		
Lost/found item or pet	5	Sheriff office assist	0		
Loud music/party	1	Snake call	11	Total Calls	424
Mailbox vandalism	1	Special (extra patrol)	16		

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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 or Text (505) 269-6217 for your FREE Market Analysis today!

For Sale, Pending And Sold In Sandia Heights!



12709 Colony Place NE
\$329,900 • MLS# 866358

Custom contemporary retreat by Roger Smith, in the heart of Sandia Heights, situated on a quiet, serene, panoramic Sandia Mountain & city prime view lot. Courtyard entry, 3BR or 2+study/office, Eat-in Country Kitchen, Expansive greatroom, custom fireplace, Spacious MBR Retreat. Breathtaking city & sunset views! 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



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



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

Sandia Heights Homes Sell in all Markets

Sandia Heights Market Activity 2016

2016 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS .50 ACRES AND LARGER
19 homes FOR SALE. Average list price per SF \$171.24;
4 homes PENDING. Average list price per SF \$189.60;
31 homes SOLD 2016. Average sold price per SF 161.17;
34 homes SOLD 2015 Average sold price per SF \$158.94.
38 homes SOLD 2014 Average sold price per SF \$160.01.

2016 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES
9 homes FOR SALE. Average list price per SF \$158.07;
5 homes PENDING. Average list price per SF \$159.14;
22 homes SOLD 2016. Average sold price per SF 159.21;
30 homes SOLD 2015 Average sold price per SF \$162.67.
26 homes SOLD 2014 Average sold price per SF \$159.21.



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Continued from page 3

This affinity for getting warm by stretching out on pavement gets many snakes killed by cars, when drivers don't see them in time to stop.

Unfortunately, some people go out of their way to run over snakes. Please don't let this be you! If you see a snake basking on the road, try to drive around it. If you encounter a snake while walking on the trail (or on the road, for that matter), you can jump up and down or stomp your feet to create vibrations that the snake will feel. Then just wait until the snake moves away. But if a rattlesnake responds by coiling and rattling, it's best to take a detour! In other words, "Never put your hands or feet any place you can't see". If you follow this advice, you won't step on a rattlesnake and you won't get bitten.

In the unlikely event you are bitten, don't panic! Call 911 and keep the bite area lower than your heart to slow the spread of venom. Snakebite kits are useless and may even make things worse. Rattlesnake venom is a potent toxin that kills nerves and tissue, so the best thing you can do is to get to a hospital as quickly as possible where you can get antivenin. Dogs sometimes get bitten because they are curious and will put their face right up to a snake to see what it is. If this happens, get the dog to the veterinarian as fast as you can. It's another good reason to keep dogs on a leash when you walk them on the streets or on trails. If you see a snake near your house, *please* leave it alone. You'll probably never see it again. Rest assured it will gobble up mice and other rodents and keep the population under control. There's never a good reason to kill a snake—they are an essential part of our wildlife habitat.

THE FOLLOWING IS A SUMMARY OF ACTIVE CSC VIOLATIONS:

Unit No.	Type of Violation
6, 8, 15, 26	Home Maintenance
5, 6, 18	Home Maintenance. No Prior ACC Approval
4, 5, 9	Lighting
5	RV Parking
21	Trash Bins

8 Files Closed Since the Last GRIT

LIGHT POLLUTION

Most of the Sandia Heights Unit Covenants address light pollution. This is done to preserve the enjoyment of the night sky from light pollution. Regardless of the individual covenants for your Unit, the entire North Albuquerque Acres and Sandia Heights fall under the Bernalillo County Code for light pollution. The code includes, but is not restricted to security lighting, street lights, landscape lights, building mounted area lights, building façade lights. In general, lights shall remain OFF between 11:00 pm and sunrise; lights on buildings shall be mounted no higher than 16 feet; lights must be shielded so the light is directed perpendicular to the ground. To see the entire code and for exceptions, go to the Bernalillo County Website (www.bernco.gov) and look under ordinances, Section 30-186.

The CSC get many complaints each year. These fall into:

1. Unshielded flood lights (typical covenant violation). The Code defines direction of a floodlight pointing - generally downward.
2. Lights left on through the night. These sometimes come from incorrect timer or motion detector settings.
3. Light fixtures, such as globes, clear garage and door fixtures, bare bulbs, etc. These may look stylish but when left on they are visible a long way off.

So, if you leave your lights on at the entry, garage doors, or flood lights, after 11:00pm and they are not shielded they may be in violation of the County Code. While the CSC does not enforce County ordinances we will work with folks to make them aware of the options and try to get resolution. At night, even a 40 watt bulb in an unshielded fixture can be a distraction to those that wish to enjoy the night sky, the darkness of the neighborhood, or the lights of the city below.

Please take the time to check your exterior lighting and shutoff devices to be sure that your neighbors won't have to file a complaint.



SHHA MEMBER BENEFITS:

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:

**ABQ Dream Homes by Veronica Gonzales/
Keller Williams Realty
About Face Medical Spa
Alarm Research Inc.
Albuquerque Custom Tint and Glass
Avis/Budget Car and Truck Rental Balanced
Physical Therapy & Wellness
Bair Medical Spa
Blue Lotus Spa Service – *New Listing!*
Brown & Brown Ins. of NM
Domino's Pizza
High Finance Restaurant
Jade Enterprises
Lovely Nails and Day Spa
PCM Electrical
Sandiago's Mexican Grill at the Tram
Chiropractor, Mark L Schwartz DC
Roofing USA**

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



ACC Activity Log

Summary of Approved Projects activity since the last GRIT:

7 Juniper Hill Loop – Repaint Trim
30 Cedar Hill Place – Storage Facility
155 Juniper Hill Road - Reroof
174 Big Horn Ridge Drive – Repaint Trim and Garage Door

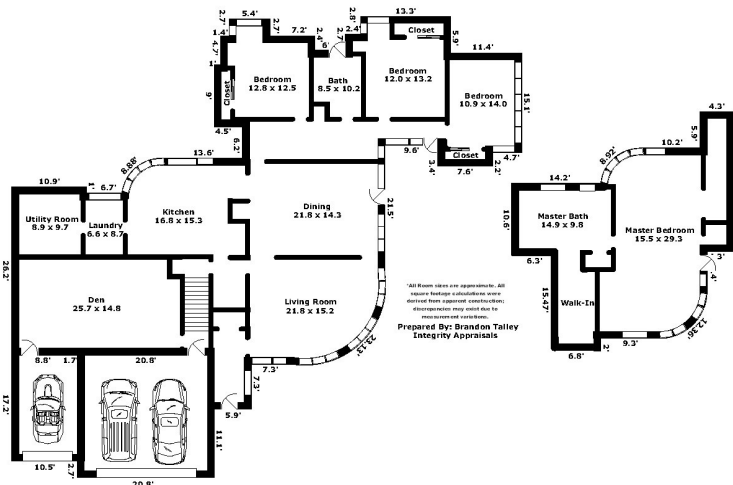
305 Big Horn Ridge Place – Restucco and Repaint Trim
506 Black Bear Loop – Fog Coat Stucco
529 Roadrunner Lane – Latilla Patio Cover
647 Cougar Loop – Restucco
684 Blackhawk Drive – Window Replacement
726-12 Tramway Vista Drive - Reroof
808 Tramway Lane – Tree Placement
849 Llave Lane – Window Replacement and Shade Structure
930 Tramway Lane – Restucco and Restain Trim
964 Antelope Avenue – Reroof
1025 Tramway Lane – Driveway and Rain Gutters
1064 Red Oaks Loop - Landscaping
1145 Marigold Drive - Reroof
1198 Bobcat Blvd. – Paint Trim
1207 Marigold Drive – Reroof, Restucco and Window Replacement
1865 Tramway Terrace Loop – Fence
1929 Quail Run Drive - Driveway
2145 Black Willow Drive – Repair Wall
2325 Calle de Gabriel - Fence
2426 Tramway Terrace Court – Window Replacement
2453 Tramway Terrace Court – Window and Cooling Equipment Replacement
2775 Wolfberry Place – Reroof, Restucco and Paint Trim
2775 Wolfberry Place – Window/Door and Pergola Replacement
9104 Lynx Loop – Replace Driveway
12713 Carmel Court – Fence, Landscaping, and Replace Cooling Unit

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





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2nd & 4th Saturdays of the Month at 5pm



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

Invites all school age children and their parents to join us on August 7th for a "Blessing of the Backpacks!" at the 10am Sunday service. St. Chad's is a vibrant, welcoming Christian community for everyone with many families, young children, couples, and individuals. Join us as we send our children and teachers back to school in prayer and with many blessings. St. Chad's is located at 7171 Tennyson Street, Alb. NM 87111 856-9200. www.stchadsabq.org

Mark your calendars for the Sandia Heights Artists Studio Tour: Saturday and Sunday, September 10 and 11, 10 am to 5 pm.

Once each year, artists in the Sandia Heights community open their studios to present their work. The tour began twelve years ago and has grown and added new artists to the group every year since. Many of the artists show their work in local galleries and others only participate in this one show each year. This year, 24 artists will show their work at 10 locations on the tour.

Don't miss this once-a-year opportunity to meet your artistic neighbors and see an astounding display of oil painting, acrylic painting, beaded jewelry, decorative gourds and baskets, watercolors, wood turning, ceramics and pottery, yard art, silver jewelry, photography, glass, fiber wearables and accessories, mixed media pieces and more. For further information, call Nancy Mattern at 856-6313. Details including studio locations and artists are available on our website: www.sandiaheightsartists.com

PREVIEW NIGHT will take place on Friday, September 2 from 5:00-8:00 pm at High Desert Art and Frame (Tramway and Montgomery) as part of Albuquerque's First Friday events. Enjoy delicious hors d'oeuvres and many door prizes, and get a sneak preview of the talent of your local artists. Thanks for your support!

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).

CLASSIFIED ADS

Glass punch bowl set 13", 20" plate, 12 cups, and ladle. Circulation 1950's \$85.00
Body by Jake "AB Sissor" \$45.00 856-7139

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board meeting** – Wednesday, August 10 at 7pm in the SHHA office.
- **Notary, copies and faxes, email alerts and contractor evaluation binder** free to members.
- **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. Cash or check.
- **Tram Passes:** for sale in the SHHA office. \$5 per ticket 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!
- **Lost and Found:** The SHHA office has many lost and found items. Please call the office if you have lost or found an item(s).

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