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[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

**Committee Chairs**

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

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

In each issue of *The GRIT* since August, I have shared with you, our members, my concerns about the future of our Association. My columns have recounted the benefits of having a strong and active Association, most significantly SHHA’s protection of the value of your property through the enforcement of our covenants and the control of the community’s architectural standards. I want to re-emphasize that SHHA is an organization of volunteers, and that voluntary service is the key ingredient for sustaining our collective investment in one of Albuquerque’s most sought-after communities.

When beginning my series of columns in August, I was very concerned that within several months we would not have enough volunteers to fill Board positions projected to be vacant in 2018. As it is currently structured, the Association must have a minimum of 11 Board members in order to conduct business and carry out our responsibility to exercise ordinary care of our membership. I was so concerned, in fact, that I sought legal counsel about the steps required should SHHA need to be dissolved, and about the intended and unintended consequences of such action. I was informed that dissolution of a nonprofit organization like SHHA would be a long and difficult process.

As you know, our Bylaws give us the flexibility to adjust the composition of our Board and of our committees, should the need arise. Between now and our Annual Meeting in February, the Board will be evaluating options to modify our Bylaws. Exercising our ability to consider alternatives for the best interests of SHHA is certainly the preferred action to take at this time, in order to avoid dissolution.

I am pleased to report that the membership’s response to my first three *GRIT* articles has been modestly positive. A number of you have volunteered for positions on our Board and on our committees. We will be welcoming all new Board members in the December *GRIT*. We thank each of them for offering to step up on behalf of our community. Our Nominating Committee is busy interviewing these members. I am confident that enough volunteers will be both willing and able to assume the responsibilities of Board and committee membership to sustain the Association through the remaining business year.

**\*Welcome and thank you to our newest Board members!**

*Continued on page 2*

I ask for your attendance and support at our Annual Meeting on February 17, 2018, to approve any potential changes to our Bylaws which the Board might propose for a membership vote, with the goal of preventing the possibility of dissolution in the future. We have been a built-out community for many years. As such, it is time to assess whether the Association might function most effectively with a smaller Board, along with changes to our committees. These options will be part of our discussions with you at the Annual Meeting.



## **A Review of How the Architectural Control Committee (ACC) Works**

By Bob Bower, ACC Chairman

If you are planning a home improvement project that will alter the external appearance, you are required to submit an application to the ACC. Please note that even if you plan to replace items using existing materials and colors, such as stucco or roofing materials, the ACC still needs to review your application for these “in-kind” changes. That said, the initial step in planning your project should be to review and understand your unit covenants. You need to be aware of your property setback distances and of any other features specified in your covenants that can affect your project. The ACC also has Design Guidelines to assist you in planning.

After you have done your homework, go ahead and submit your application. You can select an appropriate contractor either before or after the ACC approves your application. The ACC reviews about 300 applications each year. Many involve routine requests for re-roofing, re-stuccoing, window and/or door replacements, heating and air conditioning system upgrades, simple landscaping, etc. These projects are usually administratively approved by the chairman within a few days. More complex projects, such as room or garage additions and larger-scale landscaping, might need additional time for review. The ACC will assign one of its members to work with you on these types of projects. It might also elect to gather relevant comments from your neighbors concerning impacts to their properties which could result from your project. On these more complex projects, the ACC strongly advises you to take advantage of its review at the early (preliminary) design stage, before you commit to a final design. You might find out that some aspects of your design would not be approved by the ACC and it is best to find this out at the beginning of the design process.

One item you are advised to provide, which really helps the ACC to understand your project, particularly if it involves major construction, is a plat plan or survey that shows the location of your house and of the proposed project relative to your property lines. The property survey that you received with your property deed at closing will usually be sufficient for this purpose.

The ACC will work hard to expedite your application, but we need adequate time to do our job of reviewing your project. Remember that starting a project before you receive the ACC’s written approval is a violation of your covenants. With a bit of planning, you can avoid this risk. Come talk to us if you need our advice on any of your projects—large or small.

## **We Want to Hear From You!**

By Bob Bower, SHHA Secretary

The SHHA Bylaws (Section 6.7) require that Board meetings be open to all of our members. Come join us—we want to hear your comments and concerns. The Board meets the second Wednesday of every month at 7 pm at the SHHA Office. The meetings last about an hour. You can stay for part or all of the meeting. You will be first on the agenda if you want to speak! Out of courtesy, just let the Office staff know that you want to attend. The Board will try its best to address your questions and concerns. During my time as a member of the Board, I have rarely seen any of our members attend Board meetings. These meetings are your chance for the Board to get to know you and vice versa. Take advantage of the opportunity to talk to us about your issues—we aim to serve you as best we can, but need to know what’s on your mind. Don’t wait until the Annual Meeting in February to voice your concerns—we are available to listen to you any time during the year.

## Don't Let Your Water Pipes Freeze!

By Bob Bower, Chairman, ACC

I heard a couple of horror stories from last winter, so once again it's time for my annual article on how to prevent your water pipes from freezing.

It's too early to tell if

Albuquerque's winter of 2017-

2018 will be really cold or not, but it's always a good time to remind you of ways to protect your water pipes from the effects of very cold weather.

Most local experts on this subject generally agree that steps need to be taken to protect water pipes if

temperatures are expected to drop below 21° F. A broken water pipe inside your home

can cause a lot of extensive and expensive damage!

Let's start with the outside of your home. Disconnecting water hoses and protecting outdoor water faucets are very important. Water that freezes in outdoor hoses connected to faucets causes a buildup of pressure on interior plumbing, which can result in a rupture of the interior pipes if the pressure is too high. Damage to these interior pipes near an outdoor water faucet is often difficult to repair due to their inaccessibility. Disconnecting hoses from these outdoor faucets and protecting the faucets with hard foam insulating cups are good ways to reduce the chances of damage to these water pipes that extend through your exterior walls. These inexpensive foam cups can be purchased at home improvement or hardware stores and are easy to install. I've also found it wise to wrap outdoor faucets with some insulation prior to placing the foam cup over the faucets, particularly if any of the faucets are located on the north side of your home or are located in an area that does not receive any winter sunshine. Also, if you have any water pipes located outside your home that are exposed to outside temperatures, you should consider using insulating tubes or heat tape around them.

Now let's consider the inside of your home. If Albuquerque experiences a spell of extremely cold weather where temperatures, particularly at night,



drop below the 21°F “benchmark,” leave the water supply line on at a very slow drip rate somewhere inside your home. Water in slow motion is much less likely to freeze than water that is motionless inside a pipe. Normally, a faucet located far away from where the water enters your home is the one

that you should use for this purpose. The cost of water used is insignificant compared to the cost of repairing damage caused by a broken water line inside your home. These very cold spells usually don't last long, so leaving an indoor faucet dripping for a few days and nights should get you through these spells until warmer temperatures return. If you are away from your home during the cold season, make sure there is adequate heat inside your home to prevent internal pipes from freezing. Even when trying to save energy costs, don't turn the heat too far down (experts recommend no lower than 55° F)

and don't turn the heat off altogether unless you have all of the water lines properly drained. Believe me, I have seen the damage caused by pipes that were not properly drained and then burst inside the home where the heat was turned off!

One final note for those of you who have swamp coolers. If you have not already done so, be sure to drain the water reservoir and disconnect and drain the water supply line. It doesn't take much of a freeze to damage these cooler components. Have a great winter!!

### CSC Active Violations Log October 2017

Unit No.	Type of Suspected Violation
S 7 and S12	Landscaping
<b>SHHA Court Action</b>	
S5	No Prior ACC Approval
S8	Accumulation of Trash/Debris

**3 Files Closed Since the Last GRIT**



## SEPTEMBER 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.

September 2017	# of calls		# of calls		# of calls
Alarms	26	Mailbox vandalism	0	Snake call	1
Animal control assist	0	Miscellaneous call	2	Special (extra patrol)	6
Assault/battery	1	Motorcycle nuisance	0	Special request	193
Breaking & entering	0	Motorist assist	0	Speeding vehicle	0
Car accident	0	Neighbor dispute	1	Suspicious person	2
Customer assist	4	Newspaper pickup	3	Suspicious vehicle	4
Dumped/spilled material	0	Noise complaints	1	Theft	2
Family dispute	0	Open door/window	1	Threat/Personal	1
Fire	0	Parking problem	1	Utility Co. assist	0
Fireworks complaint	0	Pet nuisance	0	Vandalism	1
Home burglary	0	Rescue assist	0	Vehicle burglary	0
Lost/found item or pet	1	Salesman complaint	5	Wildlife report	1
Loud music/party	0	Sheriff's Dept. assist	0	<b>Total Calls</b>	<b>257</b>

### SHHA MEMBER BENEFITS:

Check out the entire SHHA Member Benefits Program and the discounts offered to SHHA members at [www.sandiahomeowners.org](http://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**  
**Brown & Brown Insurance of NM**  
**Cara Mia Esthetics**  
**Drive Data Recovery**  
**Domino's Pizza**  
**Inspiring Beauty**  
**Jade Enterprises**  
**PCM Electrical**  
**Pete Veres, Remax Elite**  
**Purnima Massage and Ayurveda**  
**Chiropractor, Mark L Schwartz DC**  
**Roofing USA**  
**Skin Indulgence**  
**Tensegrity Fitness**

### SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop

**Please be reminded that Sandia Heights Services (which provides security services, water, sewer, and trash and recycle collection) 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: 856-6347, mobile 263-4654.

**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 10<sup>th</sup> of each month. Members may also email their input to [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net).

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## How diversification helps and hurts investment returns

Our colleagues and us are often asked a question along the following lines: Why didn't my account do as well as the S&P 500 or the DOW? The S&P includes 500 major US companies. The DOW is comprised of only 30 US companies. Unfortunately, TV and radio reporting usually only tell us how the US stock markets are performing. Our regular media sources fail to help investors see the more complex picture.

2016 is very instructive in providing an answer to the performance question noted above. Assume you have a three part account comprised of US companies, foreign companies and US corporate and government bonds.

In 2016, the US company portion did well as measured by the S&P 500 or the DOW. Let's look at the other two parts of our hypothetical account.

During 2016, the US dollar strengthened versus other world currencies. Your foreign company values were negatively impacted by the dollar strengthening. The negative impact created by a stronger dollar reduced the returns of the non-US holdings in your account.

How did the hypothetical US corporate and US government portion hold up? Higher US interest rates hurt bond values. As interest rates go up, the value of existing bonds moves in the opposite direction. The longer the bond has to maturity, the more the value is negatively impacted by rising rates.

In 2016, the strengthening dollar and rising interest rates were responsible for lowering our hypothetical portfolio results from a US companies-only account. The point is by no means to limit diversification or to try to time allocation moves. Broad diversification is intended to moderate volatility.

In 2016 it was the US company portion that fared well in our hypothetical three-part account. However, whenever the US dollar weakens, foreign company holdings will be helped by this occurrence. The combined return of multiple parts blends the good, the bad and the ugly.

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### For Sale and Sold in Sandia Heights!



**1053 Red Oaks Loop NE**  
**\$700,000 • MLS# 892332**

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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 Terrace 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	\$869,900	5,010	\$173.63
Spring Creek Lane	\$750,000	6,079	\$123.38
White Oaks Dr	\$490,000	2,829	\$173.21
Juniper Hill Rd	\$475,000	2,974	\$159.72
Indigo Court	\$465,000	2,246	\$207.03
Carmel Court	\$345,900	2,096	\$165.03
Colony Place	\$324,500	1,679	\$193.27
Black Willow Dr	\$315,000	1,771	\$177.87
Tramway Terrace Ct	\$304,000	1,779	\$170.88
Tramway Circle	\$290,000	2,043	\$141.95
Tramway Terrace Ct	\$235,000	1,390	\$169.06

### ALBUQUERQUE'S HOME SELLERS



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November 2017

## Don't be a Turkey

By Dick Wavrik, CSC Chairman

It's past time to put away your boats, RVs, larger trailers, and campers. Don't try to store them in your backyard, hoping your neighbors will not see them. If you can afford to own expensive toys and live in Sandia Heights, then consider off-site storage as the cost of ownership. You chose to live in an area with covenants, but about 10% of our homeowners feel that surely these covenants do not apply to them. The CSC does not patrol looking for violations, but will follow up on signed, written complaints from your neighbors.

## Weeds and Landscaping

By Dick Wavrik, CSC Chairman

We had a very wet July and early August. Along with the rain came growth of weeds and plants. All Units' covenants have wording that address landscaping and natural vegetation. However, many Unit residences have differing opinions on what is acceptable landscaping, what are out-of-control weeds, and what is natural vegetation growth spurred on by the wet weather. It is the position of the CSC that we will not customize

our enforcement to specific Units, nor interpret what a developer might have meant by "landscaping." We try to view all Units in the same manner and to handle complaints accordingly. This of course might not satisfy everyone. One

person's weeds are another's "mature landscape." In responding to complaints, the CSC will try to determine if any corrective action is required.

We suggest you look around your Unit to see what others are doing. If you can't see past your front door, that might be an indication of tall weeds or out-of-control growth needing prompt maintenance.

## SHHA is not a property manager.

SHHA is a volunteer organization run by volunteers. We charge very nominal dues and homeowners are not required to join unless stipulated by your covenants. We do not "own" the covenants, as they are legal agreements that can be changed only by individual Unit homeowners (there are no overall SHHA umbrella covenants). While the SHHA Office maintains regular hours, our volunteers are not on 24/7 duty. We do, however, try to respond to your concerns in a timely manner. The system works well if homeowners respect their neighbors' rights and, if there is a violation, take corrective action when made aware of a problem. We have limited powers of enforcement—usually requiring expensive legal action and time. So please help us by correcting issues voluntarily.

## Dying Pinons in Sandia Heights

By Robert Trucksa, Sandia Heights Resident

Many pinon trees are turning brown. Some think this is a water problem. It is not. It is a fungus. The wind sends it from one tree to another. Just drive up Live Oak and adjacent streets. It first infects the tips of branches and then spreads. If you have driven along I-40 near Flagstaff, you will see miles of dying trees. I am told there is no effective fungicide, and that the only effective action is to cut affected branches quickly. I have a pinon in front of my



house that I planted 35 years ago. For the last two years, I have been cutting off a branch at a time. The disease stops, then from one of the infected trees nearby, the wind sends more fungus, and I trim a few more branches. Being thus vigilant will help minimize the impact of this fungus in Sandia Heights.



## ACC Activity Log

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

304 Big Horn Ridge Place – Reroof and Deck
518 Black Bear Loop – Photovoltaic Panel
652 Cougar Loop - Landscaping
676 Black Hawk Drive – Landscaping
687 Black Hawk Drive – Retaining Wall
801 Tramway Lane – Reroof and Replace Skylights
910 Tramway Lane – Color Coat Stucco
1179 Laurel Loop – Garage Extension
2020 Quail Run Drive – Landscaping and Misc.
2413 Tramway Terrace Court – Restucco
8250 Raintree Drive – Lattice Cover
12614 Colony Place – Restucco and Paint Trim and Garage

Visit the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org) to read about all projects currently under ACC management.

### **A Note from the Vice President – Emily Rudin New Security Signs Posted in Sandia Heights**

Many SHHA residents will recall the series of four meetings in 2016 concerning crime in Sandia Heights and vicinity. SHHA co-sponsored those held on May 12 and October 13 with the Bernalillo County Sheriff's Office (BCSO). A third meeting on October 18 was sponsored by Citizens for Safety—Far Northeast Heights, and was organized by SHHA members Jim and Denise Dobier. The fourth meeting on October 26 was organized by John Betak, president of the Alliance of Sandia Heights Neighborhoods, with participation by Sandia Heights Services (SHS).

My predecessor, Bob Bower, attended all of these meetings and reported on them in the December 2016 GRIT ( [http://sandiahomeowners.org/grit-newsletter?task=download&file=grit\\_upload\\_file&id=497353](http://sandiahomeowners.org/grit-newsletter?task=download&file=grit_upload_file&id=497353)).

These meetings were prompted by residents' concerns about rising crime, based on personal experiences and media coverage. BCSO and SHS presented data showing that the Far Northeast

Heights is one of the safest areas in the County. Still, they noted, crime was increasing. In response to the community's concerns, SHHA's Parks and Safety (P&S) Committee began evaluating options for enhancing security. One approach came from our residents, who suggested installing signage to warn people entering Sandia Heights that it is monitored by security patrols. This year, P&S began to implement this option, in partnership with SHS and with Rodney Baldonado of the County's Public Works Division.

We're pleased to announce that as of mid-September, eight new signs reading "AREA PATROLLED BY SECURITY" have been installed.

You will find them at the following locations:

1. Eastbound Tramway Rd. E of Tramway Blvd.
2. Eastbound Tramway La. E of Tramway Blvd.
3. Eastbound Cedar Hill Rd. E of Tramway Blvd.
4. Eastbound Live Oak Rd. E of Tramway Blvd.
5. Eastbound Tramway Terrace Pl. E of Tramway Blvd.
6. Eastbound San Rafael Ave. E of Tramway Blvd.
7. Westbound San Rafael Ave. W of Tramway Blvd.
8. Westbound Tramway Terrace W of Tramway Blvd.

SHHA is responsible for maintaining these signs. We thank the County and SHS for their collaboration in getting this important project done for the benefit of our residents.







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## 5 REASONS WHY LISTING YOUR HOME FOR SALE THIS FALL MAKES GOOD SENSE.

### 1. DEMAND IS STRONG

The latest Buyer Traffic Report from the National Association of Realtors (NAR) shows that buyer demand remains strong. These buyers are ready, willing, and able to purchase... and are in the market right now! Take advantage of the buyer activity currently in the market.

### 2. THERE IS LESS COMPETITION NOW

Housing inventory is still under the 6-month supply that is needed for a normal housing market.

This means that there are not enough homes for sale to satisfy the number of buyers in the market. This is good news for homeowners who have gained equity as their home values have increased. However, additional inventory could be coming to the market soon.

Historically, the average number of years a homeowner stayed in their home was six, but that number has jumped to an average of almost nine years since 2008. There is a pent-up desire for many homeowners to move, as they were unable to sell over the last few years because of a negative equity situation. As home values continue to appreciate, more and more homeowners will be given the freedom to move.

The choices buyers have will continue to increase. Don't wait until this other inventory comes to market before you decide to sell.

### 3. THE PROCESS WILL BE QUICKER

Today's competitive environment has forced buyers to do all they can to stand out from the crowd, including getting pre-approved for their mortgage financing. This makes the entire selling process much faster and much simpler as buyers know exactly what they can afford before home shopping.

### 4. THERE WILL NEVER BE A BETTER TIME TO MOVE UP

If your next move will be into a premium or luxury home, now is the time to move-up! The inventory of homes for sale at these higher price ranges has forced these markets into a buyer's market. This means that if you are planning on selling a starter or trade-up home, your home will sell quickly AND you'll be able to find a premium home to call your own!

Prices are projected to appreciate by 5.0% over the next year according to CoreLogic. If you are moving to a higher-priced home, it will wind up costing you more in raw dollars (both in down payment and mortgage payment) if you wait.

### 5. IT'S TIME TO MOVE ON WITH YOUR LIFE

Look at the reason you decided to sell in the first place and determine whether it is worth waiting. Is money more important than being with family? Is money more important than your health? Is money more important than having the freedom to go on with your life the way you think you should?

Only you know the answers to the questions above. You have the power to take control of the situation by putting your home on the market. Perhaps the time has come for you and your family to move on and start living the life you desire.

**THAT IS WHAT IS TRULY IMPORTANT.**

## FOR SALE

### 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 vigas +T&G 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.

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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:** The 14<sup>th</sup> annual Sandia Heights Artists Studio Tour was held the weekend of September 9-10. The artist participants agree it was a stunning success! We want to thank all the friends and neighbors who came to our studios, viewed and talked to us about our art work and made purchases. The Preview Night Party September 1, at High Desert Art & Frame was much enjoyed by the many that came. Thank you to Teri Winfield and family for hosting the party in their gallery and for displaying (and selling) Sandia Heights Artists art work through the month of September. We are looking forward eagerly to the 15<sup>th</sup> annual Sandia Heights Artists Studio Tour. See you next year!

**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 8 am and 10:15 am  
Breakfast is served after the 8 and 10:15 am Sunday Services. 1<sup>st</sup> and 3<sup>rd</sup> Sunday Evening Outdoor Eucharist at 6 pm. • [office@stchadsabq.org](mailto:office@stchadsabq.org) • [www.stchadsabq.org](http://www.stchadsabq.org)

**Sandia Heights “Cork & Fork” Dining Activity:** We are in the twelfth year of our 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 [rene.kessel@cblegacy.com](mailto:rene.kessel@cblegacy.com) at 504-3886.

**New Mexico Symphonic Youth Chorus** is looking for young people, grades 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) nonprofit division of the NM Symphonic Chorus. Information about NMSYC and how to audition can be found at [www.nmsyouthchorus.org](http://www.nmsyouthchorus.org). Questions? Call Elaine Fiber at 505-263-1445.

## **Announcements & Notices:**

- **Office hours:** Monday – Friday 9 am – 4 pm.
- **Office closures:** Friday, November 10<sup>th</sup> in observance of Veterans Day and Thursday, November 23<sup>rd</sup> and Friday, November 24<sup>th</sup> in observance of Thanksgiving.
- **Board Meeting:** Wednesday, November 8<sup>th</sup> at 7 pm in the SHHA Office.
- **Notary, copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder** are free to members.
- **Committee meeting dates** are posted on our website calendar: [www.sandiahomeowners.org](http://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.
- **ACC Color Reference Guide** available to borrow in the SHHA Office for up to 30 days. \$20 refundable deposit is required. Cash or check only.

*Notice: Any corrections to the printed version of the GRIT can be found on the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org)*



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

**THE SANDIA HEIGHTS HOMEOWNERS  
ASSOCIATION OFFICE WILL BE CLOSED ON:**



FRIDAY, NOVEMBER 10, 2017 IN  
OBSERVANCE OF VETERANS DAY

&



THURSDAY, NOVEMBER 23 AND  
FRIDAY, NOVEMBER 24, 2017 IN  
OBSERVANCE OF THANKSGIVING.