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Bill Wiley

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Jessica Seeley - Co-Administrator
Betsy Rodriguez - Co-Administrator

SHHA Office

2-B San Rafael Avenue
Albuquerque, NM 87122
Office Hours: M-F, 9am-4pm
Phone: 505-797-7793
Fax: 505-856-8544
Website:
www.sandiahomeowners.org
Email:
shha@sandiahomeowners.org

Committee Chairs

Bob Bower – Architectural Control
Committee (ACC)
Dave Mottle - Parks & Safety
Committee (P&S)
Emily Rudin - Nominating
Committee (NC)
Dick Wavrik - Covenant Support
Committee (CSC)

**NOTE FROM THE PRESIDENT: FIRST IN A SERIES
Joe Pappe**

As my term of office as the President of Sandia Heights Homeowners Association (SHHA) draws to a close in the next few months, I will share with our membership my concerns about our community and its future. My thoughts are based on nearly a decade of volunteer service to SHHA—as a member of the Board of Directors for 9 years; an Architectural Control Committee member for 2 years; Chairman of the Covenant Support Committee for 2 years; Vice President for 2 years; and President for 4 years. This column is the first in a series you will see each month in *The Grit* through the end of the year.

I ask you, our members: ***Do you know what your Association does for you?*** You're probably familiar with such benefits as our tram ticket program, corporate discount offers, and notary public services. But most significant is this: SHHA protects the value of your property! Through the activities of our chartered committees—particularly the Architectural Control Committee and the Covenant Support Committee—we ensure that deed restrictions, guidelines, and standards of quality are maintained throughout our community. SHHA also keeps communication flowing to you about issues that affect you. It is no understatement whatsoever to say that SHHA plays a vital role in preserving the worth of your most precious investment: your property.

We are an organization of volunteers. All of SHHA's Officers, Board of Directors, and committee members are property owners—just like you—who have committed to serve Sandia Heights by contributing their time, ideas, and effort. Think of this voluntary service as an investment in sustaining our collective investment in one of Albuquerque's most sought-after communities.

According to SHHA's By-laws, however, the terms of those who serve our community are finite. Very soon, the service life of a number of our Board members will end. Per the By-laws, in order to function, SHHA must retain a minimum of 11 Board members. We are now facing the very real risk of losing more Board members than we are gaining, and of dropping below the minimum required.

Continued on page 2

Continued from front page

Since this spring, SHHA has been calling for volunteers in every *GRIT* issue, on our website, and on signs posted in the Office. It is distressing that, out of a community of over 2,200 homes, there has been not one response. We urgently need you to step up to the plate—as committee members, committee chairs, and nominees for the Board. (While it has been both customary and desirable to have served on a committee before being nominated to the Board, SHHA is open to consideration of Board candidates who have appropriate experience.)

So now I must ask you this question: ***Do you want the Association to continue?*** Please think seriously about your answer and consider volunteering. And look for my column in the next issue of *The GRIT*.



Construction Courtesy and Safety in Sandia Heights

By Bob Bower, ACC Chairman

This is the time of year when much of the heavy outdoor construction takes place here in Sandia Heights. Although some of the following points are stated in the construction approval letter we send to an ACC applicant, experience has shown us that a few of these points need additional emphasis and that other items not included in the approval letter need to be addressed.

When you have significant construction activities underway at your property, please consider the following points as a matter of courtesy to your neighbors and for the safety of the community:

1. Please limit all noisy work to between 8 am and 6 pm, Monday through Saturday, and try not to schedule exterior work on Sunday. If your project involves significant amounts of up-front excavation, please consider not performing it on holidays and weekend days.

2. Control your construction debris by using appropriate trash containers, so our local winds don't scatter it outside the borders of your property. Make sure that the containers are periodically emptied and, if possible, not placed in the street. If your contractor is building your home or addition using "green" standards, this code prohibits the use of on-site trash dumpsters. Excess construction materials are required to be placed in piles, instead of in dumpsters, to facilitate reuse of materials. Contractors should, however, use appropriate trash containers for materials not associated with the construction (lunch trash, etc.).

3. Make sure your contractors provide receptacles for the safe disposal of smoking materials such as cigarettes. Spring and summer can be hot and dry and we don't need wildfires caused by the careless discarding of cigarettes at a construction site. Please pay extra attention to this point!

4. Don't allow your contractors to dump used concrete, stucco "swill," or other construction materials on empty lots, down street gutters, into storm drains, or on AMAFCA easements or County-controlled properties such as water diversion channels. If this happens, you may get stuck with cleanup costs.

5. Please don't allow your contractors to create on-street traffic problems by parking too many vehicles on the sides of our narrow roads.

6. Ask your contractors to limit the use of radios and boom boxes that create excessive amplified music at the construction site.

7. Make sure that your contractors maintain proper sanitary facilities on site for use by workers at all times.

Remember to stay involved with your construction project. If you see issues such as those listed above, take action to correct any situation that you feel might create a safety issue for the community or be an annoyance to your neighbors.

Keep Your Trees Healthy!

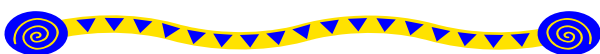
By Desert Oasis Teaching Garden

Albuquerque has the third-highest tree mortality rate in the nation. Numerous factors influence Albuquerque's tree mortality, including drought, lack of adequate irrigation methods, root girdling, and compact soils. The good news is that we can change that! Some practical suggestions to keep your existing trees healthy:

- Watering needs to increase and move outward as a tree grows (expanding with the growing root zone of the tree).
- When you first plant a tree, it is good to water just outside the current root zone to encourage the roots to grow outward.
- Watering should cover a wide area around the tree, so lawn sprinklers are good for trees, but they are not a sufficient source of water. They mimic rain and can provide good volume and diffuse distribution to the roots.
- If you xeriscape around a tree, it will be important to make sure there are a number of drips installed all around it.
- Deep-water around the tree 1-2 feet into the soil every other week from spring through early fall.
- When it is windy, trees will need more water due to the resultant evaporation.
- Trees generally do not need fertilizer.
- Trees do need mulch around them, preferably organic mulch. It provides important soil microbial activity, increases water-holding capacity, and regulates soil temperature.
- Place mulch about a foot away from the trunk of the tree outward to the end of the drip zone in a circle around the tree.
- Try not to walk on the soil around a tree when it is wet, so that it does not get compacted.

For more tips, visit:

<https://sandiahomeowners.org>



Fourth of July Neighborhood Parade

By Erika L. Roesler, Sandia Heights Resident

Neighbors and friends met at a residence in Sandia Heights for a Fourth of July neighborhood parade. The informal parade route circled the two Quail Run loops and featured a water stop halfway through. Safety was reviewed and emphasized during the parade. The parade was advertised by word-of-mouth for a few weeks ahead of the event. Children and adults were encouraged to decorate themselves and their bikes, strollers, and wagons for the parade. Crazy hats, waving flags, and bouncing balloons were common adornments on the paraders.

The weather was near 100 degrees at the start of the parade. Children and adults enjoyed cooling off before and after in a sprinkler set up in a driveway. Popsicles, soda, chips, and cookies were provided pot-luck style by neighbors. A highlight of the event was that new and old neighbors met each other for the first time. Enthusiasm was expressed by all to make the parade an annual event, with a goal to advertise it to more residences along the route.



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

NMGAS 697-3335

**Animal Care
 Bernalillo County** 468-7387

Road Repairs 848-1503

Burn/No Burn Hotline 768-2876

Graffiti Removal Hotline 468-7400

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.

June CALLS TO SANDIA HEIGHTS SECURITY PATROL

The following statistics are the latest provided by Sandia Heights Security since the last GRIT. If you have questions, please call Sandia Heights Security at 856-6347, mobile 263-4654.

June 2017	# of calls		# of calls		# of calls
Alarms	30	Mailbox vandalism	0	Snake call	1
Animal control assist	0	Miscellaneous call	11	Special (extra patrol)	8
Assault/battery	1	Motorcycle nuisance	0	Special request	213
Breaking & entering	1	Motorist assist	0	Speeding vehicle	3
Car accident	1	Neighbor dispute	1	Suspicious person	9
Customer assist	10	Newspaper pickup	2	Suspicious vehicle	13
Dump/spilled material	1	Noise complaints	8	Theft	4
Family dispute	1	Open door/window	6	Threat/Personal	0
Fire	0	Parking problem	3	Utility Co. assist	2
Fireworks complaint	0	Pet nuisance	1	Vandalism	0
Home burglary	5	Rescue assist	0	Vehicle burglary	1
Lost/found item or pet	2	Salesman complaint	2	Wildlife report	1
Loud music/party	1	Sheriff office assist	1	Total Calls	343

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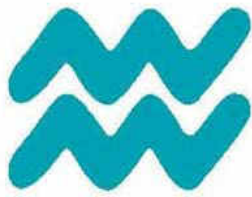
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Federally insured by NCUA. Equal Housing and Equal Opportunity Lender. All loans subject to qualification and require Sandia Area membership. Your home determines your maximum loan amount and is used to secure your home equity loan (or second mortgage). Home Equity Line of Credit example: monthly payment of \$148 on a \$20,000 loan for 180 months at 4.00% APR with an owner occupied property. For current rates and terms see www.sandia.org. Annual maintenance fee of \$35 and an application fee of \$35 may apply for HELDCs. The relative benefits of a loan for debt consolidation depend on your individual circumstances and your actual debt payments. Closing costs associated with this product are waived for loans up to \$150,000 in Greater Albuquerque and surrounding area on their primary residences with clean title history. Loans over \$150,000 or outside of Greater Albuquerque and surrounding area are subject to 1.00% origination cost plus cost of property appraisal, flood certification, recording fees, and title insurance, and property insurance which generally range from \$1,467 to \$1,600. Borrower is responsible for homeowners insurance and, if required, flood insurance. Consult your tax advisor about deducting the interest you pay from your taxes.

Successfully Selling Sandia Heights



Pete Veres
Sandia Heights Resident

#1 RE/MAX Elite Agent

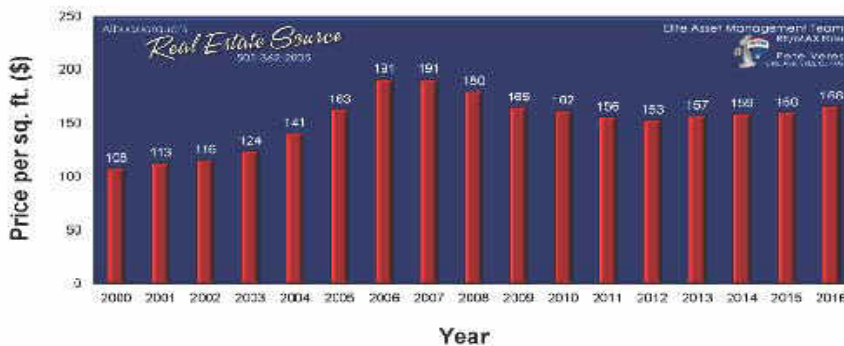
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Sandia Heights Price History



See What Homes Are Selling For In Sandia Heights
www.SandiaHomeValues.com

RE/MAX ELITE • 798-1000 • 8300 Carmel Ave NE, Ste 201, Albuquerque, NM 87122



CSC ACTIVE VIOLATIONS LOG JULY 2017

Unit No.	Type of Suspected Violation
S8, S12, S18, S26	Home/Yard Maintenance
S12	Home Based Business
S21	RV/Trailers
S21, S26	Trash Bins
SHHA Court Action	
S5	No Prior ACC Approval

15 Files Closed Since the Last GRIT

Help Us Help You!

For the past year we have been asking for help on the Covenant Support Committee. We were able to get one excellent volunteer, but we need more. When we get a complaint it is assigned to a volunteer investigator. If it is a valid complaint, it will take several site visits to see if the violation is resolved. Each trip must be documented in an investigative report. The SHHA staff drafts and sends the appropriate letters as well as keeping track of the timing for follow-up site visits. So if you feel that maintaining your covenants is important to preserve the integrity of your neighborhood please join us on the CSC. If we don't get enough interest and support from our members eventually we will have to consider whether we can continue to do covenant enforcement. [If you always wanted to park your RV or boat on your front lawn, paint your house bright red, have flock of plastic pink flamingos lining your driveway, and leaving your trash cans out then no enforcement may be attractive to you].



Room Rental

Big house, feeling lonely, want to meet new folks? There are many ways to satisfy this need, but doing an Airbnb or room rental is not one of them. It is very tempting to rent out the extra bedroom in order to make extra money; however, your covenants do not permit this.

There are also concerns about maintaining security in your neighborhood as a short-term landlord. You are inviting transient renters into the area, which may pose a threat to your neighbors. The Sandia

Heights Security Patrol, available by subscription, does a great job of patrolling and looking for unfamiliar cars in your area. But by doing short-term rentals, you make their job more difficult. If you have your home listed as a daily room rental, please immediately remove your listing. If your neighbor is involved in room rental, please file a covenant complaint so that we may investigate.



SEND IN YOUR PHOTOS NOW!

We are accepting entries for our annual photo contest for the 2018 Sandia Heights Resident Guide and Directory. Submissions are due to the SHHA Office by Friday, November 3. If you are the lucky winner, your photo will be featured on the cover of the 2018 Guide and Directory, and you will be acknowledged as the photographer.

Submission criteria:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2017 Guide and Directory).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, and may be submitted digitally to sandiaheights@comcast.net.
- The member must submit a statement that the photograph is an original taken by the homeowner, that he or she is not a professional photographer (in business as a photographer), and that he or she grants SHHA permission to use his or her photo(s) in the Guide and Directory or on our website.

All entries may be picked up at the Office after the Guide and Directory is published.

ACC Activity Log

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

6 Juniper Hill Road – Reroof
27 Cedar Hill Place – Roof Repair
48 Rock Ridge Drive – Install Swamp Cooler
131 Big Horn Ridge Road – Paint/Seal Roof
355 Live Oak Road – Playground Equipment
371 Big Horn Ridge Drive – Install Fence
644 Cougar Loop – Restucco
726-19 Tramway Vista Drive – Install Pergolas and Pinon Trees
748 Tramway Lane – Reseal Asphalt Driveway
902 Tramway Lane – Restucco
932 Tramway Lane – Reroof and Restucco
986 Lynx Loop – Enclose Patio
1022 Tramway Lane – Courtyard/Patios and Landscaping
1023 Tramway Lane – Paint Front Door
1027 Tramway Lane – Raise Adobe Wall Height and Install/Enlarge Windows
1111 San Rafael Avenue – Garage Door Replacement
1131 Marigold Drive – Restucco
1151 Marigold Drive – Restucco
1190 Laurel Loop – Photovoltaic Panel Installation
1430 Honeysuckle Road – Garage Door Repair
1461 Bluebell Drive – Restucco and Paint Trim
1574 Eagle Ridge Court – Reroof
1841 Tramway Terrace Loop – Front Entrance Stonework
1910 Quail Run Road – Replace Bricks
2317 Calle de Rafael – Window Replacement

2416 and 2417 Tramway Terrace Court – Replace Fence and Gates
2451 Tramway Terrace Court – Restucco
2703 Tramway Circle – Install Security Doors and Security Window Covers
2752 Wolfberry Place – Reroof and Replace Skylights
8208 Indigo Court – Exterior Shades
8215 Indigo Court – Landscaping
8246 Raintree Drive – Roof Repair and Maintenance

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



SHHA MEMBER BENEFITS:

Check out the entire SHHA Member Benefits Program and the discounts offered to SHHA members at www.sandiahomeowners.org, under the *Notices and Information* tab. Each participating merchant offers a discount to SHHA members. The following is a list of 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
Drive Data Recovery – *New Listing*
Domino’s Pizza
Jade Enterprises
Lovely Nails and Day Spa
PCM Electrical
Chiropractor, Mark L Schwartz DC
Roofing USA**

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AlbuquerqueHomes.net SandiaHeights.com SharonAndJudson.com

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 and Sold in Sandia Heights!



1053 Red Oaks Loop NE
\$750,000 • MLS# 892332

Distinctive Sandia Heights! One-of-a Kind, Two Story Custom by Park West on Panoramic View Lot; Upscale thru-out; 5 bedrooms + study + entertainment room + children's play area & 4 baths; upper level; Mbr retreat & bath, view decks. Greatroom with custom fireplace and patio access. Gourmet style kitchen & 3 car, garage; entertainer's patio. Entertainer's Haven! Offered by Sharon McCollum



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



12709 Colony Place NE
\$329,900 • MLS# 884763

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



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

Sharon & Judson Sell Sandia Heights Homes

The Following Homes are Pending in Sandia Heights

STREET	LIST PRICE	SQ FT	\$ PER SF
Eagle Ridge Lane	\$875,000	4,839	\$180.82
Spring Creek Lane	\$750,000	6,079	\$123.38
Juniper Hill Rd	\$729,000	2,947	\$247.37
Juniper Hill Loop	\$675,000	3,303	\$204.36
Eagle Ridge Ct	\$525,000	2,520	\$208.33
Laurel Place	\$515,000	2,589	\$198.92
Tramway Ln	\$450,000	2,557	\$175.99
Quail Run Dr	\$400,000	2,504	\$159.74
Rock Ridge Ct	\$395,750	2,066	\$191.55
Quail Run Dr	\$320,000	1,852	\$172.79
Black Willow Dr	\$310,000	1,688	\$183.65
Coyote Willow Ave	\$280,000	1,611	\$173.81
Tramway Terrace Ct	\$226,900	1,265	\$179.37
Tramway Lane Ct	\$186,000	1,294	\$143.74

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August 2017



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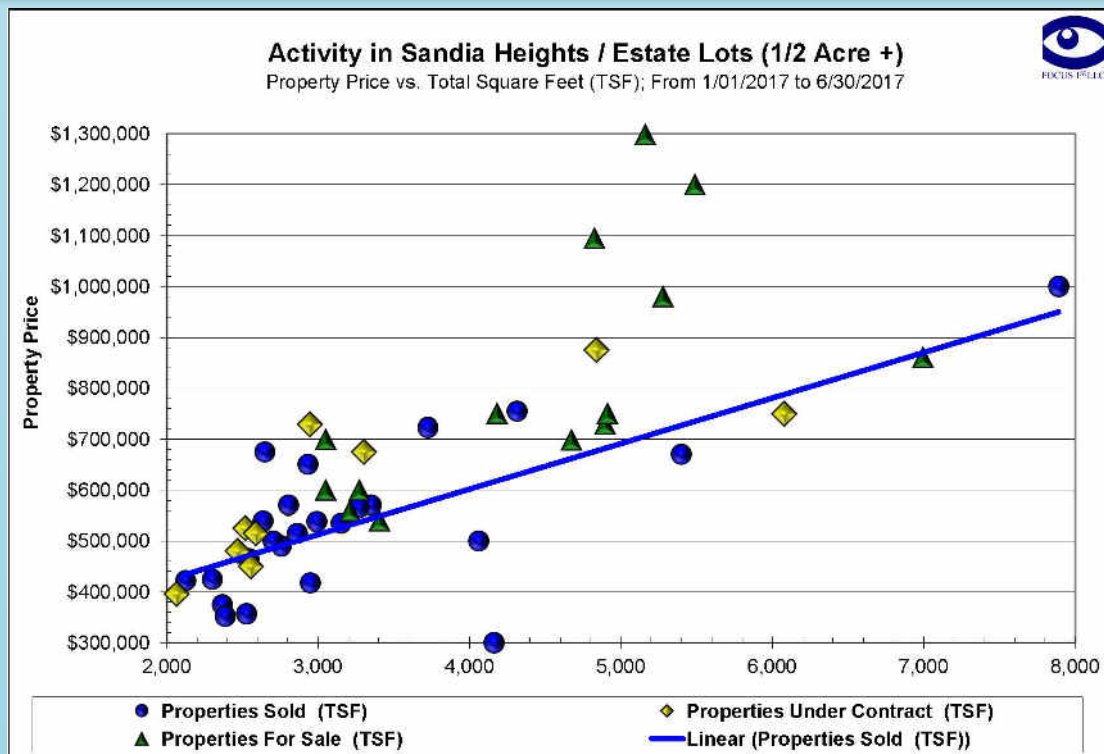
1062 RED OAKS LP. NE



3,051 SQFT - 3 BR - 2.5 BA - 3 CG - .79 AC LOT

Beautifully updated Sandia Heights custom home that offers absolutely stunning/unobstructed views in a private setting. The Master BR & BA were remodeled in 2013 & feature a French Door entry, Kiva fireplace & nichos, dual walk-in closets, & a private courtyard. The spa-like bath offers dual vanities, a freestanding designer tub, and large shower. The light & bright Family Room offers a T&G + beam ceiling, built-in cabinets & shelving, and a wall of windows/sliders that show off the stunning views to the east. The Kitchen is a chef's dream! Featuring beautiful granite counters, SS appliances, & a large island. Secondary BR's up w/full bath & large balcony. The private backyard offers a deck, open patio space & stunning views. The perfect place to entertain! New Septic Tank 6/2017.

Offered At: \$599,900



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 available on a first come, first served basis.

Email or Call Greg Today!
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Community Event Bulletin Board

None of these groups are sponsored by SHHA. Information is provided to keep residents informed.

Sandia Heights Artists: Mark your calendars! The Sandia Heights Artists 14th annual studio tour dates are Saturday, September 9 and Sunday, September 10 10am-5pm. Artwork by your talented Sandia Heights neighbors will be featured at 10 studios with 2-3 artists at each stop. There is an amazing variety of work featured this year, as always, and several guest artists will join us. To see examples of the work, go to our website: www.sandiaheightsartists.com. A map of the tour stops will also be available on this site. Please join us on Friday evening 5-8pm September 1 for Preview Night at High Desert Art and Frame (Tramway and Montgomery, Smiths' parking lot). The gallery is again hosting preview night and will feature the art work of Sandia Heights Artists for the month of September. There will be scrumptious hors d'oeuvres, door prizes and a chance to meet and talk with tour-participating artists. We look forward to seeing you Preview Night and on the studio tour.

St. Chad's Episcopal Church 7171 Tennyson NE • Albuquerque, NM 87122 • [505-856-9200](tel:505-856-9200)
Worship Times: Thursdays at noon and Sundays at 8am and 10am
Breakfast is served after the 8 and 10 am Sunday Services. Please join us for the food and fellowship.
office@stchadsabq.org • www.stchadsabq.org

Sandia Heights "Cork & Fork" Dining Activity: We are in our twelfth 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 Rene Kessel at renekessel@gmail.com or at 504-3886.

New Mexico Symphonic Youth Chorus is looking for young people, grade 4 through 12, who love to sing. Music Directors, Marilyn Bernard and Louise Loomis, are renowned music educators with over 30 years of experience in professional choral instruction and performance opportunities for young singers. NMSYC is a 501(c)(3) non-profit division of the NM Symphonic Chorus. Information about NMSYC and how to audition can be found at www.nmsyouthchorus.org. Questions? Call Elaine Fiber at (505) 263-1445.

Member Feedback: SHHA welcomes input and articles from SHHA members and local officials, as well as nonprofit organizations and individuals with information appropriate to our area. Deadlines for article submissions are the 10th of each month. Members may also email their input to sandiaheights@comcast.net.

Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** - Wednesday, August 9th at 7pm in the SHHA office.
- **Notary, copies (20 per month) and faxes, email alerts and contractor evaluation binder** are 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 only.
- **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!
- **Lost and Found** items have been turned into the SHHA office.

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