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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.

Welcome New Board Members

Bob Thomas was elected to the Board August 10th. He has lived in Sandia Heights for 23 years and was a Board Director in 1995-1996. He is a mechanical engineer and is a retired employee of Sandia Labs. He is currently serving on the Covenant Support Committee.

Hugh Prather was elected to the Board September 14th. He has lived in Sandia Heights for 25 years and is a retired superintendent of schools. He currently serves on the Architectural Control Committee.

Kyran (Kim) Mish was also elected to the Board September 14th. He has lived in Sandia Heights just under five years and currently serves on the Architectural Control Committee. He is a civil engineer and is an employee of Sandia Labs.

2017 SHHA Resident Directory Deadline

Please check your listing in the 2016 Resident Directory and let the office know if you have any changes or additions. All changes must be received before Friday **November 4, 2016** in order for them to be included in the 2017 Resident Directory.

Balloon Fiesta is Gone, the Pretty Leaves are Gone and the RV's Should be Gone

It's that time of year to return your toys to their storage site, which is not your backyard or driveway. Part of the cost of ownership of big toys is off-site storage fees. There are many storage companies close to Sandia Heights that would love to look at your toys all year. Please move them and store them.

Rental Property

If you rent property please make upkeep and following Covenants part of your rental agreement. We have talked to several renters who say they were never told that they couldn't park their 35 foot RV in their driveway. Be sure your renters have a copy of the covenants before they sign a rental agreement. As a homeowner please keep your property in an appealing manner - one that you would like to live next door to. When you neglect landscaping and painting it affects your investment as well as that of the neighborhood.





HEAT PUMP TIPS

Some Sandia Heights homes have heat pumps for heating and cooling instead of gas. Since they use electricity, heat pumps can be very expensive to run, particularly in the winter.

The good news is, that despite your PNM bill increase, heat pumps are more efficient than direct combustion (gas or oil) because they use renewable energy in the form of low-temperature heat. Heat flows naturally from a higher to a lower temperature. Heat pumps, however, are able to force the heat flow in the direction needed for cooling or warming.

Advice from local HVAC companies and PNM added to one homeowner's costs. Here are some tips for the most efficient use of your heat pumps:

- Set your thermostat at one temperature. Constant adjusting can cause higher utility costs, especially in the winter.
- If using your thermostat as a setback type, limit the setbacks to twice a day such as when you are at work and when you are sleeping.
- Only setback the thermostat 6% of desired temperature (approximately five degrees).
- Do not use the EMHEAT (emergency heat) mode, as it uses more electricity, unless you are returning from traveling for a few days.
- During the heating season, try not to set the thermostat below 65 degrees. If you choose to set the thermostat lower when traveling, you can use the EM setting to heat your home quickly when you return.
- Make it a habit to look at the outdoor heat pump during the winter months for signs of

excessive ice or snow build-up on or around the heat pump, especially after bad weather.

- Do not use any sharp objects to pick or knock the ice off the coils of the heat pump. This could cause severe damage and personal injury.
- Once the unit is clear of snow and ice turn the thermostat back to normal heating. If the unit ices up again, call for service.
- Do not let the outdoor unit sit underneath a leaking gutter. In the winter months, water will drip on the top of the unit and freeze solid. This will restrict the air flow and cause the whole unit to freeze-up.
- Heat Pumps should be elevated 4 to 8 inches above ground level to keep coils clear of snow and ice and to allow for proper drainage. Contact your HVAC contractor if you would like your unit raised.
- In the cooling mode, try not to set the thermostat below 70 degrees. Besides higher utility costs, this can cause the indoor coil to freeze and cause condensation in the house.

Please contact the office via email (sandiaheights@comcast.net) if you have any additional feedback



Volunteers Needed!

The **Communications and Publications Committee** is looking for new members! If you would like to volunteer to work with words or editing, reviewing restaurants/movies/happenings, or have business, sports, travel, local, or any news that might interest our readers, this is the place for you! Contact the SHHA office (sandiaheights@comcast.net) for details.



Daylight Saving Time ends on Sunday, November 6, at 2:00 A.M. "Fall back" by setting your clocks back one hour.



Roadside Mowing—Before Winter

It doesn't seem fair, but the features that make our Sandia Heights roads so picturesque also make them dangerous. Our roads are narrow and winding, and are used by bicycles and pedestrians as well as by cars. We don't have sidewalks for pedestrians to use, nor do we want them—sidewalks would change the unique character of our community, and not for the better. The natural vegetation growing along the roads is also an important part of the look of Sandia Heights. The problem arises when the vegetation grows right up to the edge of the road or even out over the road, obscuring sight lines at intersections and preventing people who are walking from getting off the road when cars go by. None of us wants an accident to happen because of this situation!

As you are aware, property owners are responsible for maintaining the County right-of-way, which is the part of your property next to the edge of the road. While the County right-of-way extends about seven feet from the edge of the road, the area we're concerned with in this article is the three-foot-wide area right next to the road. Maintaining this area includes removing vegetation (such as chamisa) and keeping grasses and other native plants trimmed to preserve sight lines and allow pedestrians to walk on that area if necessary.

If property owners do not maintain the County right-of-way, the County can and will mow these areas to ensure clear lines of sight. The County usually mows the first three or four feet. SHHA and the County Public Works Department frequently get calls from residents asking for cutting and mowing of roadside brush. SHHA and the County also get many calls from residents objecting to cutting and mowing that has taken place. The reality is that when the County mows the roadsides, they mow over chamisa, grasses, cactus, juniper saplings, wildflowers, and whatever else is growing there, and the results are not attractive. In addition to the unsightly result of ragged bare branches, mowing chamisa does not eliminate the problem—it just stimulates the chamisa to grow more vigorously. We individual homeowners can do a much tidier job, and indeed we should be doing it anyway. The County cannot accommodate individual requests to opt out of mowing; however, they will not mow sections of the

road that are well enough maintained not to need mowing.

So here's the deal: If you don't like the way the roadsides look when the County mows them, you must take the initiative and groom the sides of the roads along your property. This means **removing** chamisa and other woody plants (that is, digging them out by the roots) and either cutting short or trimming and thinning grasses and wildflowers to preserve sight lines and provide an "escape route" for pedestrians. Bernalillo County has told SHHA that if you keep the right-of-way trimmed along your property, they will **refrain from mowing that section**. It may be a lot of work initially, but the results will be worth the effort. Neighbors could pool their efforts to periodically clean up and trim an entire street. It's a great way to get to know each other, and it's a good feeling to know that you're working together to keep Sandia Heights looking the way we want it to!



Bernalillo County Ordinance Regarding Animals:

The Bernalillo County Ordinance No. 88-16 Section VI. E. states "Animal Nuisances on Sidewalks, Public Parks, Alleys, and Other Places Open to the Public. It is unlawful for the owner of any animal to permit, either willfully or through failure to exercise due care of control, any such animal to commit any nuisance upon the sidewalk or public park; or upon the floor or wall of any common hall in any multiple dwelling; or upon any entrance way, stairway or wall immediately abutting on a public sidewalk, or upon the floor or wall of any theater, shop, store, office building or other building used in common by the public; or upon any private property other than the owners of the animal." Leaving your dog's mess is not only unsightly but also inconsiderate. Please be considerate of your neighbors and pick up your dog's waste material.



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

If you have questions regarding the following stats, please call Sandia Heights Security 856-6347, mobile 263-4654.

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	35	Mailbox vandalism	0	Snake call	10
Animal control Assist	2	Miscellaneous call	3	Special (extra patrol)	10
Assault/battery	0	Motorcycle nuisance	0	Special request	201
Breaking & entering	0	Motorist assist	0	Speeding vehicle	1
Car accident	2	Neighbor dispute	0	Suspicious person	13
Customer assist	5	Newspaper pickup	36	Suspicious vehicle	20
Dump/spilled material	1	Noise complaints	8	Theft	4
Family dispute	0	Open door/window	6	Utility Co. assist	10
Fire	1	Parking problem	8	Threat/personal	0
Fireworks complaint	1	Pet nuisance	5	Vandalism	4
Home burglary	3	Rescue assist	4	Vehicle burglary	6
Lost/found item or pet	6	Salesman complaint	0	Wildlife report	1
Loud music/party	1	Sheriff office assist	0	Total Calls	407

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

**Albuquerque Natural Health Center-
Alarm Research Inc.**

Avis/Budget Car and Truck Rental

Bair Medical Spa

Brown & Brown Insurance of NM

High Finance Restaurant

Lovely Nails and Day Spa

Sandiago's Mexican Grill at the Tram

Roofing USA

About Face Medical Spa

Albuquerque Custom Tint and Glass

Balanced Physical Therapy & Wellness

Blue Lotus Spa Service

Domino's Pizza

Jade Enterprises

PCM Electrical

Chiropractor, Mark L Schwartz DC

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

2ND ANNUAL Sandia Heights Holiday Food Drive

NON-PERISHABLE ITEMS*

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

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



DROP-OFF INFO:
Saturday
November 12th
9am - 2pm
2-B San Rafael Ave NE



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 Teresa 720-7210

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LEGACY

292-8900



GREG'S SANDIA HEIGHTS LISTINGS



1222 ROCKROSE RD. NE
3,353 SQFT
4 BEDROOMS
3 BATHROOMS
3 CAR GARAGE
.77 ACRE LOT
OFFERED AT: \$609,000
MLS # 873703

LOCATED ON A QUIET CUL-DE-SAC YOU WILL FIND THIS BEAUTIFUL SW CONTEMPORARY CUSTOM HOME BUILT BY COGEN. FROM THE CUSTOM WOOD ENTRY DOOR TO THE HERRINGBONE WOOD CEILINGS W/VIGAS, THIS HOME HAS IT ALL! THE LIVING ROOM OFFERS A ROUNDED WALL OF WINDOWS THAT LET IN PLENTY OF NATURAL LIGHT AS WELL AS SHOW OFF THE STUNNING MOUNTAIN VIEWS. THE KITCHEN OFFERS 20" PORCELAIN TILE, GRANITE COUNTERS, A VIKING RANGE, & CUSTOM CABINETS. SPACIOUS FAMILY ROOM COMPLETE W/CUSTOM CORNER KIVA FIREPLACE W/REGENCY GAS INSERT. THE MASTER SUITE OFFERS AN ATTACHED NURSERY OR WORKOUT AREA COMPLETE WITH CARPET, RECESSED LIGHTING, AND A SPA LIKE MASTER BATH W/JACUZZI TUB, DUAL SINKS, & STUNNING MOUNTAIN VIEWS! OVER SIZED 3 CAR GARAGE, 2 NEWER AC COMBO UNITS, & A PRIVATE BACKYARD WITH OVER \$30K IN LANDSCAPING UPDATES.



176 BIG HORN RIDGE DR.
3,152 SQFT
4 BEDROOMS
4 TOTAL BATHROOMS
3 CAR GARAGE
.60 ACRE LOT
OFFERED AT: \$609,900
MLS # 871822

WHAT A FIND! A GREAT CUSTOM SINGLE LEVEL SANDIA HEIGHTS HOME WITH VIEWS! ENTER THE HOME VIA THE PRIVATE COURTYARD WITH LARGE FOUNTAIN. UPON ENTRY OF THE HOME YOU ARE IMMEDIATELY GREETED BY THE LUXURIOUS LIVING ROOM, COMPLETE WITH GLEAMING HARDWOOD FLOORS, RAISED WOOD paneled ceiling, AND CUSTOM LIT NICHOS. THE LARGE LIGHT/BRIGHT KITCHEN IS LOCATED JUST OFF THE FAMILY ROOM, MAKING ENTERTAINING A BREEZE. FEATURES INCLUDE A GAS COOK TOP WITH HOOD, LARGE BAR TOP, A BUTCHER BLOCK CENTER ISLAND, AND A BRIGHT BREAKFAST NOOK. THE MASTER SUITE OFFERS LUSH CARPETING, A SEPARATE SITTING AREA WITH BUILT IN SHELVING, PRIVATE ACCESS TO THE BACKYARD + A SPA LIKE MASTER BATH WITH DUAL SINKS, GRANITE COUNTERTERS, AND A JETTED TUB. THE BACKYARD OFFERS STUNNING VIEWS, FIREPLACE AND A BUILT-IN BBQ.



538 BLACK BEAR RD. NE
2,806 SQFT
3 BEDROOMS
2 TOTAL BATHROOMS
3 CAR GARAGE
.64 ACRE LOT
MLS #876035

ABSOLUTELY STUNNING SINGLE LEVEL SANDIA HEIGHTS CUSTOM ADOBE HOME. THIS HOME OFFERS BREATHTAKING VIEWS OF THE SANDIA MOUNTAINS FROM MOST ROOMS IN THE HOUSE. THE KITCHEN HAS BEEN VERY TASTEFULLY UPDATED WITH HANKS HOUSE CABINETS, GRANITE AND CORIAN COUNTERS, A SUBZERO FRIDGE, BUILT-IN WINE RACK, AND AN ADJACENT MORNING ROOM COMPLETE WITH A KIVA FIREPLACE. FEATURING BRICK FLOORS THROUGHOUT, AS WELL AS TONS OF STORAGE. HUGE FLEX SPACE THAT WOULD MAKE A GREAT OFFICE/STUDY, EXERCISE ROOM, OR EVEN A HOME THEATER. EXTREMELY PRIVATE BACKYARD W/ A SPARKLING IN-GROUND POOL AS WELL AS SEVERAL PATIOS FOR ENTERTAINING. THE 3 CAR GARAGE OFFERS A WORK BENCH, & AN ADJACENT POTTING ROOM FOR THE GARDENER IN THE FAMILY. THREE FIREPLACES AND NEWER STUCCO, THIS HOME SHOULD NOT BE MISSED! ABSOLUTELY BEAUTIFUL!!



31 JUNIPER HILL LP. NE
3,484 SQFT
4 BEDROOMS
3 TOTAL BATHROOMS
3 CAR GARAGE
.68 ACRE LOT
MLS #870607

BEAUTIFULLY UPDATED SANDIA HEIGHTS CUSTOM HOME FEATURING A STATE OF THE ART ACTIVE SOLAR SYSTEM. OFFERING EXPANSIVE CITY/MTN VIEWS FROM EVERY ROOM. TOTALLY RENOVATED KITCHEN OFFERS TOP OF THE LINE STAINLESS STEEL APPLIANCES, GRANITE COUNTERS, NATURAL CHERRY WOOD CABINETS, A LARGE WEST FACING KITCHEN WINDOW FRAMES MT.TAYLOR WHILE TO THE EAST YOU LOOK UP TO THE STEEP AND EVER CHANGING BEAUTY OF THE SANDIAS. THE MASTER SUITE OFFERS A REMODELED BATHROOM WITH MARBLE COUNTERS, A KOHLER STEAM SHOWER, & AN OCEANIA AIR TUB. OTHER FEATURES OF THE SUITE INCLUDE A WALK-IN CALIFORNIA CLOSET, & LARGE DECK WITH UNOBSTRUCTED VIEWS TO THE SOUTH AND WEST. YOU ARE IN YOUR OWN PRIVATE, QUIET OASIS WITH A TRAIL SPUR THAT LEADS TO THE TRAMWAY & LA LUZ TRAILS JUST OUTSIDE THE BACKYARD.



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are available from me every day. Call early to reserve your passes, as they are available on a first come, first served basis

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THE FOLLOWING IS A SUMMARY OF ACTIVE CSC VIOLATIONS:

Unit No.	Type of Violation
S7 (3 Complaints)	Home Maintenance.
SHHA Legal Action	
S7	No Prior ACC Approval
S2	No Prior ACC Approval
SHHA Court Action	
S5, S6	No Prior ACC Approval

4 Files Closed Since the Last GRIT

Covenant Support Committee (CSC) Needs Volunteers

The CSC is looking for new members. If you are a member of the Sandia Heights Homeowners Association (SHHA) and a homeowner please consider volunteering for your Covenant Support Committee and help ensure the enforcement of SHHA covenants. We meet at the SHHA office once a month and we have the excellent back up of our SHHA staff. Covenant enforcement contributes significantly to maintaining our property values and to preserving our unique community. If you would enjoy meeting with interesting, concerned, and fun neighbors who share your appreciation of Sandia Heights please consider joining the CSC.

You can volunteer by calling the SHHA office at [505-797-7793](tel:505-797-7793).

A TALE OF TWO COVENANTS

By Dick Wavrik, CSC Chairman

When the Tram Company developed Sandia Heights the area was divided into Units. Each Unit had restrictive covenants (Architectural and Use). There are over 30 of these Units and their related covenants. In 1995 the Tram Co. assigned their right to enforce the covenants to the Sandia Heights Homeowners Association (SHHA). Now it gets complicated in that developers, in the higher density Units, developed enclaves or entire Units with their own covenants and homeowner associations. This was necessitated by the common areas that would require long term maintenance. Landowners that bought in these areas

were left with two sets of covenants - the enclave and the Tram Company.

Which ones are you required to follow? Maybe both. SHHA will only enforce the version (Tram Company or North Tramway Estates) that we are the legal assignees. If you have another set you should work with that homeowners association first; however, SHHA will continue to do enforcement in accordance with the overall Unit covenants (found on the SHHA website). If you have questions the ACC and CSC will try to help you. Remember, SHHA did not make the covenants, we cannot change them, we can only enforce them.

IF YOU ARE A RESPONSIBLE HOME OWNER DO NOT READ!

By Dick Wavrik, CSC Chairman

This is meant for the irresponsible homeowner that ignores their covenants and the repeated violation letters from the SHHA Covenant Support Committee (CSC) and the SHHA attorney. You agreed to abide by the restrictive covenants of your Unit when you purchased your property. These included both architectural and use restrictions. Somehow over the years you decided that they did not apply to you (only your neighbors). This results in complaints requiring CSC investigation and letters asking for compliance - that you ignore. Further legal action is required (either attorney letters or Court action) which gets very expensive to your responsible neighbors.

Please read your covenants as they define your rights as well as what you cannot do. If you get a letter from SHHA reminding you of a violation please take care of it. Don't waste our volunteers time and SHHA dues money by requiring us to do further actions.

Special Use Permits and the ACC Approval Process

By Bob Bower, ACC Chairman

Since the mid-1960s, Sandia Heights has grown into a community of about 2200 residences located in 41 individual development units. Each of these units has its own set of covenants. Following its inception in 1972, the Sandia Heights Homeowners Association (SHHA) was established as a New Mexico non-profit corporation in 1975. Twenty years later in 1995, the original developer, Sandia Peak Tram Company, transferred the covenant enforcement and architectural control functions to SHHA and that arrangement remains in effect to this day.

Continued on page 8

Continued from page 7

The Covenant Support Committee (CSC) and the Architectural Control Committee (ACC) are the SHHA committees that have those enforcement responsibilities for all of our units. And we continue to grow! Our newest unit, Hawks Landing, just east of the intersection of Paseo del Norte and Tramway Boulevard, will begin its 33-home development in mid-2017.

During the early years, the units in Sandia Heights were approved by Bernalillo County's zoning and land planners to be developed as low density residential units without the need for provisions and restrictions contained in special use permits (SUPs). As the community grew, many of the later units had higher densities and, as such, were encumbered with specific criteria identified in SUPs with the details of those SUPs contained in the original Site Development Plans (SDPs) for those units. The SDPs for all of the units within Sandia Heights show lot and street layouts and other details including SUP restrictions. The County maintains records of the SDPs with the associated SUP criteria and those documents serve as guidelines when contractors apply for building permits to either build new residences on vacant lots within the units or to apply for modifications to residences already existing in the units. SHHA, the CSC, and the ACC do not maintain SDPs in our archival records. If your residence is in a unit that has a SUP, your contractor, when applying for building permits, needs to be aware of SUP criteria such as restrictions related to setback distances, building heights, etc. It is ultimately the responsibility of the homeowner to comply with applicable SUPs associated with the relevant unit SDP.

Just as a reminder, building permits are not needed for home repairs that are largely cosmetic such as painting, flooring and carpeting. A minor kitchen remodel—new countertops and cabinets—won't need a permit unless fixtures are relocated or the space is reconfigured. Permits will be needed if an addition is built onto the home, if electrical and mechanical tasks are involved, and for most plumbing work. Licensed contractors should know when a building permit is required and how to obtain those permits through the County. SHHA does not get involved in the permitting process. Once a project is approved by the ACC, it is up to the homeowner and the respective contractors to obtain the required permits and to be aware of any specific provisions identified in SUPs for that unit where the project will occur. The County does have internal administrative procedures for reviewing

requests for relief from criteria contained in SUPs and for issues related to zoning categories. You can contact the County's Planning & Development Services Department regarding these procedures. I hope this article has been informative. If you need contacts at the County to answer questions regarding their permitting process, contact the ACC.

ACC Activity Log *Summary of Approved Projects activity since the last GRIT:*

- 162 Juniper Hill Road – Re-paint Railings
- 203 Spring Creek Drive – Photovoltaic Panel Installation
- 218 Spring Creek Lane – Driveway, Wall, Gate and Landscaping
- 357 Juniper Hill Road – Window Replacement
- 359 Big Horn Ridge Road – Stain Concrete Walkways
- 627 Cedar Hill Road – Refinish Trim
- 673 Bluebird Lane – Window and Door Replacement
- 711-37 Tramway Place - Restucco
- 727-19 Tramway Lane – Addition
- 785-1 Tramway Lane – Storm Drainage
- 793-G HVAC Unit
- 901 Tramway Lane – Window Replacement
- 935 Bobcat Boulevard – Re-paint Trim
- 979 Antelope Avenue - Restucco
- 1228 Rockrose Road – Fill in Pool
- 1480 Morning Glory Road – Window Replacement
- 1522 Eagle Ridge Road – Restucco
- 1855 Tramway Terrace Loop – Restucco and Rebuild Parapets
- 1874 San Bernardino Avenue – Install Block Wall and Raise Front Wall Height
- 1923 Quail Run Drive – Repaint House Trim and Miscellaneous
- 2420 Tramway Terrace Court – Refrigerated Air Unit
- 2531 Tramway Terrace Court - Restucco
- 2725 Tramway Circle – Carport
- 8219 Raintree Drive – Restucco
- 8239 Raintree Drive – Window Replacement

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

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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!



PENDING

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



SOLD!

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



SOLD!

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



SOLD!

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

21 homes FOR SALE	Average list price per SF \$172.80
6 homes PENDING	Average list price per SF \$170.92
39 homes SOLD 2016	Average sold price per SF \$165.44
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

14 homes FOR SALE	Average list price per SF \$149.28
3 homes PENDING	Average list price per SF \$162.06
33 homes SOLD 2016	Average sold price per SF \$156.12
30 homes SOLD 2015	Average sold price per SF \$162.67
26 homes SOLD 2014	Average sold price per SF \$159.21



Sharon And Judson McCollum

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SEMINAR INVITATION:

Why use a trust and possibly a corporate trustee? Use of a trust can be for many different reasons, such as:

- * Avoids probate
- * Can allow for estate transfer tax protection for up to \$10.9M/couple
- * A trust can be managed for the benefit of a survivor spouse until death, then to pass the remaining assets to heirs or charities
 - The surviving spouse does not control these assets
- * To control assets to heirs who may not use inheritance as you wish:
 - Trust assets cannot be comingled with a child's spouse's assets
 - Heir with a substance abuse or gambling problem cannot access an abundance of money

Use of a corporate trustee

- * Incapacity for a single individual or a couple without family or friends to manage their assets
- * Ensure adherence to the testamentary intents such as:
 - Heirs cannot spend outlandishly
 - Trust company can team with a family member or friend (acting as co-trustee) to help ensure the trust assets are managed in accordance with trust and tax laws

Seminar: Wed, Nov 9, 6-8PM, please call 505-798-6941 for details

Guest Speaker: John Attwood, Vice Pres, Zia Trust Inc.

Seminar funded in part or wholly by Jackson National Life & Bluerock Capital Markets LLC

Investment Advisor Representatives: Travis Flandermeyer, MBA & Phil Messuri MS, CFP®
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Dr. Hank is back!




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Community Event Bulletin Board

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

Sandia Presbyterian Church Holiday Craft Sale: November 5, 2016, 9am-3pm
Sandia Presbyterian Church 10704 Paseo del Norte NE Albuquerque, NM 87122 505-856-5040
Handmade Christmas ornaments, baked goods, quilted items, scubbies and more!
Admission FREE!

FOOD DRIVE: November 12, 2016 from 9am-2pm at 2-B San Rafael Ave NE. Non-perishable items only. Benefiting the Roadrunner Food Bank organized by Max Sanchez and Teresa Cordova. For more information call Max 228-8287 or Teresa 720-7210.

St. Chad's Episcopal Church at 7171 Tennyson Drive, invites you and your loved ones to a day of Thanksgiving on Thanksgiving Day, Thursday, Nov. 24th. Our Celebration of Thanksgiving will start at 11 am with our worship service and Holy Eucharist followed by a wonderful Thanksgiving Day meal, you are invited to bring a dish to share and there will be plenty of turkey, goodies, and fellowship for everyone.

Sandia Heights Artist: The 13th Annual Sandia Heights Studio Tour was a success and a joy. Twenty-four artists participated and nine studios were open to visitors from all over the city. We thank our many friends and neighbors for making it such a great event. Appreciation goes to Terry Winfield at High Desert Frame and Gallery for the opportunity to display and sell our work at her gallery at our Preview Night and through the month of September. Thanks also to Eric Guenette of newmexicocreative.com for his graphic design talents. We are already looking forward to next year's Artists Studio Tour! See you in September.

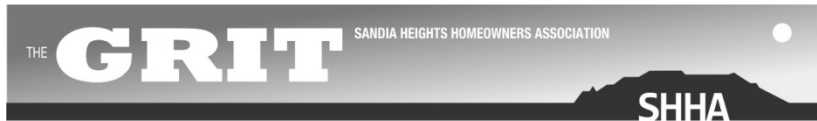
Sandia Heights "Cork & Fork" Dining Activity: We are in our eleventh year of the Sandia Heights "Cork & Fork" dinner group. We meet bimonthly in small groups in the homes of our members. Each small group is usually three couples plus a host couple, with each couple contributing to some part of the dinner 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).

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closure:** November 24th & 25th in observance of Thanksgiving.
- **Board meeting** – Wednesday, November 9 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.





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



**THE SANDIA HEIGHTS
HOMEOWNERS ASSOCIATION
OFFICE WILL BE CLOSED ON
THURSDAY AND FRIDAY
NOVEMBER 24TH AND 25TH
IN OBSERVANCE OF
THANKSGIVING**