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Secretary – Walter Forman  
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Bob Bower  
George Chen  
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Travis Rich  
Emily Rudin  
Marion Simon  
Bob Thomas  
Bill Wiley

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Bob Bower – Architectural Control Committee (ACC)  
Cheryl Iverson – Finance Committee (FC)  
Hugh Prather - 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)

**SHHA 2018 Annual Meeting was held  
February 17, 2018**

**Officer and Committee Annual Reports are  
published in this month’s GRIT**

**A Message from the 2014- Feb. 2018 SHHA President, Joe Pappé**

As I leave the Sandia Heights Homeowners Association Board of Directors after 8 years, and of those, 4 years as President, I want to say thank you to all of the Directors and committee volunteers I have worked with. I have found you all to be a great group of volunteers to work with and who have the best interest of the association members in mind. I am glad the association now has a new group of officers and directors who I believe will take the association to a new level. Again, thanks for your support and all the best in the future.

Joe Pappé



**Annual Report from the President, Joe Pappé**

- ✿ Initiated SHHA Office security upgrades.
  - ✿ Initiated the preparation for SHHA strategic planning.
  - ✿ Led the recruitment of new board and committee members by writing a series of recruitment GRIT articles.
  - ✿ Led exploration of legal SHHA dissolution options.
  - ✿ Interviewed potential employees and hired a new staff member for the SHHA Office.
  - ✿ Led the revision of office staff titles, position descriptions, and employment contracts.
- Led the BOD in the review of Association procedures and guidelines to ensure compliance with the Homeowner Act (HOA).

## Annual Report from the Vice President, Emily Rudin

Played leadership role in:

- ✿ Strategic planning for SHHA's future
- ✿ Chairing Board subcommittee to plan 2018 Annual Meeting
- ✿ Exploration of legal options re potential dissolution of SHHA
- ✿ Interviewing and hiring of new Office staff; revised titles, position descriptions, and employment agreements
- ✿ Advising C&P Committee and Office staff on improving *The GRIT*
- ✿ Monthly hard edits of *The GRIT*
- ✿ Designing of invitation for 2017 Volunteer Appreciation Luncheon, and leading event in October
- ✿ Writing 10 articles for *The GRIT* (with photos and art)
- ✿ Writing 4 water-bill inserts for all residents

### As Chair of Nominating Committee:

- ✿ Led effort to recruit and interview new Board and Committee members from the general membership
- ✿ Interviewed large pool of Board candidates
- ✿ Recommended 9 candidates for Board vote, all affirmed
- ✿ Interviewed 35 members interested in Board and/or committee service, and then referred names to Board for further outreach
- ✿ Developed slate of 2018-19 officers for Board vote



## Annual Report from the Treasurer, Woody Farber

### Finance Committee Members:

Woody Farber – Chairman  
Carnie Abajian  
Bob Bower  
Cheryl Iverson

### 2017 Budget Results

- ✿ The Board approved 2017 Budget estimated Gross Income of \$202,801.78, Expenses of \$202,511.00 and Other Expenses of \$3,509.00, resulting in Net Income of -\$3,218.22.
- ✿ As stated at the time the 2017 Budget was approved, these are projections which may change during the year, and have changed. The final financial reports show Gross Income of \$205,345.53, Expenses of \$216,061.49 and Other Expenses of \$1,953.36, resulting in a Net Income of -\$12,669.32. The major differences between budgeted and actual amounts were in legal expenses.

### 2018 Budget

- ✿ After reviewing the proposed 2018 budget at its January 10, 2018 meeting, the Board approved the budget as proposed by the Finance Committee.
- ✿ The Finance Committee developed the budget based on the current and projected reserves and the revenues needed to cover the services needed by the property owners.
- ✿ This allows for a reasonable targeted Net Income of approximately -\$1,500.00. Each year the income and expenses will be reviewed to establish the best course of action for the following years.
- ✿ Budgets are projections which may change as the year progresses, so please go to the Finance tab on the Board section of the SHHA website for current details.

### Internal Review

- ✿ Each year members of the Finance Committee review the major financial procedures to ensure they are being followed.
- ✿ This past year members reviewed payroll, QuickBooks, dues, petty cash, advertising, tram passes, health insurance and security.
- ✿ While there were no major issues noted, several improvements were identified, especially in the area of security.
- ✿ Based on the reviews, the required annual report was prepared and submitted to the Executive Committee for review and acceptance by the President.



## Annual Report from the Secretary, Bob Bower

Performed the following functions in accordance with the Bylaws:

- ✿ Oversaw the preparation and approval of the monthly Board meeting minutes.
- ✿ Certified the presence of a quorum necessary for the proper conduct of business at each Board meeting.
- ✿ Oversaw the Board's answers to the 2017 Town Hall Meeting questions.
- ✿ Ensured the preparation and publication of the notification for the Annual Meeting.
- ✿ Ensured the preparation and filing of SHHA's annual report for nonprofit corporations to the State of New Mexico.
- ✿ Ensured that SHHA's Official Records Book is properly maintained and is on file at the SHHA Office.

Performed additional duties normally incident to the office of Secretary.



## Annual Report from the Covenant Support Committee - Bob Thomas, Chairman

### Members:

Bob Thomas – Chair  
 Kristen Balzer  
 Bob Bower – ACC liaison  
 Judy Chreist  
 George Connor  
 Ruth Haas  
 Patty Piasecki  
 Susan Seligman  
 Marion Simon  
 Richard Wavrik resigned as Chair on 11/8/2017.

The CSC meets the first Tuesday of every month at 7:00 pm. Homeowners can attend, for the meeting duration or any part thereof, but please notify the SHHA Office beforehand.

### Report:

There are many constraints as to what the CSC can do. The covenants were written in the 1960-1970 timeframes and did not specifically address some of the issues we face today. We are bound by what your covenants permit.

There were 47 complaints handled by the CSC in 2017, including 5 carried over from 2016. All were investigated by CSC members and recommendations were made as to the validity of the complaints with regard to the covenants relevant to their units. Of these, 46 were closed in 2017.

Most were resolved between SHHA and the homeowners. However, four were sent to the SHHA attorney for further action, two carried over from 2016 and two from 2017. In one court case SHHA was awarded attorney fees. SHHA has not recovered any fees to date. However, a Claim of Lien was filed with the County Clerk's office. This award establishes an important precedent for future court actions.

The CSC published the following articles in *The GRIT*:

- Jan. - Light Reminder; Trash Cans; Parking
- Feb. - Covenants and Emerging Technologies
- Mar. - Annual Report; Procedures to Amend Unit Covenants
- Apr. - Lighting; RV, Camper, and Boat Storage; Procedures to Amend Unit Covenants
- May. - Light Pollution
- Jun. - Room Rentals; RV, Camper, and Boat Storage
- Jul. - Joint SHHA/SHS Statement on Outdoor Lighting; Weeds and RV's; Enforcement of Covenants
- Aug. - Room Rentals
- Sep. - Q&A about Covenants
- Oct. - What is a Single Family; Drones
- Nov. - RV's, Campers, and Boats; Weeds and Landscaping; SHHA Is Not a Property Manager
- Dec. - Trailers, Boats, RV's and Commercial Trucks; Parked Vehicles; Trash Cans

The CSC currently has nine members. They represent a broad range of experience and are passionate about enforcing the covenants and maintaining our Sandia Heights values. We feel we can adequately handle the workload with reasonable turnaround times.

## CSC Active Violations Log February 2018

| Unit No.                 | Type of Suspected Violation               |
|--------------------------|---|
| S5                       | RV/ Pop-up Camper Trailer                 |
| S24                      | Exterior Alterations without ACC Approval |
| <b>SHHA Court Action</b> |   |
| S8                       | Accumulation of Trash/Debris              |

*o Files Closed Since the Last GRIT*

# JANUARY 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.

| January 2018            | # of calls |                        | # of calls |                        | # of calls |
|-------------------------|------------|------------------------|------------|------------------------|------------|
| Alarms                  | 22         | Mailbox vandalism      | 2          | Snake call             | 0          |
| Animal control assist   | 1          | Miscellaneous call     | 2          | Special (extra patrol) | 6          |
| Assault/battery         | 0          | Motorcycle nuisance    | 0          | Special request        | 146        |
| Breaking & entering     | 0          | Motorist assist        | 0          | Speeding vehicle       | 1          |
| Car accident            | 0          | Neighbor dispute       | 0          | Suspicious person      | 3          |
| Customer assist         | 4          | Newspaper pickup       | 7          | Suspicious vehicle     | 10         |
| Dumped/spilled material | 0          | Noise complaints       | 0          | Theft                  | 0          |
| Family dispute          | 0          | Open door/window       | 1          | Threat/Personal        | 1          |
| Fire                    | 0          | Parking problem        | 0          | Utility Co. assist     | 0          |
| Fireworks complaint     | 0          | Pet nuisance           | 1          | Vandalism              | 2          |
| Home burglary           | 1          | Rescue assist          | 0          | Vehicle burglary       | 5          |
| Lost/found item or pet  | 1          | Salesman complaint     | 0          | Wildlife report        | 0          |
| Loud music/party        | 0          | Sheriff's Dept. assist | 0          | <b>Total Calls</b>     | <b>216</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:

- Alarm Research, Inc.
- Academy Mortgage
- Bair Medical Spa
- Bravo Carpet Care
- Chiropractor, Mark L Schwartz DC
- Inspiring Beauty
- Jade Enterprises Inc.
- JP Plumbers
- Mountain Jay Spirit Medicine
- O'Beans Coffee
- PCM Electrical
- Pete Veres, Remax Elite
- Power of Touch Massage Therapy
- Purnima Massage and Ayurveda

**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).

## 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.



WE ARE ACCEPTING ENTRIES FOR OUR ANNUAL PHOTO CONTEST FOR THE 2019 SANDIA HEIGHTS RESIDENT GUIDE AND DIRECTORY. SUBMISSIONS ARE DUE TO THE SHHA OFFICE BY FRIDAY, NOVEMBER 2, 2018. IF YOU ARE THE LUCKY WINNER, YOUR PHOTO WILL BE FEATURED ON THE COVER OF THE 2019 RESIDENT GUIDE AND DIRECTORY, AND YOU WILL BE ACKNOWLEDGED AS THE PHOTOGRAPHER.





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CELL: 505.269.GREG (4734) • FAX: 505.237.8535

## 409 LIVE OAK LP. NE



**COMING SOON!**

APPX 3,000 SQFT - 3 BR - 2.5 BA - 3-4 CG - .68 AC LOT

Beautiful Sandia Heights custom built home by Crombie. This home offers 3 bedrooms, 3 baths, a 3 car garage (possibly 4), all on a great .68 acre lot, on a very private street! The floor plan is light and bright and offers high vaulted ceilings, an open concept Kitchen, the Master Bedroom plus a study or 3rd bedroom are on the main level, and 2nd bedroom (could be a second Master) plus a deck upstairs to capture the views!

To Be Offered At: \$600,000

## 1408 BLUEBELL PL. NE



3,331 SQFT - 4 BR - 2.5 BA - 2 CG - .72 AC LOT

This Sandia Heights home offers stunning views of the Mountain and City! Enter the home through the walled front courtyard. Upon entry you are greeted by the light and bright Living Room with a wall of NE facing windows for taking in the views, as well as Kiva Fireplace. Spacious Kitchen offers an abundance of granite counter space for prepping, as well as ample cabinet and pantry space for storage. The Family Room is just off the Kitchen, perfect for entertaining and offers a beamed ceiling and access to the private back patio. The Master Suite offers a spa like bath with a large tub, separate shower, dual sinks, and a large walk-in closet. Private backyard with stunning views, a large covered patio, and plenty of open patio space for entertaining.

To Be Offered At: \$559,000

## 443 LIVE OAK LP. NE



**SOLD IN 4 DAYS!**

3,019 SQFT - 4-5 BR - 2.5 BA - 3 CG - 1.21 AC LOT

What a find! This single level Sandia Heights home sits on a large 1.22 acre lot with breathtaking views of the Sandia Mountains and City. Upon entry you are greeted by the Living/Dining Room with walnut flooring and a commanding fireplace with stone surround. The Kitchen offers a gas cook top, double oven, dishwasher, and plenty of cabinet space for storage. Spacious Family Room located on the opposite side of the home from all of the bedrooms which is great for entertaining. Features a wet bar and a fireplace. The Large Master Suite offers a 3/4 bath with a custom barn door entry and a nice sized closet for storage. This home features a large 1,053 sqft garage with plenty of room for 3 cars plus storage. Private backyard with a large patio and open deck for taking in the stunning views!

To Be Offered At: \$539,000

## 1062 RED OAKS LP. NE



**SOLD!**

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

Back on the market. 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. The private backyard offers a deck, open patio space & stunning views.

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)



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# 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.

- 505.292.6343
- sandia.org/HELOC
- visit any branch

## Annual Report from the Community Service and Membership Committee – Executive Committee is the Acting Chair

- ✿ The Tram Pass program offers eight passes per day for \$6.00 per pass.
- ✿ In 2017, 2,110 passes were used and 594 were unused (a 78% usage rate).
- ✿ The SHHA Merchant Benefits Program allows members to get a discount from the merchants. There were 22 participating merchants.
- ✿ The merchants and their discounts are displayed on the SHHA website.

Membership: Membership in SHHA continues to increase. We started the year with 1,748 members and ended with 1,757. The total membership stands at 80% of 2,185 households.



## Annual Report from the Communications and Publications Committee – Executive Committee is the Acting Chair

### Members:

Jo Ann Hamlin  
Anne Manning  
Burt O'Neil  
Bill Wiley  
Betsy Rodriguez  
Jessica Seeley

### Accomplishments:

- ✿ Continued the monthly *GRIT* publication, frequently adding new content.
- ✿ Provided more timely updates to the website.
- ✿ Responded promptly to member requests, comments, and complaints.



## Annual Report from the Parks and Safety Committee – Billy Wiley, Chairman

### Members:

Bill Wiley - Chairman  
Barb Kelly  
Martin Kirk  
Burt O'Neil  
Travis Rich  
Suzanne Schneider

During 2017, Parks & Safety took care of many issues in and around Sandia Heights.

- ✿ Installed 8 "Area Patrolled by Security" signs, in cooperation with the County.
- ✿ Hosted two Meet and Greets with the County Sheriff's Office.
- ✿ Adopted two miles of Tramway Boulevard to clean up 2-3 times per year.
- ✿ Refilled dog waste bag dispensers.



## March is a Great Month to.....

- ✿ Get a jump-start on your spring garden. Start seeds in a bright south window so that you'll have seedlings ready to plant as soon as the ground is ready.
- ✿ Start planning for summer vacation. Check out the travel section in the newspaper. Maybe you're willing to save for an extra special vacation next year, and make this year about visiting around beautiful New Mexico.
- ✿ Get spring cleaning under way. There's no time like the present to start ridding the garage or storage area of old and unused items to make room for the new summer toys.
- ✿ Hopefully, start packing up the winter coats for the first day of spring, Tuesday, March 20.
- ✿ Finish up your taxes. They are due Tuesday, April 17, 2018.
- ✿ Take a little personal time. Stop and smell the beautiful blossoms!

## ACC Activity Log

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

|   |
|---|
| 176 Big Horn Ridge Drive – Garage Extension and Deck                              |
| 229 Spring Creek Lane – Restucco and Window Replacement                           |
| 302 Juniper Hill Road – Update Existing Greenhouse Windows and Re-gravel Driveway |
| 354 White Oaks Drive – Garage Extension and Remodel                               |
| 369 Big Horn Ridge Drive – Partial Second Story Addition                          |
| 517 Black Bear Loop – Stucco Repair   |
| 536 Black Bear Loop – Garage Addition, Patio Cover, and Stuccoed Wall             |
| 601 Cedar Hill Road – Garage Door Replacement and Restucco House                  |
| 795-C Tramway Lane – Install Hot Tub on Upper Deck                                |
| 1033 Tramway Lane – Landscaping   |
| 1104 San Rafael Avenue – Restucco and Reroof                                      |
| 1141 Marigold Drive – Window Replacement  |
| 1207 Marigold Drive – Landscaping   |
| 2801 Tramway Circle – Repaint Stucco, Trim and Garage Door                        |

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



## Annual Report Architectural Control Committee - Bob Bower, Chairman

### Members:

Bob Bower - Chairman  
Dorian Atwater  
Cheryl Iverson  
Michael Pierce  
Hugh Prather  
Emily Rudin

### Functions:

- Chartered by Covenants for all SHHA Units.
- Manages the architectural control process for SHHA by approving changes to the external appearance of properties (e.g., new construction, additions, remodels, landscaping).
- Conducts neighborhood reviews if needed.
- Strives to make decisions within 30 days of receipt of completed applications.
- Processes and manages about 300 projects annually.
- Meets monthly on 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays to expedite response times.
- Administratively approves projects where review by entire ACC is deemed unnecessary by the Chairman.
- Publishes guidelines to assist residents with design process (setbacks and variances, walls and fences, roofing, landscaping, detached structures, solar collectors).
- Maintains log of active projects on SHHA website and in GRIT.
- Publishes articles in GRIT.

### Summary of Activities for 2017:

A total of 276 applications were approved in 2017. The ACC continued to work with the County on new developments in the community, including North Tramway Estates (NTE) and Hawks Landing. Most of the 14 building sites in NTE have been sold and developed. Hawks Landing is scheduled to begin construction of its planned 33 residences in 2018. The ACC also attended meetings of the County Zoning Administration, Planning Commission, and Board of County Commissioners on requests for zoning changes that would impact residential properties within Sandia Heights and on zoning requests for commercial ventures within the immediate vicinity. The ACC will continue to keep the community informed on:

- PNM rate-hike decisions.
- Changes to the County's wastewater ordinance and how they will affect residents who own septic systems.
- NTE and Hawks Landing developments.



# 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!

## SOLD IN SANDIA HEIGHTS!



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

**SOLD!**  
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

**SOLD!**  
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

**SOLD!**  
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

**SOLD!**  
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 McCollum Sell Sandia Heights Homes!

### The Following Homes are Pending in Sandia Heights

### ALBUQUERQUE'S HOME SELLERS

| STREET             | LIST PRICE | SQ FT | \$ PER SF |
|--------------------|------------|-------|-----------|
| Spring Creek Lane  | \$750,000  | 6,079 | \$123.38  |
| Honey Suckle Dr    | \$699,000  | 2,947 | \$237.19  |
| Honey Suckle Dr    | \$575,000  | 3,050 | \$188.52  |
| Laurel Place       | \$550,000  | 2,630 | \$209.13  |
| Live Oak Loop      | \$539,900  | 3,019 | \$178.83  |
| Bluebell Drive     | \$495,000  | 2,649 | \$186.86  |
| Tramway Lane       | \$385,000  | 2,030 | \$189.66  |
| Carmel Court       | \$349,900  | 1,977 | \$176.99  |
| Cattail Willow Ave | \$300,000  | 1,847 | \$162.43  |
| Tramway Place      | \$138,500  | 1,012 | \$136.86  |



### Selling your home?

**FREE MARKET ANALYSIS**  
**FREE Consultation**  
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March 2018



Pete Veres - Sandia Heights Resident

#1 RE/MAX Elite Agent

**Pete Veres**, CRS, ABR, CLHMS  
**SRES - Senior Real Estate Specialist**  
*Integrity & Professionalism...Period*



# Successfully **SELLING** **SANDIA** Heights

## SANDIA HEIGHTS 2017 MARKET SUMMARY

|                                    |   |
|------------------------------------|---|
| Homes SOLD: 95                     | <i>Homes sold in 2017 were up 14% from last year and the average price per sq.ft was also up almost 2%.</i> |
| Average Size: 2600 Sq. Ft.         |   |
| Average Price: \$169 (per Sq. Ft.) |   |
| Average Sold Price: \$428,815      |   |

See What Homes Are Selling For In Sandia Heights  
[www.SandiaHomeValues.com](http://www.SandiaHomeValues.com)

Call Pete For Your Free Sales  
 and Marketing Consultation

**505-362-2005**

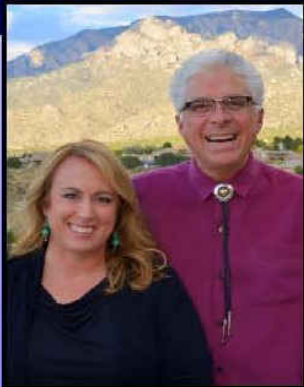


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### YEARLY AVERAGE PRICE / SQUARE FOOT

|      |          |                     |
|------|----------|---------------------|
| 2017 | 94 sales | \$169 average \$/sf |
| 2016 | 91 sales | \$162 average \$/sf |
| 2015 | 90 sales | \$156 average \$/sf |
| 2014 | 93 sales | \$154 average \$/sf |
| 2013 | 83 sales | \$154 average \$/sf |
| 2012 | 77 sales | \$150 average \$/sf |
| 2011 | 82 sales | \$153 average \$/sf |
| 2010 | 69 sales | \$157 average \$/sf |
| 2009 | 56 sales | \$164 average \$/sf |
| 2008 | 48 sales | \$176 average \$/sf |

### PATIO HOMES

45 Sales In 2017 (31 Sales In 2016)  
 Highest Sales Price Per Sq. Ft. = \$285.15  
 Lowest Sales Price Per Sq. Ft. = \$143.13

Average Sales Price/Sq. Ft. by Age... (Unknown Ages Not Included)

| New - 9 Yrs. | 10 - 20 Yrs. | 21 - 25 Yrs.  | 26 Yrs. & Older |
|--------------|--------------|---------------|-----------------|
| \$285.15(1)  | \$178.09 (3) | \$175.95 (21) | \$165.31 (20)   |

25 Sales January-June Average price/sq.ft. = \$174  
 20 Sales July-December Average price/sq.ft. = \$202

### SINGLE FAMILY HOMES

40 Sales In 2017 (49 Sales In 2016)  
 Highest Sales Price Per Sq. Ft. = \$254.72  
 Lowest Sales Price Per Sq. Ft. = \$72.05

Average Sales Price/Sq. Ft. by Age... (Unknown Ages Not Included)

| New - 10 Yrs. | 11 - 20 Yrs. | 21 - 30 Yrs.  | 31 Yrs. & Older |
|---------------|--------------|---------------|-----------------|
| \$254.72 (1)  | \$72.05 (1)  | \$169.88 (12) | \$175.92 (26)   |

24 Sales January-June Average price/sq.ft. = \$170  
 16 Sales July-December Average price/sq.ft. = \$178

### TOWNHOMES / CONDOS

9 Sales In 2017 (11 Sales In 2016)  
 Highest Sales Price Per Sq. Ft. = \$157.53  
 Lowest Sales Price Per Sq. Ft. = \$107.30

Average Sales Price/Sq. Ft. by Age... (Unknown Ages Not Included)

| New - 9 Yrs. | 10 - 20 Yrs. | 21 - 30 Yrs. | 31 Yrs. & Older |
|--------------|--------------|--------------|-----------------|
| None         | \$132.56(2)  | \$157.53(1)  | \$129.44 (6)    |

4 Sales January-June Average price/sq.ft. = \$132  
 5 Sales July-December Average price/sq.ft. = \$138

All information is based on data supplied by FlexMLS. Data accuracy cannot be guaranteed and may not reflect all real estate activity in the market. Includes Sandia Heights, sold residential transactions, dates 01/01/17 - 12/31/17. Does not include sales in Evergreen or TierraMonte.

## Community Event Bulletin Board

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



**Call for Artists:** The **Sandia Heights Artists** are starting to plan this year's 15th annual studio art tour. If you are interested, please contact Kathleen McCaughey at 822-0325. <https://www.sandiaheightsartists.com>

**Musicians Wanted:** The University of New Mexico Health Sciences Center Orchestra is seeking to recruit enthusiastic amateur musicians. The orchestra's repertoire ranges from classical to pops. Rehearsals are held on Sunday nights at 6:30 PM in room B120 in the UNM Center for the Arts below Popejoy Hall. No audition is necessary to join. For more information, contact us at [unm.hsco@gmail.com](mailto:unm.hsco@gmail.com).

**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), or 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.
- **Board Meeting:** Wednesday, March 14 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

Never iron a four-leaf clover.  
You don't want to press your luck.

