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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.



“MEET AND GREET” SUCCESS CONTINUES WITH CAPTAIN KINGSBURY OF BERNALILLO COUNTY SHERIFFS OFFICE

Thursday October 13 Meet and Greet drew almost 80 residents to the Church of the Good Shepherd. Bob Bower, SHHA Vice-President, welcomed the attendees, and then turned the meeting over to Captain Joshua Kingsbury. President John Chavez and Vice President Larry Buynak from Sandia Heights Services (SHS) also attended and participated in the question and answer period. Captain Kingsbury stated he had been recently assigned to the North Area Command (of which Sandia Heights is a part). He welcomed questions from the audience, noting that the attendance far exceeded the Southwest Area Command neighborhood meetings with which he was formerly associated. When questions were asked about increasing SHS patrols, Vice President Buynak pointed out that there are fifty-two miles of roads in Sandia Heights, and SHS puts in over four thousand miles per month patrolling the area. The topics discussed were mostly focused on security issues, with discussions on whether to install home alarms or cameras, whether residents should bear arms, etc. One resident pointed out the advantage of getting to know your neighbors well enough to be able to watch out for any activity that does not fit in with what is considered ‘normal’ activity for the area. The meeting was adjourned at 8 pm. SHHA will schedule another event in May 2017.



A LETTER FROM YOUR VICE PRESIDENT—BOB BOWER

Over the last eight months, I have attended four meetings and all of them dealt with the issue of criminal activity in Sandia Heights and in other neighborhoods in our vicinity. Two meetings (12 May and 13 October) were sponsored by SHHA with the Bernalillo County Sheriff’s Office (BCSO). Another on 18 October was sponsored by Citizens for Safety—Far Northeast Heights and was organized by Jim and Denise Dobier who are residents of Sandia Heights and are victims of a recent home invasion. The last one was on 26 October and was organized by John Betak, President of the Alliance of Sandia Heights Neighborhoods (ASHN) with significant participation by Sandia Heights Services (SHS). All four of these meetings were held in response to residents who have expressed concerns about the rise in criminal activities based on personal experiences and on numerous articles that have recently appeared in the Albuquerque Journal and on local TV networks. The largest increases are related to property crimes. Although the Far Northeast Heights is one of the safest areas of the County, there have been increases in overall criminal activity in this area and those increases do not seem to be abating.

C&P.....3 P&S2 &3 CSC7 & 8 ACC 8



Continued from page one

Let's concentrate on SHHA for the moment. There is nothing in our founding bylaws or our committee charters specifying that SHHA has a responsibility to provide community security services. Sandia Heights relies on SHS and BCSO for those services. The security provided by SHS is hampered due to a lack of funds that are needed to provide 24/7 patrol coverage of the community. Subscription by our residents for SHS security services is not mandatory and, as such, SHS is unable to provide 24/7 coverage due to a low subscription rate. BCSO provides law enforcement services. It operates on a priority basis and activities related to property crimes are prioritized along with many other criminal activities which often lead to inadequate response times if there are higher priority crimes in progress. **Bottom Line:** funding for both BCSO and SHS is limited in terms of hiring and training personnel to complement their existing assets.

When SHHA was involved in the preparation of the covenants for the North Tramway Estates (NTE) development, the developers were asked to insist on mandatory membership in SHHA and for SHS security services for those 14 residences. The developers agreed. We plan to get the same wording into the 33-home Hawks Landing covenants since the developers (they plan on starting construction in mid-2017) are the same ones who are building NTE. Including those two new developments, SHHA is composed of 41 individual units and each of those units has its own set of covenants. SHHA does not "own" any of these unit covenants—the units control their covenants. Each unit can change its covenants to require mandatory membership in SHHA and/or for SHS security services. Most of the unit covenants require 75% of its residents to agree to covenant changes. One way to get more resources for both SHHA and SHS is for the individual units to mount a vigorous campaign to make those changes. Right now, about 70% of our residents are members of SHHA, and SHS has a similar percentage for their security services. If the units want to change their covenants to include mandatory membership just for the SHS services, that's acceptable to SHHA, since SHHA is adequately funded at this time to meet its

community obligations. Although there may be a way, right now I don't see a path that would allow SHHA to force all of its units to make changes to their covenants. I challenge the Dobiers and the residents of their unit (South Unit 27C) to initiate an effort to make those covenant changes and to get them properly recorded with the County. Success in this endeavor may incentivize other units to also make these covenant changes.

As a result of these meetings, SHHA's Parks and Safety Committee will be considering various ideas on how to enhance our community's security. Some of our residents have suggested looking at installing signage similar to our "bear" signs that would warn individuals entering the community that it is monitored by armed patrols. Another suggestion is that SHHA investigate the possibility of using surveillance cameras with store-dump capabilities placed at strategic locations within the community.

From a more global perspective, I recommend that residents contact Lonnie Talbert, our District 4 County Commissioner, regarding concerns related to criminal activities in our District. I realize that many of us like quality of life efforts that are funded by our County and the City of Albuquerque, but are all of these efforts needed when our police and sheriff departments are critically short of personnel necessary to accomplish their basic missions? Also, remember that you are responsible for securing your residence. There are lots of ways to enhance the security of your residence (security doors, window treatments, cameras, intrusion sensors, alarms, etc.). Learn about these and use them if they are appropriate for your residence. The meeting sponsored by the Dobiers featured three commercial entities specializing in various solutions to security problems. Contact the Dobiers for additional details.



Security Reminder:

Whenever possible park your car in the garage rather than just in the driveway and remember not to leave valuables or the garage door opener in your car (particularly gifts visible in the car at this time of the year).



Sandia Homeowners Backyard Ski Area

By Burt O'Neil, Communications & Publications

We see the west side of the Sandia Mountains from our Sandia Heights (SH) homes and marvel at the spectacular shear granite and limestone cliffs. When looking at the walls of stone, one thinks of rock climbing not skiing. However, the east side of the Sandia Mountains is a beautiful micro climate of forest and rolling hills, ideal for downhill and cross country skiing. The Sandia Mountains top out at 10,600 feet and the elevation ensures an average of 120 inches of winter snowfall.

There is a very unique way for SH residents to get to the ski area. In 1964 a major tramway was built. Below is a picture of the tram just after a major snowstorm.



SH association members can go to the SHHA office and obtain tickets at a reduced cost of \$6.00 (beginning January 2017). This Tram takes a skier to the top of "Exhibition" ski run. Besides the incredible views, the Tram is a very convenient 15-minute ride to the ski area. The alternative is to drive one hour to the east side of the mountains. The base of the Tram is directly adjacent to the North part of Sandia Heights.

The Sandia Ski area has 30 major ski runs. Some of these runs are over two miles long.



Above is a picture of skiers and boarders at top of "Aspen" run. The vertical rise of 1,700 feet allows for some of the longest runs in New Mexico. There is an excellent beginners' ski area at the base of the ski runs. This area is served by two lifts. Most of the runs are for intermediate skiers but there are a few runs for advanced skiers. Last year I skied "Suicide" run which was in excellent shape. This is a run for advanced skiers but rarely has enough skiable snow. The slope difficulty is: easiest 35%, more difficult 55% and most difficult 10%. My two favorite runs are "Double Eagle" on the north side of the area and "La Madera" on the south side. These are two long, picturesque runs through a winter wonderland. From the upper mountain runs one can see clear over to the Santa Fe ski area, a distance of 70 miles. For up to date information on rates, snow conditions, and weather, go to www.sandiapeak.com.



SNOW REMOVAL

Most of the roads within Sandia Heights are County roads/streets; there are a few private roads. If you need maintenance on your road/street, including snow removal, please call the county at 848-1503. The county is responsible for removing snow from the public roads.



HOLIDAY SECURITY TIPS:

With the holidays fast approaching, potential burglars or thieves will prey upon targets of opportunity, and vulnerabilities exist that many don't think about especially during the hectic holidays. Here are some tips from the Sandia Heights Security Patrol:

- ❖ If you display your Christmas tree in a window, don't put your presents under the tree where they can be easily seen from the road. This is an open invitation for a thief.
- ❖ When you return home from holiday shopping, pull your car into the garage and close the garage door before unloading your gifts from the trunk. If it is not possible to do this, take a look around before you unload the vehicle.
- ❖ Never leave gifts in the trunk or back of your vehicle outside overnight. If someone will go to the trouble to steal your stereo or other valuables, they will certainly try to take items that are on the backseat or in the trunk as well.
- ❖ If you must leave vehicles parked in a driveway or on the street, remove the garage door opener.
- ❖ Contact the Sandia Heights Security Patrol for a special security watch if you are going to be away from your home. This service is available to security subscribers, so if you are not a subscriber contact our office at 505-856-6347 to sign up today!



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	31	Mailbox vandalism	0	Snake call	9
Animal control Assist	0	Miscellaneous call	5	Special (extra patrol)	11
Assault/battery	1	Motorcycle nuisance	0	Special request	177
Breaking & entering	0	Motorist assist	3	Speeding vehicle	0
Car accident	0	Neighbor dispute	0	Suspicious person	13
Customer assist	0	Newspaper pickup	17	Suspicious vehicle	20
Dump/spilled material	0	Noise complaints	2	Theft	5
Family dispute	1	Open door/window	3	Utility Co. assist	5
Fire	1	Parking problem	2	Threat/personal	0
Fireworks complaint	3	Pet nuisance	2	Vandalism	1
Home burglary	3	Rescue assist	0	Vehicle burglary	6
Lost/found item or pet	4	Salesman complaint	3	Wildlife report	0
Loud music/party	6	Sheriff office assist	1	Total Calls	335



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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For Sale & Sold in Sandia Heights!



981 Antelope NE
\$399,900 • MLS# 877627

Unique, Custom, SW Style Casa on private view lot. Breathtaking Sandia Mountain Vistas! Sunken greatroom w/custom Kiva style fireplace & curved Adobe walls, spacious kitchen w/raised T & G ceiling, 3 large bedrooms; Private MBR w/ custom Kiva style fireplace & curved Adobe walls, 2 baths, 2 car garage. Curved driveway, covered patio w/T & G ceiling & privacy wall w/Banco.
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



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

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 \$168.92
8 homes PENDING Average list price per SF \$172.50
41 homes SOLD 2016 Average sold price per SF \$165.22
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
6 homes FOR SALE Average list price per SF \$150.82
2 home PENDING Average list price per SF \$169.06
23 homes SOLD 2016 Average sold price per SF 154.73
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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Christmas Day

10AM

Every Sunday

8AM • 10AM

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Kelly Taliaferro, QB



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-
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
Brown & Brown Insurance of NM
Domino's Pizza Jade Enterprises
Lovely Nails and Day Spa
PCM Electrical
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



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).

THE FOLLOWING IS A SUMMARY OF ACTIVE CSC VIOLATIONS:

Unit No.	Type of Violation
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



HOLIDAY LIGHTING and PARKING

By Dick Wavrik, CSC Chair

The holiday season is here and some neighbors like to display outdoor lighting, big blow up snowmen, and Santa and his elves. If you live near such a person please be understanding as "it too will pass". If you do put up lights please be considerate of your neighbors and turn off the lights at an early hour, unplug Frosty's blower, and refrain from outside holiday music.

If you plan on having a holiday party please think ahead about guest parking. Tell your guests not to park in your neighbors drive or on their lawn and not block the road, as emergency vehicles may have to get through.

Continued on page 8

Continued from page 7

Consider inviting your neighbors to the party. [I shouldn't have to mention this but as a host you may be responsible if you let your guests drink too much - except your neighbors who will be walking home!] Again have fun but be considerate of your neighbors.

Trash Cans

This is the time of year when we generate lots of trash. If too much for your recycle bin then paper and boxes can be taken to the Eagle Rock transfer station (no charge for the outside bin use) or places like the Sonic/Lowes on Juan Tabo. Remember that your trash bins need to be out of sight except on the pick-up day [this is a year round problem].



Office Closure

The office will be closed for the holidays for one week from December 26 through January 2. The office will reopen on Tuesday, January 3. Happy Holidays from the SHHA office.



Fall Green Waste Collection

Sandia Heights Services Sanitation will offer Free Fall Green waste pick-up is scheduled on your regular trash collection day during the **week of November 28th – December 2th.** Place green waste (leaves, grass and brush, NO CACTI) in bags weighing 40 lbs. or less at the curb by 7am on your regular trash collection day. Branches must be bundled and cut down to 4 ft. lengths. Limit 10 bags and/or bundles.



ACC Activity Log

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

53 Rock Ridge Court – Stucco and Parapet Repair

60 Juniper Hill Loop – Repaint Deck and Railing

196 Big Horn Ridge Drive – New Construction

206 Spring Creek Drive – Retaining Wall and Landscaping

514 Black Bear Loop – Security Door

711-32 Tramway Place – Replace Masonite Trim

980 Antelope Avenue – Reroof

1148 Marigold Drive - Reroof

1182 Laurel Loop – Modify Roof, Reroof, Re-Stucco and Interior Remodel

1444 Honeysuckle Drive - Landscaping

1560 Eagle Ridge Rd. – Refinish and Repaint House Trim

1802 Tramway Terrace Loop – Reroof and Stucco Repair

1843 Tramway Terrace Loop - Landscaping

1949 Quail Run Loop - Fence

2022 Quail Run Drive – Reroof, Re-Stucco and Window Replacement

2031 Quail Run Drive – Window Replacement

8229 Raintree Drive – Restucco

8250 Raintree Drive – Repaint Window Trim, underneath Patio Cover and Gate

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



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1222 ROCKROSE RD. NE



3,353 SQFT - 4 BR - 3 BA - 3 CG - .84 AC LOT

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. 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.

Offered At: \$599,000

176 BIG HORN RIDGE DR. NE



3,152 SQFT - 4 BR - 4 BA - 3 CG - .60 AC LOT

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. 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. The backyard offers stunning views, fireplace and and a built-in BBQ.

Offered At: \$579,900

538 BLACK BEAR RD. NE



2,805 SQFT - 3 BR - 2 BA - 3 CG - .64 AC LOT

Absolutely stunning single level Sandia Heights custom Nick Garcia adobe home. 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.

752 TRAMWAY LN. NE



2,135 SQFT - 4 BR - 2 BA - 2 CG - .52 AC LOT

Beautifully crafted single level 4-bedroom custom home built by Wolfe and Lewton on a spectacular lot with unobstructed mountain views in Sandia Heights! The original owners have taken great care of this jewel, with recently updated kitchen and baths and newer flooring, stucco and roof. Mature pinons and junipers lend privacy to the .52 acre lot. Large bedrooms and roomy garage storage add to the home's livable appeal. Glorious mountain sightlines make the substantial patio the perfect place to entertain. And as you step into the Great Room, with its 12' wood beamed ceiling, magnificent stone fireplace wall, and raised brick dining area, the panoramic view of the Sandias takes your breath away!

UP TO FOUR FREE TRAM PASSES

are available from me every day.

Call early to reserve your passes, they are available on a first come, first served basis.

Email or Call Greg Today!

Greg@GregLobb.com or 505.269.GREG 4734)



THANK YOU!

Our 2nd Annual Food Drive was a huge success! With your help, we collected 1,751 pounds of food to benefit the Roadrunner Food Bank of New Mexico.

We had a wonderful day visiting with our Sandia Heights neighbors! We look forward to making our 2017 food drive even bigger and better.



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Community Event Bulletin Board

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

The Albuquerque
Philharmonic Orchestra



Daniel Cummings, Conductor

Friday, December 16, 7:30 PM
Immanuel Presbyterian Church
114 Carlisle, SE, Albuquerque

Saturday, December 18, 3:30 PM
St Therese Church
300 Mildred Ave NW, Albuquerque

Mendelssohn: Fair Melusine, Dvorak: Symphony No. 7 Barber: Knoxville: Summer of 1915

All APO concerts are Free! Donations appreciated. www.nmapo.org, 505-433-7445

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.

CALL FOR ARTISTS: Sandia Heights artists-residents, come join us. Sandia Heights Artists, which holds its annual artist’s studio tour each September, is holding its 2017 Studio Tour organizing meeting January 19, 2017 at 7:00PM at the home of longtime Tour participant Barb Nahler, 1202 Marigold NE. We would love to have you join us.

SHHA Annual Meeting Church of the Good Shepherd on Tennyson, **9 – 11 AM, FEBRUARY 4, 2017**

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

Come and make your input known. Business to be conducted includes:

- Introduction of new officers elected by the Board
- Presentations by the SHHA committee chairs and officers
- Election of returning Board members and 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 and make your input known.

NOTICE: TRAM PASSES will be \$6.00 per pass beginning January 1, 2017 due to an increase in cost.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closed for Christmas Holidays from December 26 through January 2, returning January 3.**
- **Board meeting** – Wednesday, December 14 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. \$6 per ticket for members. Cash or check only.
- **SHHA membership cards:** remember to go to the website to get a full listing of the companies that offer a discount!

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



Sandia Heights Homeowners Association
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