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SHHA Office

12760-B San Rafael Avenue NE
(A.K.A.) 2-B San Rafael Avenue NE
Albuquerque, NM 87122

Office Hours: M-F, 9 AM – 4 PM

Closed on federal holidays

Phone: (505) 797-7793

Fax: (505) 856-8544

Website: www.sandiahomeowners.org

Emails: sandiaheights@comcast.net

shha@sandiahomeowners.org

Answers to Questions from the 2019 Annual Meeting

By Woody Farber, SHHA President

Dear Mr. Wavrik,

At SHHA's Annual Meeting on February 9, 2019, you submitted several questions regarding the goatscaping test project.

The questions and answers are as follows:

1. Are we spending SHHA's money to clear private property? Yes. The Board approved \$1500 for a test project to use goats to clear vegetation.
2. Was one of the benefiting homeowners on the Board? No Board member owned property in the test area.
3. Since only branches/grasses were eaten they will come back. What are the criteria for success? The goats cleared 50+% of the vegetation in the test area, which created several clear spaces in the previously solidly packed vegetation, which will help to slow fire and provides areas to get in and fight fire. It was never expected that all the vegetation would be cleared.
4. The vegetation will grow back, as it would no matter what process was used to clear the area. If no clearing is done there will be even more vegetation for fires to use as fuel. Goatscaping is considered a safe way to clear vegetation since there are no sparks that could cause a fire in a dry environment and there is no trash to be hauled to a landfill. This was a test project by SHHA to see if this process would be an option for homeowners in Sandia Heights. It is one of several options to choose from.

Thank you,

Woody Farber, President, Sandia Heights Homeowners Association



KOAT news filming a segment on the SHHA Fire Risk Management Seminars

Summary of 2019 Fire Risk Management Seminar (Part 1)

By Travis D. Rich, Parks & Safety Committee Chair

Following are highlights extracted from comments by Lt Brian Fox, Albuquerque Fire & Rescue, and Chief Brian Rose, Bernalillo County Fire & Rescue, during the March Fire Risk Management Seminars hosted by SHHA.

Things to do to reduce risk to your home:

- Store flammable material away from the house. Examples are firewood, flammable liquids such as gasoline, and paint.
- Periodically clear gutters and roofs of pine needles, leaves and other debris.
- Create a buffer zone by removing weeds, brush, and other flammable vegetation around your home.
- Reduce the amount of unmanaged vegetation between and around homes to decrease the risk of wildfire spreading throughout the community.
- Trim plants up off of the ground to minimize the chance a creeping ground fire will ignite top growth and become a crown fire, which increases the opportunity for wind-blown embers.

Home evacuations:

- Have an evacuation plan
- Cooperate with officials, and honor barricades
- Leave a note on the door informing the officials as to how many people vacated the home and their names, and provide a friend/relative's contact information. This is extremely helpful to officials in their efforts to account for those having to evacuate.
- **If comfortable, you should leave your door unlocked in case officials need to enter your property.**
- Take your pets.
- Take adequate medications for a potential 2-3 day absence.

Things to do prior to evacuation:

- Turn off the gas supply to your home.
- Do **not** turn on sprinklers (this action lowers water pressure available for fighting the fire).
- For homes with evaporative coolers, turn off the fan (which pulls in added heat), leave the water pump running to wet down cooler pads (helps add moisture to the interior).
- Close windows and pull shades. This action reduces radiative heat that can ignite the interior. If your home has a flammable drapes or shades, leave those raised to minimize chances of them combusting.

- If the home has solar panels, shut them down prior to evacuation. Solar panels could feed the surrounding energy supply.

Both Fire & Rescue officials stressed that it is the homeowner's responsibility to police themselves for reducing fire risk to their property.

(Part 2 will be in next month's GRIT.)

Fire Prevention Seminar

By Bob Bower, ACC Chairman

SHHA's Parks and Safety Committee sponsored a fire prevention seminar on March 19, 20 and 21. Subjects covered included responses to a fire in Sandia Heights, evacuation and notification efforts, mitigation of home risks, and post-fire recovery. During some of these discussions, attendees asked questions regarding how SHHA's Architectural Control Committee (ACC) would handle resident requests associated with reducing the amount of combustible material in the vicinity of their homes. I addressed this issue in my April 2018 GRIT article following a similar series of wildfire preparedness briefings last year, but I will address the issue again in this article.

Most of SHHA's unit covenants state that "natural vegetation is to be left undisturbed **where practical** on all lots except for access to the property, clearing of building sites, and establishment of lawns and flower beds adjacent to buildings." In addition, the ACC has published a *Design Guideline for Landscaping* which makes the following points:

1. Sandia Heights is based on an open-space concept where natural vegetation is of great importance. Deed restrictions require that natural vegetation be left undisturbed **where possible** and replenished after construction is finished.

2. Residents are asked to keep their properties clear of dead trees and other vegetation since this dead material is easily combustible.

The key here is the use of the terms "**where practical**" and "**where possible.**" These terms give you the flexibility to make fire-wise decisions based on your perception of the damage to your property that could occur as a result of a local wildfire. Although the ACC discourages a "bare earth" policy as it pertains to the removal of vegetation on your property, reducing the amount of combustible materials and clearing dead vegetation from areas in the vicinity of your residence make good sense and the ACC will certainly support your attempts to help mitigate the risk to your home through reasonable elimination of combustible vegetation.

The Outpost Ice Arena— New Owner, Big Changes

By Susan McCasland, Communications &
Publications Committee Chair



Last August, Stan Hubbard bought the Outpost Ice Arena from retiring long-time owner Bob Martin. Since then he has been renovating and updating the Outpost: cleaning, painting, installing LED lights, replacing fixtures and plumbing, installing a sound system and new restaurant equipment, new rental skates and a spiffy pro shop—all in all, the Outpost is getting a thorough makeover. At the moment, the Outpost is closed because all the ice is gone for the first time in many years, allowing the floor to be re-leveled. The Outpost reopens with new ice on May 15.

But perhaps the biggest change is the New Mexico Ice Wolves, a North American Hockey League team that will call The Outpost home. NAHL is an amateur youth league that fosters promising players age 20 and younger who have the potential to play at the college level. In addition to a lot of time on the ice, the young players also get help with academics. On average, about 13 players per team are selected each year for college hockey. The Ice Wolves will play 30 home games and 30 away games each season, starting in October. With games being on Friday and Saturday nights, there will be 15 game weekends a season at The Outpost. Stan expects about 800 to 1000 people at each game.

Stan hopes his neighbors in Sandia Heights will come by to watch a hockey game, try some skating, or just sample the good food in the new snack bar.



Choice Plants and Rabbit Food

By Jean Hefflin

(Reprinted from February 1989 GRIT)

Do you love those jack rabbits that seem able to leap tall buildings in a single bound? And those cuddly cottontails that look so timid but will wait for you to walk on top of them before they deign even to move, let alone stop munching on your favorite plant? Is there any way to coexist peacefully with them and still have a garden an area that by covenant protects its wild-life?

My friends in the know say that rabbits will eat ANYTHING at one stage or another, no plant is really rabbit PROOF. However, clearly they prefer plants that you just put out, young, tender and well-watered. When you put out plants in an unprotected area, cover then [sic] with wire mesh till they've grown a bit and, when their leaves are older and tougher, maybe the bunnies will let them be.

... The bed in front of my house has had bulbs, c-toneasters, annuals, ox-eye daisies and succulents grazed to the ground while lemonade bush, lambs ears, wild onions, barberries [sic], snow-in-summer, and bush mint have been ignored. I've had pretty good luck with some penstemons. ... Bearded iris seems to be immune, too (so far).

The rabbits are sensible to the desert plant protections of thorns but there isn't just cactus and yucca to choose from for the garden. Consider barberries. There is a beautiful big native, called algerita (*berberis trifoliolata*), that is appearing in nurseries. There are large old plants on Hwy. 14 that are covered with yellow flowers in the spring. ...

Plants with strong or bitter taste are low on Lepus' and friends' favorite food list. Why else is the snake-weed so common on our land?...it tastes TERRIBLE. (Though the Albuquerque Journal recently reported hopefully that camels might like it!) Sages, too are common on the desert for good reason. The artemisias are not called wormwood for nothing ... Yarrows and mints are possibilities, too. There is a beautiful bush mint (*Poliomintha incana*) with pale to sky blue flowers that I saw blooming near the Zia Pueblo that looks like a good bet. Again—once it's established.

Our friend says she has had good luck using rabbit repellent on her plants. I haven't tried it much—I'm still looking for local answers, if any. Meanwhile, as Marie A. would have said if she's [sic] lived here, "Let 'em eat rabbit-bush!"

MARCH CALLS TO SANDIA HEIGHTS SECURITY PATROL

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

MARCH 2019	# of calls		# of calls
Alarms	13	Special Extra Patrol	8
Attempted Breaking & Entering	1	Special request/vacation	123
Customer Assist	3	Suspicious person	4
Customer Inquiry	1	Suspicious vehicle	6
Lost/found item, pet, or person	2	Theft	1
Mailbox Vandalism	2	Threat/Personal	1
Newspaper/package pickup	2	Vehicle Burglary/Break In	6
Noise Complaint/Suspicious Noise	2	Welfare Check	1
Open Door/Window/Garage	2		
Parking Problem	2	Total Calls	180

Useful Numbers: Emergency Police/Fire/Rescue: 9-1-1 (Be sure to let the operator know you are in Sandia Heights – an unincorporated area of Bernalillo County) **Bernalillo County Sheriff Non-Emergency:** 798-7000 **Bernalillo County Fire Department Non-Emergency:** 468-1310 **SHS Water/Sewer Emergencies (M-F 7am – 4pm):** 856-6345 **SHS Water/Sewer Emergencies After Hours:** 888-5336 **NM Gas Co. Emergencies:** 697-3335 **PNM Outage & Emergencies:** 1-888-342-5766

Announcements & Notices:

- **Office hours:** Monday – Friday 9 am – 4 pm.
- **Board Meeting:** Wednesday, May 8, 2019 at 7 pm in the SHHA Office.
- **Office Closures for Holiday(s):** Memorial Day – Monday, May 27, 2019.
- **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.
- **Classified ads** can be found on the website on the top bar menu under Notices and Information/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. To view the Tram Pass Procedures for SHHA Members go to <http://sandiahomeowners.org/notices-and-information/notices-and-information/96-tram-passes>.
- **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.

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:

Abel Plumbing & Heating

Academy Mortgage

Barnett Aldon Ironworks

Chiropractor, Mark L Schwartz DC

Inspiring Beauty's Gems & Minerals

Jade Enterprises Inc.

Marc Coan Designs

O'Beans Coffee

PCM Electrical

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Quarterly market **SANDIA HEIGHTS** UPDATE



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Data for all homes. Information is deemed reliable but not guaranteed from MLS.

Homes SOLD: 28
Average Size: 2451 Sq. Ft.
Average Price: \$180 (per Sq. Ft.)
Average Sold Price: \$475,272
Average Days on Market: 38
<i>Sandia Heights Sales Numbers for the first quarter of 2019 are looking good! Home sales are up 33%! 28 Homes were sold in Q1 2019 vs 21 homes sold Q1 2018. Homes are also selling 20% faster, 38 days on market 2019 vs 48 days on market in 2018. All numbers are based on yearly first quarter results.</i>

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FOR SALE AND SOLD in Sandia Heights!



FOR SALE!

617 Cedar Hill Road NE
\$675,000 | MLS# 937732



FOR SALE!

1856 Tramway Terrace Loop
\$359,900 | MLS# 939785



SOLD!

Pinon Hill Place NE



SOLD!

Red Oaks Loop NE

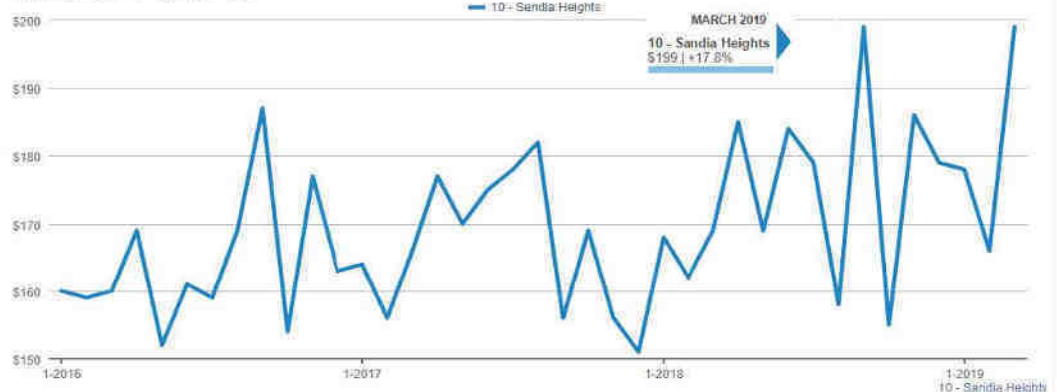
Sharon and Judson Know And Sell Sandia Heights Homes. They have sold Sandia Heights Homes for Satisfied Sandia Heights Homeowners for many years including homes on: San Rafael, Marigold, Quail Run, Bobcat, Bluebell, Goldenrod, Morning Glory, Honeysuckle, Deer Drive, Laurel Loop, Rockrose, Red Oaks, Tramway Lane, Lynx Loop, Antelope, Eagle Ridge, Live Oak, White Oaks, Big Horn Ridge, Juniper Hill Road, Black Bear, Blackhawk, Roadrunner, Blue Bird, Cedar Hill, Cougar Loop, Pinon Hill, Rocky Point, Sandia Heights Drive, Rock Ridge, Eagle Nest, Spring Creek, Others include Navajo Willow, Globe Willow, Calle de Rafael, Calle de San Michel, Tramway Terrace, Quail Run Loop, Tramway Place, Quail Run, Tramway Terrace Pl, Colony Place, Carmel, Brushwood, Wolfberry, Tramway Circle, Tramway Vista, Cedar Canyon and much more....

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May 2019

Light Talk

By Bob Bower, ACC Chairman

A few weeks ago, a fellow resident told me that he has noticed an increased presence throughout his neighborhood of high-intensity security lights that are very bright and bluish in color and that seem to light up areas much larger than need to be lit up. My curiosity got the best of me so I thought I would look into the whole subject of lighting. I'll address his concerns later.

We all know that Thomas Edison, after years of experiments, finally patented a commercially available incandescent light bulb in 1879. It was a simple device that had a tungsten metal filament inside of a glass vacuum that glowed when an electrical current was run through it. That accomplishment essentially snuffed out the candle industry. For the better part of the last century, Edison's bulb was about the only type of electrically powered device that was available for our lighting needs. Well, how things have changed! We now have a wide variety of light-emitting devices available to assist us with our lighting needs. Many of these devices are more energy-efficient than their incandescent ancestors. These include fluorescents, halogens, light-emitting diodes (LED) and a few others that have been developed to address specific lighting requirements. So, let me take a few moments to discuss some of the terminology associated with these new lighting devices.

We all know that a 100-watt incandescent bulb is brighter than, say, a 40-watt bulb. Most of us grew up with these types of light bulbs. A watt is a measure of the electrical output of these types of bulbs—the higher the wattage, the more light the bulb produces. So far, so good, right? When you go to Lowe's or Home Depot to buy something other than a standard incandescent bulb because your new appliance uses a LED or compact fluorescent light (CFL), the output power of the device is often measured in lumens. I can just hear you saying, "What is this lumen stuff?" Let's go back to those candle guys. Greatly simplified, a lumen is the amount of light emitted in one second from a referenced candle source. That's all you need to know. In terms of equivalency, a standard 100-watt incandescent bulb puts out about 1300 lumens, as does a 20-watt CFL or an 18-watt LED. Some packaging will actually show the watts-to-lumens equivalency values.





	LUMENS	220+	400+	700+	900+	1300+
 STANDARD		25W	40W	60W	75W	100W
 HALOGEN		18W	28W	42W	53W	70W
 CFL		6W	9W	12W	15W	20W
 LED		4W	6W	10W	13W	18W

Image courtesy of lampsone.com

So, let's get back to my fellow resident's comments. There is one more term in the lighting world that I need to discuss. This term is called the Kelvin scale. We all know that the Fahrenheit and Celsius scales measure temperatures that we can actually feel. The Kelvin scale, on the other hand, measures temperatures that we can see. In the world of lighting, the Kelvin scale (often expressed as "K") is used to measure the color of a light source. The lower the K rating, the more orange/yellow (warmer) the light will be. The higher the K rating, the more bluish, or cooler, the light will be. The chart below shows the range of the Kelvin color temperature scale.

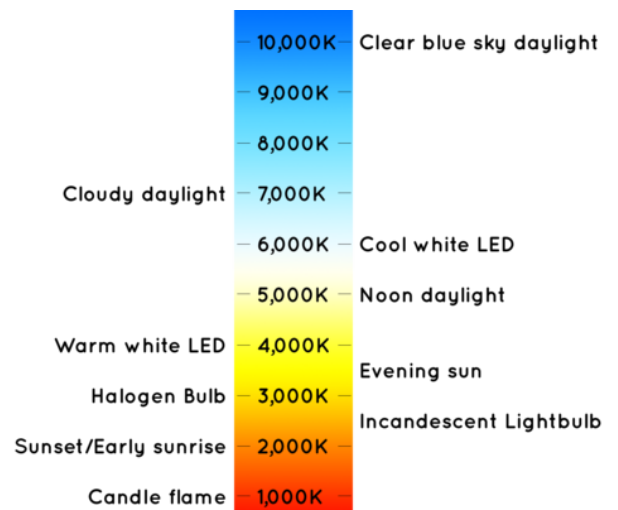


Image courtesy of ilumi.co

A candle has a rating of about 1000K and the standard incandescent bulb has a rating of about 2700K. Halogen and some incandescent lights are in the 3000–3500K range. On the upper end of the scale, a clear blue sky has a K rating of 10,000. Now let's go back to Lowe's and Home Depot. When shopping for outdoor security lights or floodlights, I have observed two basic color ratings. There are those in the 5000K range and those in the 2700–3000K range. The former devices emit a bluish and very bright light. These devices often shine considerably beyond areas that need to be lit from a security stand-

Continued from pg. 7

point. Those devices in the 2700–3000K range give off a yellow-white light that is easier on the eyes than the devices that have the bluish output, and they are less likely to shine beyond the area that actually needs to be illuminated. These yellow-white lights also provide a more pleasing light that blends in better with our natural surroundings here in Sandia Heights. Bottom line: My fellow resident would greatly appreciate it if you would install security lights with the lower K ratings. They will most likely meet your security needs and, at the same time, will not cause undue light pollution that appears to be associated with the higher K- rated lights. Also bear in mind that installation of any outdoor lighting requires ACC approval so that you follow your unit covenants and Bernalillo County light pollution ordinances. The covenants and the County ordinances require that your outdoor light fixtures do not cast light onto neighboring residences.

ACC Activity Log

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

11 Juniper Hill Loop – Replace Retaining Wall & Repair & Replace Deck
37 Sandia Heights Drive – Sail Shades Installation
43 Rock Ridge Drive – HVAC Replacement
138 Big Horn Ridge Drive – Enclose Front Porch and Security Doors Installation
176 Big Horn Ridge Drive – Widen Driveway and Install Retaining Wall
315 Big Horn Ridge Drive – Enclose Existing Porch
667 Roadrunner Lane- Restucco
867-F Tramway Lane Court – Repaint Garage Door and Trim
915 Tramway Lane – Landscaping
963 Antelope Avenue – HVAC Replacement
1062 Red Oaks Loop – Shade Structure Installation
1164 Laurel Loop – Landscaping and Install a Pergola
1510 Eagle Ridge Road – Photovoltaic Panel Installation
1560 Eagle Ridge Road – Landscaping and Driveway Replacement

1862 Tramway Terrace Loop – Reroof
2135 Coyote Willow Avenue – Reroof and Sail Shade Structure Installation
2317 Calle de Rafael – Restucco
2319 Calle de Rafael – Evaporative Cooler and Garage Door Replacement
2725 Tramway Circle – Install Gate and Mailbox Stand
2880 Brushwood St. – Replace Wooden Fence

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



SHHA volunteers (L to R) Ginger Rich, Cheryl Iversen, and Emily Rudin, along with Parks & Safety Committee chair Travis Rich, spent Saturday morning, March 23, collecting trash along Tramway Boulevard and the adjacent trail, as part of SHHA’s semi-annual trash pickup event. The next event will be held this September. All interested SHHA members are welcome to join the crew. (Photo courtesy of Travis Rich)

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Sandia Heights Shredding & E-cycling Event

Saturday May 18th at 9am until the truck is full

Sandia Heights HOA Office Parking Lot at 2 San Rafael Ave NE

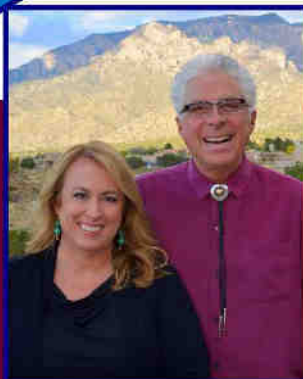
Shredded material is properly destroyed and 100% recycled.

Acceptable items for E-cycling include just about anything with a plug with the exception of TV's and microwaves.

Some Simple Rules:

There is a limit of two (2) bankers boxes or bags of documents per person.

Each person must remain with their documents until they are handed over to the shredder. There is NO drop-off service.



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359 BIG HORN RIDGE DR. NE



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2,239 SQFT - 4 BR - 2.5BA - 2 CG - .51AC

432 LIVE OAK RD. NE



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2302 CALLE DE RAFAEL NE



SOLD

2,011 SQFT - 3 BR - 2 BA - 2 CG - .17AC

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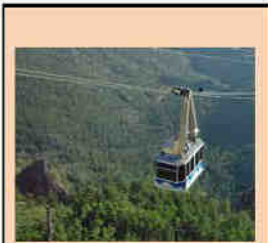
Listing Inventory for Greater Albuquerque Area

Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached)

Data on this page obtained from the Monthly Market Reports published by SWMLS.

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
January	4,191	6,076	5,925	5,332	5,296	4,163	4,007	4,272	4,098	3,342	3,178	2,905
February	4,465	6,147	6,037	5,518	5,334	4,089	4,062	4,320	4,027	3,426	3,145	2,839
March	4,881	6,434	5,995	5,717	5,444	4,117	4,227	4,619	4,158	3,527	3,187	2,886
April	5,428	6,555	6,054	5,651	5,511	4,239	4,372	4,858	4,335	3,613	3,283	3,067
May	5,729	6,873	6,082	6,045	5,625	4,415	4,531	5,150	4,369	3,706	3,565	3,297
June	6,106	7,074	6,114	6,346	5,552	4,528	4,795	5,402	4,490	3,919	3,769	3,570
July	6,404	7,082	6,128	6,471	5,636	4,580	4,910	5,428	4,487	4,412	3,883	3,637
August	6,675	7,065	5,902	6,408	5,511	4,534	5,007	5,474	4,353	4,344	3,854	3,624
September	6,718	6,856	5,754	6,376	5,249	4,518	5,035	5,390	4,216	4,264	3,793	3,580
October	6,708	6,617	5,528	6,099	4,977	4,520	4,868	5,148	4,100	4,025	3,641	3,422
November	6,534	6,349	5,413	5,684	4,643	4,322	4,657	4,741	3,813	3,712	3,350	3,191
December	6,066	5,821	5,176	5,320	4,216	3,980	4,232	4,212	3,407	3,247	2,982	2,779

TOTALS 69,905 | 78,949 | 70,108 | 70,967 | 62,994 | 52,005 | 54,703 | 59,014 | 49,851 | 45,537 | 41,630 | 38,797



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Community Event Bulletin Board

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

Calling All Artists: If you live in Sandia Heights, are an artist, and would like to be a part of our art tour in September, call Kathleen McCaughey at 822-0325 or Nancy Mattern at 856-6313 or go to www.sandiaheightsartists.com. Let us know of your interest and if you would like to participate in this fun and exciting event.

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.

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. • office@stchadsabq.org • 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 Sheina MacCormic at 967-7891.

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. Questions? Call Elaine Fiber at 263-1445.

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



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Sandia Heights Homeowners Association
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**The SHHA Office
will be closed on
Monday, May 27,
2019 in observance
of Memorial Day.**