



**Officers**

President – Joe Pappé  
Vice President – Emily Rudin  
Secretary – Bob Bower  
Treasurer – Woody Farber

**Board Members**

Carnie Abajian  
Stephen Baca  
George Chen  
Judy Durzo  
Walter Forman  
Cheryl Iverson  
Martin Kirk  
Phil Krehbiel  
Craig Newbill  
Hugh Prather  
Travis Rich  
Marion Simon  
Bob Thomas  
Bill Wiley

**Committee Chairs**

Bob Bower – Architectural Control Committee (ACC)  
Woody Farber – Finance Committee (FC)  
Emily Rudin - Nominating Committee (NC)  
Bob Thomas - Covenant Support Committee (CSC)  
Bill Wiley – Parks & Safety Committee (P&S)

**Office Staff**

Betsy Rodriguez – Administrator  
Jessica Seeley – 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](http://www.sandiahomeowners.org)

**Emails:**

[sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)  
[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

# Not Your Father's SHHA Annual Meeting

*You won't be going around in circles at this very different 2018 SHHA Annual Meeting.*

*Please mark your calendars for 8:30AM to 12:30PM*

*Saturday, February 17, 2018*

*Church of the Good Shepherd  
7834 Tennyson Street NE*

Please start thinking about how you would complete this statement: "If there is one thing I'd be willing to help SHHA to do or focus on going forward, it is...."

## Be prepared to be surprised

# Sandia Heights Homeowners Association Board has Approved the Following 2018 Annual Meeting Agenda

## Part 1 – 30 Minutes

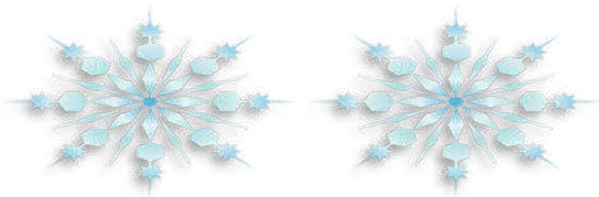
- Call to Order and Establishment of a Quorum
- Introduction of 2017 Board of Directors and Non-Board Volunteers
- Minutes
  - 2017 and 2018 Reports
- Announcement of 2018 Officers and Board of Directors
- Questions on Officer's and Standing Committee Reports

## Part 2 – 210 Minutes

- Strategic Planning Session to Help Define the Future of SHHA
  - Explanation of goals and desired outcomes, process, ground rules (45 minutes)
  - Strategic Planning Session (135 Minutes)
  - Final reporting, wrap up, and next steps for SHHA (30 minutes)

## Part 3 – 10 (minutes)

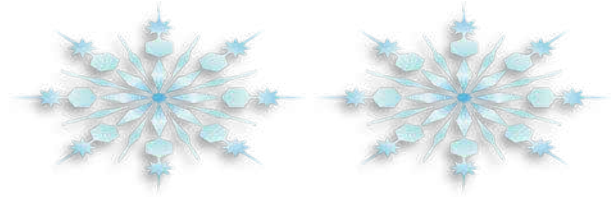
- Door Prizes
- Adjournment



## Officer Election Results

The following is the slate of officers elected for the 2018 operational year:

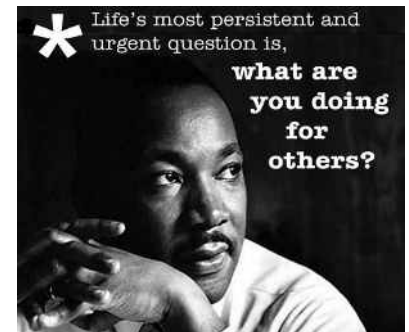
Woody Farber, President  
Hugh Prather, Vice President  
Cheryl Iverson, Treasurer  
Walter Forman, Secretary



## Dr. Martin Luther King Jr.

Martin Luther King Jr. (1929-1968) was a Baptist minister and social activist who played a key role in the

American civil rights movement from the mid-1950s until his assassination in 1968. In 1964, Dr. King was awarded the Nobel Peace Prize.



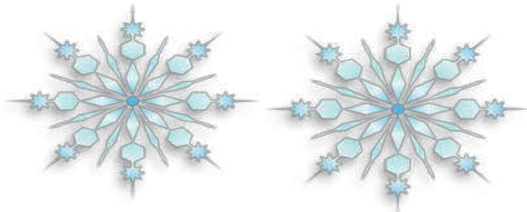
The civil rights leader was born Michael King Jr. on January 15, 1929. In 1934, however, his father, a pastor at Atlanta's Ebenezer Baptist Church, traveled to Germany and became inspired by the Protestant Reformation leader Martin Luther. As a result, King Sr. changed his own name as well as that of his 5-year-old son.

The holiday, first commemorated in 1986, is celebrated on the third Monday in January, close to the civil rights leader's January 15 birthday.

## CSC Active Violations Log December 2017

| Unit No.                 | Type of Suspected Violation  |
|--------------------------|------------------------------|
| S19                      | Yard Maintenance             |
| <b>SHHA Court Action</b> |                              |
| S8                       | Accumulation of Trash/Debris |

*No Files Closed Since the Last GRIT*



### CSC Legal Action

By Judy Christ, CSC Member

Recently the CSC took the rare step of pursuing resolution of a covenant violation complaint through the court system. This occurs only after all attempts to persuade the violator to come into compliance have failed.

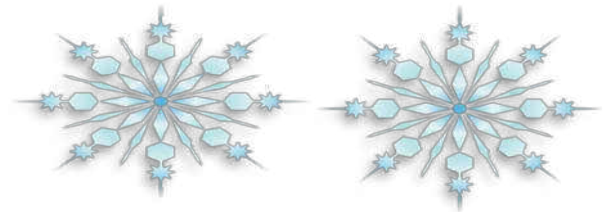
The Court action involves considerable time and legal expense for SHHA. Is it worth it? On the neighborhood/CSC side, it is important to enforce our covenants for the enjoyment of all. Trash, dead trees, or bright night lighting, to use specific examples, do not contribute positively to our unique neighborhood.

A new precedent in the pursuit of bringing violators into compliance was set by our latest court case. Not only was it ruled that the violator must comply with the covenants within 30 days, but the CSC was also awarded a judgment against the violator to require reimbursement of CSC legal fees because the violator acted in bad faith by ignoring the CSC's requests to comply and forcing CSC to incur legal fees.

Bringing a property into compliance upon the initial complaint is not just part of being a good neighbor, but could be the more prudent course financially for the property owner.

## Trash Cans

This is the time of year when we generate lots of trash and recyclables. If there is too much for your recycle bin, 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. You can also call Sandia Heights Services at **856-6419**, and ask what other options, like special pickups, might be arranged. Remember that your trash bins need to be out of sight except on pick-up day. Trash bins should be placed behind a fence or screen, or put in the garage.



## SUMMARY OF ACC ARTICLES PUBLISHED IN 2017

By Bob Bower, ACC Chairman

Jan: Summary of ACC Articles Published in 2016

Mar: ACC Annual Report

May: Keep the ACC in the Loop for your Home Improvement Projects

Jun: Portable Storage Containers

Aug: Construction Courtesy and Safety in Sandia Heights

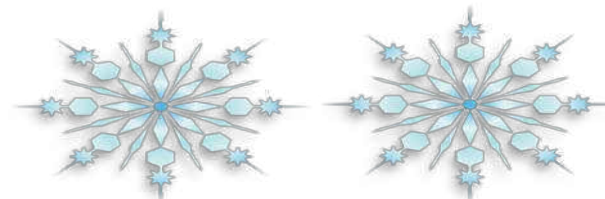
Sep: Choosing your Contractor

New Color Reference to Better Meet Your Needs (Kudos to Emily Rudin!)

Nov: A Review of How the ACC Works

Don't Let Your Water Pipes Freeze

**NOTE:** I hope these articles are useful. If you have any comments or concerns related to any of these articles, please feel free to contact me.



## NOVEMBER 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.

| November 2017           | # of calls |                        | # of calls |                        | # of calls |
|-------------------------|------------|------------------------|------------|------------------------|------------|
| Alarms                  | 22         | Mailbox vandalism      | 0          | Snake call             | 0          |
| Animal control assist   | 0          | Miscellaneous call     | 0          | Special (extra patrol) | 18         |
| Assault/battery         | 0          | Motorcycle nuisance    | 0          | Special request        | 174        |
| Breaking & entering     | 1          | Motorist assist        | 0          | Speeding vehicle       | 2          |
| Car accident            | 0          | Neighbor dispute       | 0          | Suspicious person      | 5          |
| Customer assist         | 7          | Newspaper pickup       | 7          | Suspicious vehicle     | 14         |
| Dumped/spilled material | 0          | Noise complaints       | 1          | Theft                  | 0          |
| Family dispute          | 0          | Open door/window       | 0          | Threat/Personal        | 0          |
| Fire                    | 0          | Parking problem        | 0          | Utility Co. assist     | 1          |
| Fireworks complaint     | 0          | Pet nuisance           | 1          | Vandalism              | 0          |
| Home burglary           | 0          | Rescue assist          | 0          | Vehicle burglary       | 0          |
| Lost/found item or pet  | 0          | Salesman complaint     | 0          | Wildlife report        | 0          |
| Loud music/party        | 0          | Sheriff's Dept. assist | 0          | <b>Total Calls</b>     | <b>253</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:

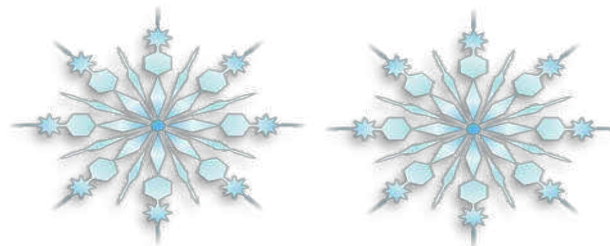
- ABQ Dream Homes by Veronica Gonzales/Keller Williams Realty
- Albuquerque Natural Health Center
- About Face Medical Spa
- Alarm Research, Inc.
- Albuquerque Custom Tint and Glass
- Avis/Budget Car and Truck Rental
- Balanced Physical Therapy & Wellness
- Bair Medical Spa
- Brandi Ricci, M.Ed.
- Brown & Brown Insurance of NM
- Cara Mia Esthetics
- Drive Data Recovery
- Domino's Pizza
- Inspiring Beauty
- Jade Enterprises
- PCM Electrical
- Pete Veres, Remax Elite
- Power of Touch Massage Therapy
- 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.

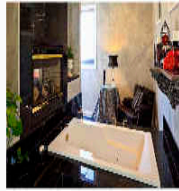


**Member Feedback:** SHHA welcomes input and articles from SHHA members and local officials, as well as nonprofit organizations and individuals with information appropriate to our area. Deadlines for article submissions are the 10<sup>th</sup> of each month. Members may also email their input to [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net).



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## Successfully Selling Sandia Heights



Pete Veres  
Sandia Heights Resident

#1 RE/MAX Elite Agent

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SRES - Senior Real Estate Specialist  
*Integrity & Professionalism... Period*

Call Pete For Your Free Sales  
and Marketing Consultation

**505-362-2005**



Free Online Home Valuation

[www.SandiaPrice.com](http://www.SandiaPrice.com)

See What Homes Are Selling For In Sandia Heights

[www.SandiaHomeValues.com](http://www.SandiaHomeValues.com)

YouTube



Google



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# SHARON & JUDSON MCCOLLUM

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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!

### Pending and Sold in Sandia Heights!



**PENDING!**  
1053 Red Oaks Loop NE  
\$700,000 • 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



**SOLD!**  
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



**SOLD!**  
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



**SOLD!**  
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 | SQFT  | \$ PER SF |
|-------------------|------------|-------|-----------|
| Spring Creek Lane | \$750,000  | 6,079 | \$123.38  |
| Red Oaks Loop     | \$700,000  | 4,914 | \$142.45  |
| Lynx Loop         | \$595,000  | 3,215 | \$185.07  |
| Red Oaks Loop     | \$585,000  | 3,051 | \$191.74  |
| Marigold Drive    | \$540,000  | 3,405 | \$158.59  |
| Red Oaks Loop     | \$500,000  | 3,216 | \$155.47  |
| Tramway Place     | \$138,500  | 1,016 | \$136.32  |

### ALBUQUERQUE'S HOME SELLERS



**Selling your home?**  
**FREE MARKET ANALYSIS**  
**FREE Consultation**  
**Text or Call Sharon & Judson TODAY!**  
**269-6217 • 269-3717**

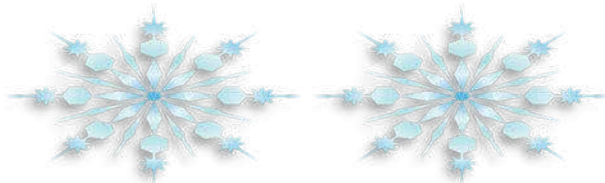


## 2018 Resident Guide and Directory



### Cover Photo Winner!

Thank you to everyone who submitted photos for the 2018 Resident Guide and Directory. The above photo was chosen for the cover and submitted by Judy Christ. We encourage you to go to the Photo Gallery tab on our website at [www.sandiahomeowners.org](http://www.sandiahomeowners.org) and take a look at her photo and other photo submissions. You may submit your entries for the 2019 Resident Guide and Directory to [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net) from now until November 2018.



## Start the New Year with a New Mexico Recipe Tradition

As of 1989, the New Mexico official state cookie is Biscochitos. These Biscochitos, which are like butter cookies or shortbread with a pleasant anise and cinnamon flavor, are an especially popular tradition during the holiday season here in the Southwest.

### Biscochitos: Traditional New Mexican Cookies

---

*Prep time: 40 mins  
Total time: 40 mins*

---

**Author:** Some the Wiser

**Serves:** 3 dozen

### Ingredients

- 3 cups all-purpose flour
- 1½ teaspoons baking powder
- ½ teaspoon salt
- 3 teaspoons crushed anise seed
- zest of one orange
- 1¼ cups lard
- ¾ cup sugar
- 1 large egg
- 1 teaspoon pure vanilla extract

### For the Topping

- ½ cup sugar
- 1 teaspoon ground cinnamon

### Instructions

1. In a large bowl, sift together flour, baking powder, and salt. Whisk in the anise and orange zest.
2. In a separate bowl, combine the sugar and lard. Using an electric mixer, beat the lard and sugar until light and fluffy - about 3 minutes. Add the egg and vanilla and beat to combine. Gradually beat in the flour mixture and stop as soon as mixture is combined. Dough should be thick and similar in consistency to pie crust dough. Refrigerate dough for 30 minutes.
3. Preheat oven to 350 degrees. Line baking sheet with parchment paper. In a small bowl, combine the sugar and cinnamon for topping.
4. On a lightly floured surface, roll out dough to ¼ inch thickness. Cut out cookies. Place cookies on lined baking sheet and bake until just barely golden and set, about 10 to 12 minutes. Let cookies cool for 1 minute, then carefully dunk them into the sugar mixture. Place on cookie rack until completely cooled.



### Note:

Traditional Biscochitos use lard and taste better because of it, but you can substitute vegetable shortening or unsalted butter.

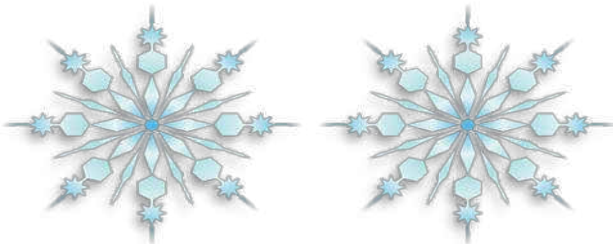


## ACC Activity Log

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

|   |
|---|
| 176 Big Horn Ridge Drive – Replace Retaining Wall                                 |
| 184 Big Horn Ridge Drive – Roof Repair  |
| 357 Juniper Hill Road – Replace Front Entrance Walkway and Install Retaining Wall |
| 451 Live Oak Lane – Reroof  |
| 550 Black Bear Road – Wooden Bear Sculpture                                       |
| 948 Deer Drive – Landscaping  |
| 1430 Honeysuckle Drive – Addition   |
| 1503 Eagle Ridge Road – Replace Gates   |
| 1860 Tramway Terrace Court – Paint House  |
| 1860 Tramway Terrace Court – Landscaping  |
| 2157 Black Willow Drive – Window Replacement                                      |
| 2885 Tramway Place – Replace Fence  |

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



## Are you Prepared for an Emergency?

An emergency isn't necessarily a disaster, but is defined as "an unforeseen combination of circumstances or the resulting state that calls for immediate action." Do you have important documents and paperwork ready in case of such emergency? If you don't already have important documents and papers together in a secured place, it may be time to consider buying a fireproof safe or file cabinet or even investing in a safe deposit

box. Documents to keep protected and have ready in case of an emergency may include, but not limited to:

- ❄ Wills, social security cards, passports, birth certificates, divorce and custody decrees, immigration documents, death certificates
- ❄ Property deed, plat plans, mortgage company address and phone number and signed agreements, homeowners and life insurance policies and phone numbers, copies of health insurance cards and phone numbers
- ❄ Health records, doctors and dentists names, addresses and phone numbers
- ❄ Auto ownership papers, auto insurance policies and phone numbers, drivers and auto license numbers
- ❄ Credit card numbers, addresses and phone numbers for outstanding loans
- ❄ Stock and securities certificates, address and phone number of broker, bank account numbers, addresses and dates of residence
- ❄ An extra copy of your address book, complete with phone numbers and addresses of friends, relatives and professional resources.

You'll be surprised at how easy and useful it will be to have this information in order and accessible amidst the chaos of a dilemma.

**Happy New Year from Sandia Heights Homeowners Association and the Office Staff.**





# THANK YOU!

Our 3rd Annual Food Drive was a huge success! With your help, we collected 1,509 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 2018 Food Drive even bigger and better.



Organized by your  
Neighborhood  
Realtors

**MAX SANCHEZ**  
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**TERESA CORDOVA**  
720-7210

[www.MaxSanchez.com](http://www.MaxSanchez.com)  
[www.SandiaHts.com](http://www.SandiaHts.com)



## resolutions

*"I will cross an item off my bucket list this year."*



**What is on your wish list? Travel?  
Adventure? A new sport or hobby?  
Start a business?**



Sandia Area is Federally insured by NCUA and an Equal Housing, Equal Opportunity Lender. All loans subject to qualification and require Sandia Area membership.

## let's do this!

You focus on your dream and we'll help you fund it with a Home Equity Line of Credit.



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[sandia.org/HELOC](http://sandia.org/HELOC)



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For a complete list of Greg's current listings please visit any of his websites  
GREG@GREGLOBB.COM | WWW.ABQFORSALE.COM | WWW.GREGLOBB.COM  
CELL: 505.269.GREG (4734) • FAX: 505.237.8535

## 1062 RED OAKS LP. NE



**3,051 SQFT - 3 BEDROOMS - 2.5 BATHROOMS - 3 CAR GARAGE - .79 ACRE 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**

**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)





# Community Event Bulletin Board

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

Secondary poisoning has become an important issue in our neighborhoods. The increased number of dead animals in our properties and the absence of mice predators have become quite obvious; all a product of Open Bait Traps for mice and its deadly effects on our Wildlife. All Sandia Heights home owners and or residents are invited to a meeting where US Fish & Wildlife Service and AAA Organics Pest Control, will discuss "How to co-exist with Wildlife" and rodent control alternative methods.

This meeting will take place at the following place and time:

**Location:** Church of the Good Shepherd, 7834 Tennyson St NE, Albuquerque, NM 87122

**Time:** 6:00 PM

**Date:** January 12, 2018

This is a social gathering where residents will have the opportunity to meet each other and discuss the issue. Residents are welcomed to bring their own refreshments.

**St. Chad's Episcopal Church:** 7171 Tennyson NE • Albuquerque, NM 87122 • 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 Evenings 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 263-1445.

## Announcements & Notices:

- ✳ **Office hours:** Monday – Friday 9 am – 4 pm.
- ✳ **Office closures:** Monday, January 1, 2018 in observance of the New Year and Monday, January 15 in observance of Martin Luther King Jr. Day.
- ✳ **Board Meeting:** Wednesday, January 10 at 7 pm in the SHHA Office.
- ✳ **Notary services, 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 on a first come first served basis. Cash or check only. Tickets purchased must be for one date at a time per residence.
- ✳ **ACC Color Reference Guide** is 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:



MONDAY, JANUARY 1, 2018 FOR THE  
NEW YEAR. THE OFFICE WILL REOPEN  
ON TUESDAY, JANUARY 2, 2018 at 9am.

&



MONDAY, JANUARY 15, 2018 IN  
OBSERVANCE OF MARTIN LUTHER  
KING JR. DAY.