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Jessica Seeley – Administrator

**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](http://www.sandiahomeowners.org)

**Emails:** [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)

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

**SHHA’s Clock Is Ticking...**

**By Emily Rudin, Vice President and Chair, Nominating Committee**

For several months now, in *The GRIT* and on SHHA’s website, I have been calling for candidates for SHHA’s Board of Directors. As of this writing, I am disappointed to report that there has been only one response from our roughly 3,000 members.

I cannot overemphasize the risk to SHHA’s viability this situation poses. We are now just eight weeks away from a deadline to nominate a qualified and vetted Board and slate of officers for February 2020 and the outyears. This group of member volunteers commits to stewardship and oversight of the operations and finances which SHHA, by its *Articles of Incorporation* and *Bylaws*, is mandated to manage in the best possible manner. In addition, challenges large and small routinely arise and must be resolved fairly and effectively.

The current Board consists of 13 Directors, several of whose terms will expire in February. We must have a minimum of 11 in order to transact business. One does not need sophisticated math to grasp the deficit we are facing. Most of you will recognize that this is the same predicament we (and I as Vice President and Nominating Committee Chair then) confronted head-on two years ago. I should not like to think that apathy once again characterizes our wonderful community.

I ask each of you this question: *Do you value Sandia Heights enough to want the Association to continue?* Before you answer, consider this: SHHA’s mission is to help preserve the worth of your most precious investment—your property—and sustain our collective investment in one of Albuquerque’s most sought-after communities. This is neither a trivial responsibility, nor one to take for granted that “others” will carry out. There are no “others”—we who serve are YOU.

You might be wondering what will happen if SHHA ceases to operate. Because the Association’s work is intimately tied to property values, you will almost certainly see a dramatic downturn. SHHA’s core functions of covenant enforcement and architectural control will be impaired. Are you willing to place the value of your property at risk?

Please think about your willingness and your ability to serve. If you are a member of SHHA and in good standing, a property-owner in Sandia Heights, and committed to understanding and upholding the Bylaws, we would appreciate hearing from you soon. Submit to the Office a *Statement of Interest* (download it under the Board tab on our website or obtain it from the Office). Thank you.

## Covenant Support Committee (CSC) Needs Volunteers

The CSC is looking for new members. If you are a homeowner and dues paying member of the Sandia Heights Homeowners Association (SHHA) please consider volunteering for your Covenant Support Committee and help ensure the enforcement of SHHA covenants. We meet at the SHHA office once a month, and we have the excellent back up of our SHHA staff. Covenant enforcement contributes significantly to preserving our beautiful and unique community. If you would enjoy meeting with interesting, concerned, and fun neighbors who share your appreciation of Sandia Heights please consider joining the CSC.

You can volunteer by calling the SHHA office at (505) 797-7793 or by sending an email to [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net).

### Bobcats

By Kate Fry, SHHA Member

Of all the large predators living in or near Sandia Heights (aside from humans, of course, we have mountain lions, black bears, bobcats, and coyotes), the one we often see is the bobcat (*Lynx rufus*). The wild predators have lived here for eons, but only recently have humans invaded their territory by building houses and paving streets. It's up to us to adapt to living in wildlife habitat, and that means we may need to change our habits in order to coexist with our wild neighbors.

Like all predators, bobcats are territorial, and typically have ranges of 4 to 10 square miles. They are solitary, with males and females meeting only for mating. Kittens are born in the spring and stay with their mother for 9 to 12 months. About twice as large as a domestic house cat, bobcats usually weigh 15–30 pounds when fully grown. The bobcat gets its common name from its short “bobbed” tail, 4 to 7 inches long. It has long legs and big paws. The coat color ranges from an orangish brown to pale gray with black spots and black bars on its legs and chest, and less distinct dark spots over its body. They have black streaks on their cheeks and sharp ears ending in tufts of black fur. Bobcats' diet includes rabbits, mice, packrats, squirrels, birds, and sometimes insects. They rely on their keen eyesight and hearing to locate enemies and prey, as their sense of smell is not especially acute. Bobcats hunt by stealth—waiting motionless and then pouncing.

**Bobcats pose no threat to humans**, but they have been known to take domestic cats and small dogs. Keep small dogs indoors and watch them carefully when they are out of doors. Cats should always be kept inside, as they will fall prey to bobcats and other predators like coyotes, owls, and hawks, and may also become infected with plague if they catch infected rodents.

If you see a bobcat, unless they appear injured or in distress, there's no need to call Animal Control or Game and Fish. Just enjoy the sight of these fascinating and beautiful creatures. If you would prefer not to have bobcats in your yard, then you should remove anything that might attract them, like bird baths, water features, and bird seed. Water is an obvious attractant; bird seed attracts the animals bobcats eat, and bobcats go where the food is.

We hope that a better understanding of bobcats will help Sandia Heights residents happily coexist with them. They are truly amazing and magnificent members of our wild neighborhood.



Photo by Ruth Friesen

### Sandia Heights Summer Visitor



Photo by Travis Rich

## Contractors in Sandia Heights

By Susan B., SHHA Member and Sandia Heights Resident

*This is a letter to The GRIT from a community member.*

Many residents in Sandia Heights hire companies for remodeling projects. It would be helpful if all contractors were reminded to be careful when driving through Sandia Heights. In early May a sub-contractor was delivering dry wall to a property being remodeled down the street from our home. The truck driver drove past the property and then decided to turn around in a loop street that adjoined the main street in front of our home. The driver was going too fast and was not paying attention to the dimensions of his truck and trailer. His carelessness totally destroyed our custom-built stucco mailbox. Even worse, the trucker just kept going. If a neighbor had not noticed the mailbox on our driveway and walked down to the remodeling location and if an honest homeowner and the manager from the remodeling company had not been there to observe the truck's arrival with a big stucco smear from our mailbox, we never would have known what happened. Fortunately, the truck driver was forced to admit what he did, and his company did the right thing and rebuilt our mailbox, even though they rebuilt it with cracked tiles and omitted some of the original decorative tiles, though we told them we had extra tiles, if needed. The sad thing is that this destruction should never have happened. Perhaps a word of caution to contractors as they begin projects might serve to prevent such future incidents.



## Ten3 Restaurant is Open!

By Susan McCasland, C&P Committee Chair

Ten3, the new restaurant at the top of the tram—named for its altitude above sea level—opened on August 17. It replaces the '60s-era High Finance, which was closed and demolished in 2016. The new 2-story building that has emerged in its place houses Ten3. It features fine dining with a view over the Rio Grande Valley, a wine lounge overlooking the ski area, and a bar bistro area that welcomes hikers, skiers and other casual visitors. For more information, please visit <https://ten3tram.com/>



West view side of new Ten3 Restaurant (From their Facebook page)

## Fall Bear Alert

We'll soon be in the season when bears are trying to pack on the pounds to make it through their winter hibernation. Bears usually go into dens in November, so please until then continue to be vigilant.

- Keep garbage inside and put it outside no earlier than the morning of your trash pickup.
- Don't feed your pets outside.
- Bring bird feeders inside at night. Bears will demolish empty bird feeders—they know those things usually have birdseed in them, and they will go after feeders even if they are empty.
- Keep ripe fruit picked and clean up fallen fruit.

Above all, enjoy the privilege of living in this beautiful area and sometimes getting a glimpse of our wild neighbors!

# JULY 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.

JULY 2019	# of calls		# of calls
Alarms	21	Special Extra Patrol	6
Attempted Home Burglary	1	Special Request/Vacation	157
Customer Assist	3	Suspicious Activity	2
Mailbox Vandalism	1	Suspicious Person	1
Motorist Assist	2	Suspicious Vehicle	5
Newspaper/Package pickup	6	Theft	2
Noise Complaint/Suspicious Noise	1	Utility Co. Assist	2
Open Door/Window/Garage	1	Vehicle Burglary/Break In	2
Pet Nuisance	1		
Salesman Complaint	1	<b>Total Calls</b>	<b>215</b>

**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, September 11, 2019 at 7 PM in the SHHA Office.
- **Office Closures for Holiday(s):** September 2, 2019 in observance of Labor Day.
- **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 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](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:

Abel Plumbing & Heating

Academy Mortgage

Barnett Aldon Ironworks

Chiropractor, Mark L Schwartz DC

Inspiring Beauty 's Gems & Minerals


Jade Enterprises Inc.

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PCM Electrical

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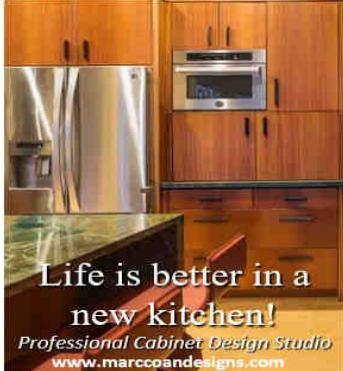
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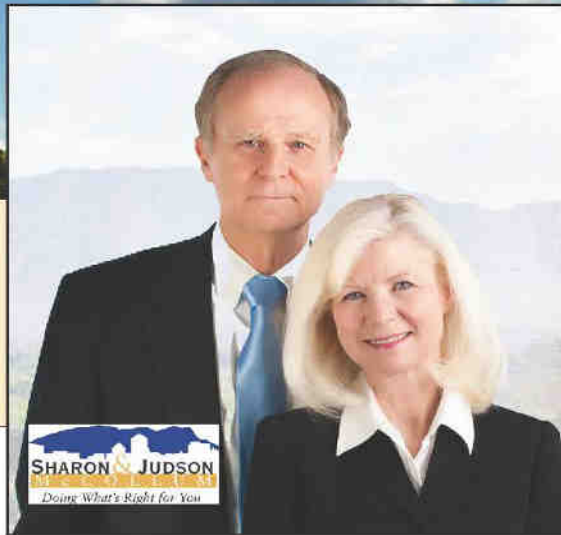
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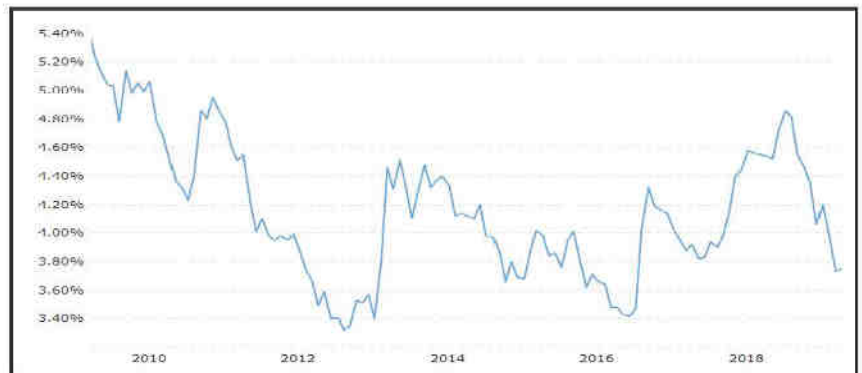
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Pinon Hill Place NE

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, BlueBird, 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.... **Call Now for your Free Market Analysis and Home Marketing Consultation Sharon and Judson know the most current and accurate Sandia Heights market data .**

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## CSC Active File Log — August

Type of Violation	Number of Active Files
Boats/RV/Trailer	1
Maintenance of Property	
Trash Cans	1
Light	
Trees	
Right of Way Issues	
Parked Vehicles or Equip.	
Misc./Several Issues	2

**NOTE:** Although some are similar, each of the 37 units in Sandia Heights has their own set of covenants with varying language specific to the unit they denote.

## It's Chile Harvest Time

By Susan McCasland, C&P Committee Chair

It's that time of year when the wonderful smell of roasting chiles permeates the air. I'll soon be making my annual pilgrimage to my favorite farmers' market to get a bushel of chiles and have them roasted.

Here's a hint for peeling those chiles. But first—and I know many of you have already made this mistake, myself included, but if you haven't—heed these words. Do NOT peel spicy hot chiles with your bare hands and especially do not rub your eyes! If you do, you have in essence pepper sprayed yourself. Rubber gloves will protect from the capsaicin (the chemical “heat” in chiles), but do not allow for the dexterity needed. An old and quite effective way to peel chiles is to rub your hands in lard. Yes, lard. When you feel the lard coating wearing thin, put more on. It is quite effective in shielding your hands from the burn, and very little gets into the peeled chiles.

Here's a recipe for chile rellenos that does not involve frying the rellenos. It's more like a casserole.

- Line the bottom of a greased casserole with a layer of roasted & peeled NM chiles such as Big Jim
- Make the next layer grated or crumbled Mexican cheese: queso fresco, panela, etc.
- Sprinkle with ¼ cup diced sweet onion
- Repeat layers like a lasagna, ending with chiles
- Whip 2 egg whites until they make soft peaks
- Whip into the egg whites 2 egg yolks, ½ cup milk, ½ cup flour, ¼ teaspoon salt
- Pour the egg mixture over the chile casserole
- Bake at 350° F for 30 minutes or until top starts to brown
- Serve with salsa and sour cream

## Not Too Big, Not Too Small

Historical article reprinted from April 1989 GRIT

All around us in the Sandias, shrubs are growing that are adaptable to our gardens and that live happily here in our dry climate and sandy Sandia soil. Two favorites are large saxifrages – cliff fendlerbush (*fendlera rupicola*) and our fragrant native mockorange (*philadelphus microphylla*). Saxifrage means rock breaker and in spring you can see these good-sized shrubs with their large white blooms growing in the rocks in Juan Tabo Canyon and beneath the tram as you ride up the mountain. Both are handsome shrubs with large (1”) flowers in the spring, the shape of the fendlerbush flowers being unusually attractive. The lovely wild currants and gooseberries are also in this family. Six are listed for the Sandias, but the native *ribes* found most frequently in the nurseries is the attractive golden currant with profuse small yellow flowers and golden fruit. It has been a successful landscape plant.

Any of our gardens can use the New Mexico native sumac, lemonade berry (*rhus trilobata*). It has a variety of names—oakbrush sumac, skunk bush. I planted a 1-gallon lemonade berry, gave it water from time to time the first year and have forgotten it since. Now two years later, it is a respectable 3' shrub that turns a nice gold and red in the fall before it drops its leaves. So far, it has been ignored by the bunnies, but is beloved by the birds who take its berries before I ever have a chance to see them turn red. Eventually it should be 5 or 6 feet tall and at least as wide. Its pleasant cousin, the wooly sumac (*rhus trilobata pelosissima*) grows in many of our draws; look along lower Live Oak Road for them. It turns a soft yellow in the fall. Though it seems happily impervious to drought, it also apparently thrives on extra water. One of mine got the drainage from a new patio and had spread to about 12' across while staying about 6' tall. In summer, it is usually filled with birds that love its cover.

And, do you have a shady spot that freezes hard in the winter that you have despaired of planting? You might want to try the native red-twig dogwood. It is especially beautiful in the winter against the snow and is handsome the rest of the year as well, having white flowers in the spring and a nice red color in the fall. It comes from the high mountains so needs a bit more water than some plants from lower elevations; it would be happy on drip watering on a north side.

## ACC Activity Log

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

2 Sandia Heights Drive – Deck Replacement
4 Juniper Hill Road – Refinish Exterior Wood Decking, Beams, & Vigas
9 Juniper Hill Road – Replace Windows, Security Door and Repair Stucco
32 Juniper Hill Loop – Replace Doors/Decking, and Restucco
48 Pinon Hill Place – Seal Coat Asphalt Driveways
52 Cedar Hill Road – Reseal Asphalt Driveway & Berm
53 Rock Ridge Court – Reroof and Restucco
120 Juniper Hill Road – Replace Heating/Cooling Systems
171 Big Horn Ridge Drive – Landscaping
180 Big Horn Ridge Drive – Restucco
208 Spring Creek Drive – Restucco
334 White Oaks Drive – Reroof
565 Live Oak Road – New Construction
573 Black Bear Road – Reroof
636 Cougar Loop – Re-stain Exterior Wood and Repaint Garage Doors & Canales
688 Blackhawk Drive – Replace Pool Deck and Re-fiberglass the Pool
795-O Tramway Lane – Carport Upgrades
803 Tramway Lane – Walkway Installation
840 Live Oak Road – Restucco
908 Tramway Lane – Replace Gate and Seal Asphalt Driveway

935 Bobcat Blvd. – Restucco Mailbox and Wall
977 Antelope Avenue – Restucco and Reroof
1126 Marigold Drive – Replace Mailbox
1131 Marigold Drive – Repair and Overcoat Stucco
1134 Marigold Drive – Landscaping and Misc. Projects
1180 Laurel Place – Replace Patio Door with Sliding Door
1202 Marigold Drive – Photovoltaic Panel Installation
1226 Rockrose Road – Landscaping
1478 Morning Glory Road – Replace Concrete Slab with Pavers
1478 Morning Glory Road – Replace Front Door
1503 Eagle Ridge Road – Replace Retaining Wall
1558 Eagle Ridge Road – Installation of Windows and Front Entry
1708 Quail Run Court – Landscaping
1822 Tramway Terrace Loop – Reroof
1845 Tramway Terrace Loop – Reroof
2718 Tramway Circle – Repair and Fog Coat Stucco
2811 Tramway Circle – Window Replacement
2875 Brushwood Street – Window Replacement
7712 Cedar Canyon Place – Replace Windows and Porch Columns
8208 Indigo Court – Repaint Trim

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

## It's Not Too Late to Be a Junior Hockey Host Family

By Aaron Martinez, Outpost Ice Arena manager

The New Mexico Ice Wolves™ team seeks local families with a bit of extra room in their hearts and homes. North American Hockey League (NAHL) Junior hockey cannot exist without the backbone of strong host families. Every season, young men 16 – 20 years old will be moving to Albuquerque from the US, Canada and Europe to play for the NM Ice Wolves and build on their dream of playing NCAA Division I hockey and beyond. Host families provide a caring, supportive, family environment that becomes the “home away from home” for players. Hosting a player can be exciting and rewarding and often leads to lifelong friendships.

Some players are still in high school while others are encouraged by the team to take college prep courses and work part time jobs. To learn more about how to become a host family and see answers to frequently asked questions, please visit: <https://www.nmicewolves.com/you-can-make-a-difference-become-a-new-mexico-ice-wolves-host-family>.





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## Ask Greg

I have started a new section on my page of the GRIT called "ASK GREG". In it, I will answer any questions that you may have (to the best of my ability) or concerns relating to Sandia Heights & Real Estate. So, all you have to do is email or call me with your questions, and I will answer them.

Hi Greg: I heard all kinds of stories about septic systems in Sandia Heights. Can you help? Thanks

Greg: This questions comes up a lot! I've had a listing that had a 15 year old septic system that had a fail inspection and I've had 35 year old one passed. It boils down to installation, use, and maintenance. Here are some good 'do's and don'ts'.

### DO:

- \* Have your septic tank pumped regularly and checked for leaks & cracks.
- \* Conserve water to reduce the amount of wastewater that must be disposed of and treated by your system. Repairing any leaking faucets & toilets will also help to conserve water.
- \* Discharge only biodegradable wastes into your system.
- \* Restrict garbage disposal use., Compost your garbage or put it in the trash.
- \* Divert down spouts & other surface water away from your leach field.

### DON'T:

- \* Flush sanitary napkins, tampons, disposable diapers, condoms & other non-biodegradable products into your system.
- \* Dump solvents, oils, paints, thinners, disinfectant, pesticides or poison down the drain.
- \* Dig in your leach field or build anything over it.
- \* Plant anything over your leach field or compact the soil.
- \* Drive over your leach field.
- \* Use caustic drain openers for clogged drains.
- \* Allow water softener backwash to your septic tank.
- \* Cover the leach field with a hard surface, such as asphalt or concrete.
- \* Dump grease or fats down your kitchen drain.



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5,700SQFT 4-5BR 4BA 3CG  
\$1,250,000

WOW! Spectacular! Amazing! These are the words that will come to mind when you enter this incredible home with too many updates and upgrades to list. This is definitely one of the best lots, if not THE BEST lot in SANDIA HEIGHTS! Forever CITY & MOUNTAIN VIEWS will take your breath away. Resort style living in the backyard with built-in heated Gunite pool, hot tub, fire pit, outdoor kitchen & beautiful grounds. Entertainer's dream home. Extensive remodel where no detail was left out. ABSOLUTELY STUNNING! .



FOR SALE

361 BIG HORN RIDGE DR. NE  
3,801SQFT 4-5BR 4BA 3CG  
\$820,000



FOR SALE

10 JUNIPER HILL RD. NE  
5,639SQFT 5BR 4BA 3CG  
\$750,000



UNDER CONTRACT

1420 SAN RAFAEL CT. NE  
4,151SQFT 4BR 4BA 2CG  
\$635,000

# Community Event Bulletin Board

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

**The Time is NOW!!:** September 14 & 15, 2019 Sandia Heights Art Tour 10 am to 5 pm each day. Thirteen homes and studios will be open with 36 artists and craftsmen. Come and enjoy excellent art. We look forward to seeing YOU.

**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

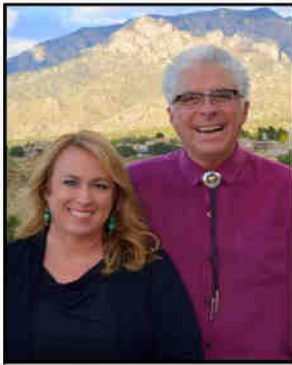
**Worship Times:** Thursdays at noon and Sundays at 8 AM and 10:15 AM

Breakfast is served after the 8 and 10:15 AM Sunday Services. • [office@stchadsabq.org](mailto:office@stchadsabq.org) • [www.stchadsabq.org](http://www.stchadsabq.org)

**Sandia Heights "Cork & Fork" Dining Activity:** We meet on the second Saturday of every other month, starting in September, gathering in the homes of our members. Each small dinner group is typically 6-8 people, including the hosts. We try to switch up the groups, with everyone rotating (host/attendee) as the year progresses. The host decides the menu theme and prepares a main dish, with attendees contributing to some part of the meal – along with a wine to go with their dish. The emphasis is on food and fun rather than formal elegance. Though most of the dinners are smaller, there are 2 whole group dinners during the year, one a September kick-off, and an end-of-season gathering in July. The dinner group was started in September 2005, with 15 interested couples from Sandia Heights. Adult Sandia Heights residents are welcome. To inquire or join any time of year, call Sheina MacCormic at (505) 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](http://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](http://www.sandiahomeowners.org)



Your Neighborhood Specialists Selling Sandia Heights Year After Year!

**MAX SANCHEZ**  
228-8287

**TERESA CORDOVA**  
720-7210

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



## Selling Sandia Heights

**Brought the Buyer!**



**1147 Marigold Dr**  
List Price \$660,000  
3353sf / 4bd / 3ba / 3car

**Brought the Buyer!**



**1134 Marigold Dr**  
List Price \$568,800  
2982sf / 4bd / 3ba / 2car

**SOLD in 3 Days!**



**635 Cougar Lp**  
List Price \$489,900  
2751sf / 3bd / 2ba / 2car

**Brought the Buyer!**



**641 Cougar Lp**  
List Price \$489,000  
3605sf / 5bd / 3ba / 3car

**SOLD in 1 Day!**



**1948 Quail Run Lp**  
List Price \$375,000  
2004sf / 4bd / 2ba / 2car

**LISTED & SOLD!**



**711-18 Tramway Pl**  
List Price \$325,000  
1997sf / 2bd / 2.5ba / 2car

**Brought the Buyer!**



**565 Black Bear Rd**  
List Price \$250,000  
1.11 Acre View Lot

**Brand New Listing!**



**1143 Marigold Dr**  
List Price \$560,000  
2750sf / 3bd / 2.5ba / 2car



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

The SHHA Office will be closed on Monday, September 2, 2019 in observance of Labor Day. Regular office hours will resume on Tuesday, September 3, 2019 at 9 am.

