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SHHA Office

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Closed on federal holidays

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shha@sandiahomeowners.org

Changes Coming to the Quail Run Center

By Bob Bower, Architectural Control Committee Chair

The Quail Run Center, located at Tramway Blvd. and San Rafael Ave., has been sold. You will soon notice significant upgrades to the property, including a name change to Sandia Heights Village. The new owner says the goal is to create a more contemporary and upscale building and property. Changes include repainting the entire structure, removing and replacing deteriorated landscaping, and repairing the parking area. In addition, the sign will be replaced with a new and more attractive sign. The current ATM will remain on the property. SHHA’s Architectural Control Committee will be working with the new owner and will include periodic updates in The GRIT and on the SHHA website on the progress of the upgrades.



Light Pollution

(Excerpted from Nov 2013 GRIT at request of Bob Thomas, CSC Chair)

By Joe Pappé, CSC Chair at time of original publication

Most of the Sandia Heights Unit Covenants address light pollution. This is to preserve enjoyment of a dark night sky. Regardless of the covenants for your Unit, the entirety of North Albuquerque Acres and Sandia Heights falls under the Bernalillo County Code for light pollution. The code includes, but is not restricted to, security lighting, street lights, landscape lights, building-mounted area lights, and building façade lights. In general, lights shall remain OFF between 11:00 PM and sunrise; lights on buildings shall be mounted no higher than 16 feet; lights must be shielded so the light is directed toward the ground. The entire code and any exceptions are on the Bernalillo County website (www.bernco.gov); look under ordinances, Section 30-186. So, if you leave unshielded lights on—entry, garage doors, house floods—after 11:00 PM, they may be in violation of County Code. While the CSC does not enforce County ordinances, we work with folks to make them aware of the options and try to get resolution. At night, even an unshielded 40-watt bulb can distract from enjoying the night sky, the darkness of the neighborhood, or the lights of the city below.

Don't Let Your Water Pipes Freeze!

By Bob Bower, Architectural Control Committee Chair

It's always helpful this time of the year to remind you of ways to protect your water pipes from the effects of very cold weather. Most of the local experts on this subject generally agree that steps need to be taken to protect water pipes if temperatures are expected to drop below 21° Fahrenheit. A broken water pipe inside your home can cause a lot of extensive—and expensive—damage!

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

Now, let's consider the inside of your home. If Albuquerque experiences a spell of extremely cold weather where temperatures, particularly at night, drop below the 21° F “benchmark,” leave the water supply line on at a very slow drip rate somewhere inside your home. Water in slow motion is much less likely to freeze than water that is motionless inside of a pipe. Normally, a faucet located far from where the water enters your home is the one that you should use for this purpose. The cost of water used is insignificant compared to the cost of repairing damage caused by a broken water line inside your home. Normally, these very cold spells don't last long, so leaving an indoor faucet dripping for a few days and nights should get you through these spells until warmer temperatures return.

If you are away from your home during the cold season, make sure that there is adequate heat inside your home to prevent internal pipes from freezing. Even when trying to save energy costs, don't turn the heat too far down (experts recommend no lower than 55° F) and don't turn the heat off altogether unless you have all of the water lines properly drained. Believe me, I have seen the damage caused by pipes that have not been properly drained and have subsequently burst inside a home where the heat has been turned off!

One final note for those of you who have swamp coolers. If you have not already done so, be sure to drain the water reservoir and disconnect and drain the water-supply line. It doesn't take much of a freeze to damage these cooler components. And don't forget to insulate that faucet, too.

Have a great winter!!



Bagworms

By Travis Rich, Parks & Safety Committee Chair

Recently, some Sandia Heights residents have observed an abundance of camouflaged cocoon-looking bags hanging from trees. In reality, they were observing ‘Bagworms.’ (See photo)

Bagworm caterpillars make distinctive 1–2” long spindle-shaped bags that hang from twigs of a variety of trees and shrubs. They seem to prefer juniper, arborvitae, spruce, pine and cedar, but also attack deciduous trees. Female moths cannot fly, but the larvae can disperse themselves. Small caterpillars can spin strands of silk and be carried by wind—an activity called “ballooning”. Larger larvae may crawl to adjacent plants.

Description and Habits: Bagworms pass the winter as eggs (300+) inside bags that served as cocoons for last year’s females. The eggs hatch in mid-May to mid-June and the tiny larvae crawl out to feed. Each uses silk and bits of plant material to make a small bag that protects and camouflages itself during feeding and growth.

Bagworm caterpillars feed for about six weeks, enlarging their own bag as they grow and withdrawing into it when disturbed. Older larvae can strip evergreens of their needles and devour whole leaves of susceptible deciduous plants, leaving only the larger leaf veins. Heavy infestations over several consecutive years, especially if coupled with other stresses such as drought, can lead to plant death.

In early fall, the mature larvae attach their bags to twigs and transform into the pupa or resting stage before becoming an adult. Males emerge from bags in early fall. They search for bags containing immobile females. After mating, the female lays several hundred eggs inside her bag, leaves the bag and dies. The eggs remain in the bag until they hatch the following spring and start the cycle again.

Bagworm Control: If only a few small trees or shrubs are infested, one can hand pick and destroy attached bags. This must be done during fall, winter or very early spring before the eggs hatch.

When dealing with larger trees or heavy infestations, an insecticide may be needed to prevent serious damage. The best time to apply an insecticide is while the larvae are small (less than ½-inch long), usually in late May to early June. The small larvae are more vulnerable to insecticides, and feeding damage is relatively minor. A nursery can advise you on an appropriate insecticide.

If you do nothing, you will be leaving the whole thing up to the birds!


Treatment for bagworms is not difficult so long as you approach this task at the right time in the bagworm life cycle. Should you want more information on bagworms, here is one link on the subject: <https://www.gardeningknowhow.com/plant-problems/pests/insects/treatment-bagworms.htm>



“Bags” made by bagworms

Ice Wolves Schedule

Here is the season schedule for the New Mexico Ice Wolves hockey games. The home games, shown in yellow, are played at the Outpost Ice Arenas at Tramway Blvd. and Tramway Lane.



NEW MEXICO ICE WOLVES SCHEDULE

2019-2020 SEASON

SEPTEMBER							OCTOBER						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7	8	9	10	11	12	LSB	LSB
8	9	10	11	12	SHV	SHV	13	14	15	16	17	ODA	ODA
15	16	17	18	19	20	21	18	19	20	21	22	SHV	SHV
22	23	24	25	26	ODA	ODA	23	24	25	26	27	28	29
29	30						27	28	29	30	31		

NOVEMBER							DECEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
					FAI	FAI	1	2	3	4	5	SHV	SHV
					TOP	TOP	6	7	8	9	10	11	12
					AMA	AMA	13	14	15	16	17	18	19
					LSB	LSB	20	21	22	23	24	25	26
					COR	COR	27	28	29	30	31		

JANUARY							FEBRUARY						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
					KNR	KNR	1	2	3	4	5	6	7
					FAI	FAI	8	9	10	11	12	13	14
					KNR	KNR	15	16	17	18	19	20	21
					TOP		22	23	24	25	26	27	28
							29	30	31				

MARCH							APRIL						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
					COR	COR							
					SHV	SHV							
					COR	COR							
					ODA	ODA							

OPPONENT KEY

SHV - SHEEPSPORT	TOP - TOPENA	KNR - KENAI RIVER
ODA - ODESSA	AMA - AMARILLO	LSB - LONE STAR
FAI - FAIRBANKS	COR - CORPUS	

HOME GAME
 ROAD GAME
 SHOWCASE
 TOP PROSPECTS

SEPTEMBER 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.

SEPTEMBER 2019	# of calls		# of calls
Alarms	17	Snake Call	1
Customer Assist	3	Special Extra Patrol	4
Customer Inquiry	1	Special Request/Vacation	130
Home Burglary	1	Suspicious Activity	5
Lost/Found Pet	2	Suspicious Person	4
Newspaper/Package Pickup	3	Suspicious Vehicle	7
Open Door/Window/Garage	2	Utility Co. Assist	1
Parking Problem	2	Welfare Check	1
Pet Nuisance	1	Total Calls	186

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, November 13, 2019 at 7 PM in the SHHA Office.
- **Office Closures for Holiday(s):** Thursday, November 28 and Friday, November 29, 2019 for the Thanksgiving holiday.
- **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

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Thanks for following this project! See you in the next edition of the **GRIT**

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Quarterly market UPDATE SANDIA HEIGHTS

Homes SOLD: 23

Average Size: 2961 Sq. Ft.

Average Price: \$188 (per Sq. Ft.)

Average Sold Price: \$570,000

Average Days on Market: 26

Sandia Heights numbers are in for Q3 2019. The Sandia Heights market continues to be strong. We hope this continues into 2020 as many other markets are starting to slow down. The amount of homes sold in Q3 has dropped however we saw about a 2% increase in the price per sq.ft sold and we saw about a 6% increase in the average sold price. Note that part of the increase in the average sold price was several high priced homes closed in Q3.

See What Homes Are Selling For In Sandia Heights

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361 BIG HORN RIDGE DR. NE -

3,801SQFT 4-5BR 4BA 3CG \$789,000 MLS# 950941

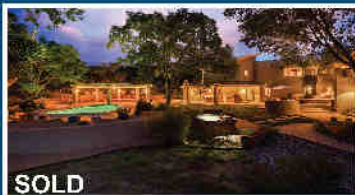
Very private Custom Pueblo Style SANDIA HEIGHTS Home with OWNED SOLAR! Enter this stunning home through the handmade custom front door and you will be greeted by amazing mountain VIEWS! The kitchen offers ample cabinet & counter space. Enjoy your winter nights in family room with cozy gas fireplace, which also has high ceilings! Private master bedroom with it's own loft and sunroom, has a spa like bathroom with a jetted tub, snail shower and his & her sinks. All secondary bedrooms are spacious. 2 of them are separated on the other side of the house and are perfect for a kids wing! Newer stucco, 4 year old solar system, central vac and much more! Serene backyard is perfect for your morning coffee or a relaxing gateway. Extra long 3CG w/220 and gas outlet. Don't miss this!



10 JUNIPER HILL RD. NE

5,639QFT 4-5BR 4BA 3CG \$750,000 MLS# 944599

Great family custom SANDIA HEIGHTS home! Enter the house and AMAZING CITY VIEWS await you in the living room. Light and bright family room with a wood stove has clerestory windows angled on the ceiling for stunning VIEW OF SANDIA MOUNTAINS and ALBUQUERQUE SKY! Updated kitchen opens to living room, family room and dining room. Master bedroom with CITY VIEWS has a spa like bathroom. You will also find 3 large bedrooms on the main floor. Downstairs has 1 more bedroom, a rec room, a study, and a home theater. 4 car garage offers a big workshop. This 500sqft workshop is not included in 5639 of living square footage. Owner financing available, call listing broker for details.



375 BIG HORN RIDGE DR. NE
5,635SQFT 4-5BR 4BA 3CG
MLS# 952466



810 LIVE OAK RD. NE E
1248SQFT 2BR 2BA 1CG
MLS# 954327



79 JUNIPER HILL RD. NE
3,654SQFT 4BR 3BA 3CG
MLS#954766



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CSC Active File Log — October 2019

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

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.



Next Cork & Fork Dinner

By Paula Baxter, new Cork & Fork organizer

Our Sandia Heights dinner group—Cork & Fork—is now in its twelfth year. 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. All couples and singles are welcome. The emphasis is on food and fun rather than formal elegance. The next dinner is Saturday, November 9, 2019. 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 Paula Baxter at 505-330-1518.

Thank You to Trash Pick-up Volunteers

Saturday, October 12, 10 hearty volunteers braved the newly cool weather to clean SHHA's "adopted" section of Tramway. They collected two full contractor-size trash bags of litter. Here's most of the crew ready to deploy. You, too, can volunteer. The next organized trash pick-up will be in March.



ACC Activity Log

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

9 Eagle Nest Drive – Addition of Music Room and Renovation of existing Bathroom
31 Juniper Hill Loop – Landscaping
131 Big Horn Ridge Court – Deck Repair
169 Big Horn Ridge Drive – Reroof and Replace Driveway
324 Paintbrush Drive – Restucco
332 White Oaks Drive – Restucco
341 Big Horn Ridge Dr. – Roof-mounted PV Panel Installation
405 Live Oak Loop – Replace Driveway
438 Live Oak Loop – Replace HVAC Units
647 Cougar Loop – Landscaping
643 Cougar Loop – Stucco, Replace Windows, Doors, Garage Door and Frame
760-10 Tramway Lane – Replace Windows
802 Tramway Lane – Restucco
883 Tramway Lane Court – Reroof
940 Bobcat Blvd. – Reroof
945 Deer Drive – Replace Windows
1006 Tramway Lane – Studio Addition
1051 Red Oaks Loop – Stucco Repair
1157 Laurel Loop – Landscaping
1216 Rockrose Road – Stucco Repair
1229 Rockrose Road – Reroof and Renovations
1232 Goldenrod Drive – Reroof
1439 Honeysuckle Drive – Addition to the Enclosed Sun Space
1453 Honeysuckle Drive – New Construction
1709 Quail Run Court – Restucco
1713 Quail Run Court – Restucco and Parapet Repair
1715 Quail Run Court – Security Door Installation
1716 Quail Run Court – Replace All Windows
1928 Quail Run Drive – Seal Coat Driveway and Re-stain Door

2322 Calle de Gabriel – Restucco
2715 Tramway Circle – Install an Asphalt Apron
2736 Tramway Circle – Repair and Repaint Stucco
2811 Tramway Circle – Replace Swamp Coolers and Repaint Front Door
2877 Brushwood Street – Front Door Replacement
8206 Indigo Court – Raise Block Walls, Restucco and Repaint Trim
8246 Raintree Drive – Remove Fountain & Install Concrete Slab

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

Speeding on Neighborhood Streets

By David Wilson, SHHA member

(originally published on Nextdoor.com, Oct 15.

Used with permission.)

Just now, standing in the park at Cedar Hill and Tramway, I watched a school bus let out its kids. As the bus started to pull away, a woman in a little SUV zipped around the bus and sped up the hill. The speed limit there is 15 mph. A little while earlier, I watched a guy in a red Viper swoop down to Tramway at about 50 mph. I guess they think they (or the people they might run over) are invincible. The selfishness of some people is truly awe inspiring.

Please obey
speed limits



Don't pass a
stopped school
bus

5TH ANNUAL Sandia Heights Holiday Food Drive

NON-PERISHABLE ITEMS*

Canned Meats	Cereal
Canned Vegetables	Beans
Condiments	Sauces
Boxed Meals	Pasta
Canned Fruit	Rice
Shelf Stable Milk	Soups
Peanut Butter/Jelly	Fruit Cups
Pop Top Food	Granola Bars
Macaroni & Cheese	Raisins
Shelf Stable Milk	Sugar
Canned Entrees	Crackers

Now Accepting DOG & CAT Food
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* Please do not donate items in glass containers or items that have been opened. Please ensure that all food donations include complete ingredient information.

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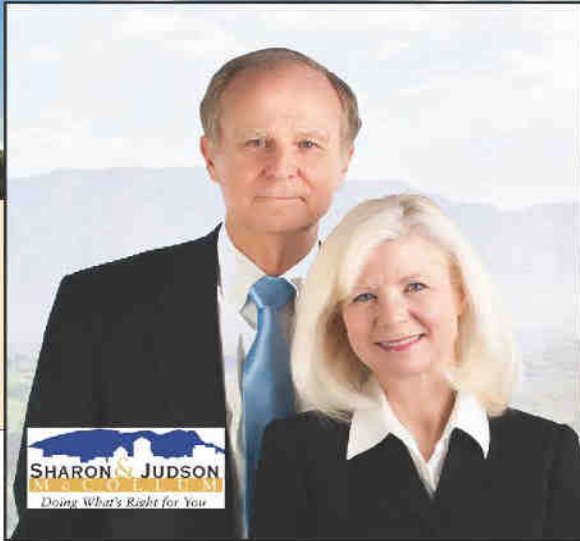
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FOR SALE AND SOLD in Sandia Heights!



1945 Quail Run Loop NE
\$432,000 | MLS# 946733



617 Cedar Hill Road NE
\$599,900 | MLS # 937732



79 Juniper Hill Place NE
\$975,000 | MLS 954766

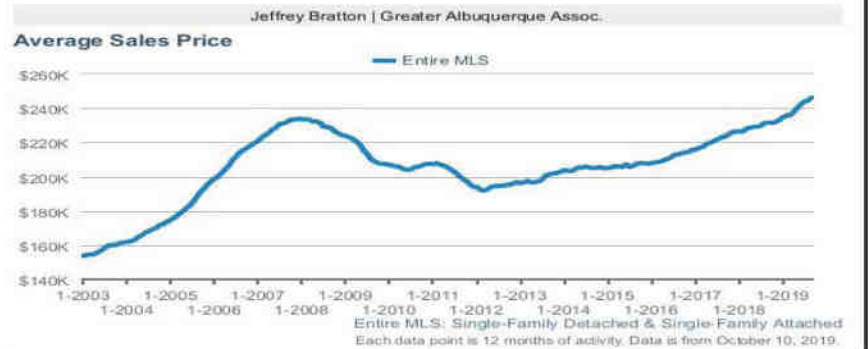


1856 Tramway Terrace Loop

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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Nov 2019

Community Event Bulletin Board

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

Sandia Heights Artists: Thanks to everyone who participated in the Sandia Heights Art Tour in September. Contributions of \$2,282.50 have been made by artists and participants to the La Mesa Arts Academy. Thanks again and see you next year.

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.

Christ Community Fellowship: Is hosting an arts and crafts show on Saturday November 9, from 9 am-3 pm, in addition there will be an open house both Saturday and Sunday. The times of the open house are to Commensurate with the time for the arts and crafts show and Sunday 10:30 am church and worship. Our staff and Pastor will be available to answer any questions. Christ Community Fellowship in a non-denominational church with Pastor Bob Brown as Pastor teacher. Please stop by and see us as we would love the community support. We are located at 9600 Tennyson St. NE, located off of Tramway and Tramway Lane.

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. Please see the short article on page 7 for further details. Adult Sandia Heights residents are welcome. To inquire or join, call Paula Baxter at (505) 330-1518.

Northeast Church of Christ: 11000 Paseo Del Norte, Albuquerque, NM 87122, 797-3025. Sunday: Bible Study 9:30 AM, Morning Worship 10:30 AM, Evening Worship 2:00 PM. Wednesday: Bible Classes 7:00 PM. We are non-denominational Christians worshipping and living according to the commands of our Lord and Savior, Jesus Christ. Our source of authority and doctrine is God's word – the Bible. We extend a warm invitation to study and worship with us. <http://www.necofc.org>

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
2-B San Rafael Ave. NE
Albuquerque, NM 87122

2020 SHHA Resident Guide & Directory Deadline is Quickly Approaching

Please check your alphabetical listing & numerical listing in the 2019 Resident Guide and Directory. Contact the SHHA office at sandiaheights@comcast.net, shha@sandiahomeowners.org, or 797-7793 if you have any changes or revisions. If you do not wish your name to be printed in the Directory, you will not be listed in the alphabetical section and you will be listed as “Resident” in the numerical section. You may request to list your name with or without your phone number. All changes must be received on or **before 2 pm Friday, November 15, 2019**, in order to be included in the 2020 Resident Guide and Directory.



The SHHA Office will be **closed** on Monday, November 11, 2019 in observance of Veterans Day. Regular office hours will resume on Tuesday, November 12, 2019 at 9 am.

The SHHA Office will be **closed** on Thursday, November 28-29, 2019 for the Thanksgiving Holiday. Regular office hours will resume on Monday, December 2, 2019 at 9 am.

