

Parks & Safety Committee

By George Connor, P&S Chair

With the warmer weather, many SHHA residents will likely be out walking and exercising, some with



their faithful companion, Fido. Remember dogs need to be on a leash. This is required by County regulation throughout our community, and is especially in our two neighborhood parks where adults and children play. Not far from Sandia Heights is the North Domingo Baca off-leash dog park located at 7520 Corona Ave NE, two blocks north of Paseo del Norte near Wyoming. This facility is a large fenced grassy area where dogs can run and play to their hearts' content.

On another subject, if you keep dogs in your yard here in Sandia Heights, you might want to look at the Bernalillo County Ordinance regarding restraint of animals. It is in the BC Code of Ordinances, Chapter 6 – Animals, and has some excellent and important information on the subject. One interesting item to me was regarding electric or invisible fences. It is in paragraph (e) and is:

(e) A person who uses electric or invisible fencing designed to confine an animal to their property must clearly post a notice in two separate locations upon the property that such a device is in use.

Chapter 6 in its entirety can be found at: <http://www.newmexicoanimallaw.com/docs/BernalilloCountyAnimalControl.pdf>

On-line GRIT Newsletter

By George Connor, Communications & Publications Acting Chair

The GRIT newsletter is posted on the SHHA website, www.sandiahomeowners.org. Viewing the online version is free. The printed mailed GRIT costs SHHA members over \$15,000 per year and lots of trees! You can sign up to receive email alerts and you will receive a notification, including the link, when the online version of the GRIT is available for viewing. The aim is to have members consider viewing the GRIT electronically instead of receiving the printed version. The advantages, besides saving trees and reducing mailing and printing costs, are quite attractive: the electronic version is in color and has useful internet links to passive and dynamic internet pages. For example, we can, in the future, include video and PowerPoint presentations of events of interest to SH residents. Also, the on-line version is higher resolution. If you do decide to sign up for the online GRIT you will also receive email alerts regarding any activity in the Sandia Heights area that might affect you, such as a wildlife alert or a security issue. To sign up either email our office at sandiaheights@comcast.net or call 797-7793.



Change in Tram Pass procedure:

SHHA has purchased 8 corporate tram passes per day!



Tram passes reserved for dates starting June 1st will no longer be free. Each pass will cost \$5.00. There will be no deposits required, no refunds and no cancellations. Call the office for more details at 797-7793.



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SHHA Office

2-B San Rafael Avenue
Albuquerque, NM 87122
Office Hours: M-F, 9am-4pm
Phone: 505-797-7793
Fax: 505-856-8544
Web site:
www.sandiahomeowners.org
Email:
shha@sandiahomeowners.org

GRIT Editorial Policy is:

- Provide information on subjects of interest to the community.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.

SHHA Membership Cards: Check out the entire SHHA Member Benefits Program at sandiahomeowners.org and enjoy discounts at our supporting local merchants. The SHHA Merchant Benefits Program includes the following current participating merchants:

Affordable Window Cleaning - Bair Medical Spa - Best Way Carpet - Bob's Painting – Avis/Budget Car and Truck Rental - Chiropractor, Mark L. Schwartz DC - County Line of Albuquerque - Curves - Dance Fitness Party – Gonstead Family Chiropractic - Granite Transformations – Hairstyling by Carlos - High Finance Restaurant - Jade Enterprises - Los Equipales - Massage Envy – Mesh Hair Studio - New Mexico School of Music – PCM Electrical - Ready Blinds & Shutters – Santiago's Mexican Grill at the Tram - Southwest Propane - The UPS Store - 3B Yoga - Wildlife West Nature Park



Security Email Alert System

The office has a security email alert system that is available to all SHHA members whose email addresses are in our database. If you would like to receive email alerts please call the office at 797-7793 or email us at sandiaheights@comcast.net.

Also, if you have changed your email address please notify us so that we can update the database. Thank you.



Septic System tips: These are a few quick tips for taking care of a septic system that you may not be aware of, especially if you have never lived with a septic system before. For more details, read the US Environment Protection Agency's [A Homeowner's Guide to Septic Systems](#).

- Spread out laundry loads during the week - don't do all the laundry on the same day.
- Minimize the amount of the household cleaners you send down the drain, and use less toxic products.
- Use the garbage disposal sparingly.
- Use the proper type bathroom tissue. Septic-friendly tissue disintegrates quickly in water into many small fragments.
- Don't flush anything down the toilet except septic-friendly bathroom tissue and human waste.

Read more on the SHHA website: sandiahomeowners.org under the Notices and Information tab.

BERNALILLO COUNTY FIRE DEPARTMENT OFFICE OF THE CHIEF OF FIRE & RESCUE

MEMO 14-32 DATE: March 26, 2014

REFERENCE: Open Burning Restrictions

On Tuesday March 25, 2014 the Bernalillo County Board of Commissioners approved fire, and open burning restrictions for the unincorporated areas of Bernalillo County. These restrictions will remain in effect until the Bernalillo County Fire Department determines it is safe to resume open burning. If you have any questions concerning what is allowed and what is not, please contact the Fire Prevention Bureau.

The Bernalillo County Fire Department has zero tolerance for any violations of the open burning restrictions. Bernalillo County Field crews will issue a notice of hazard on the first offense. The notice of hazards will then be forwarded to the Fire Prevention Bureau for further action and documentation. The crew may call out a Deputy Fire Marshal to issue a citation if the offender is a repeat offender, or if the crews feel that a citation is warranted. (i.e. burning without due regard to safety).

The following types of fires and open burning are prohibited in the unincorporated areas of Bernalillo County:

- Above Ground Detonation (including fireworks)
- Agricultural Burning
- Bon Fires
- Burning of Explosives
- Campfires
- Ceremonial Fires
- Controlled Burning
- Cooking Fires
- Disease Control
- Heating Fires
- Hot Torch Burning

- Ignition of Rocket Motors
- Open Burning
- Open Flames
- Timber and Forest Management
- Research and Development
- Slash Piles
- Smoking
- Weed Burning
- Charcoal broilers, barbecue grills, wood and coal burning stoves used outside of private dwellings are classified as campfires are prohibited

Exceptions:

Cooking or heating devices that use kerosene, white gas, or propane as fuel may be used with adequate fire protection and defensible space. Smoking is restricted to designated areas, within structures, or within vehicles equipped with ashtrays, or a paved or barren area.



Your Covenant Support Committee (CSC) Needs

Volunteers by Joe Pappé, CSC Chair

If as a member of the Sandia Heights Homeowners Association (SHHA) and a home owner you would like to continue to have your covenants enforced by the Covenant Support Committee (CSC) in a timely manner, then you need to volunteer to be a CSC member.

The CSC has lost several of its committee members over the last few months and is at a point where it is difficult to continue to investigate covenant violations without over loading the members left on the committee. This means some suspected covenant complaint investigations may have to be suspended or delayed until a committee member is available to do the investigation.

Please consider volunteering for the CSC and help ensure the enforcement of SHHA covenants. *Continued on page 7*

SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

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. Membership in SHHA does not include Sandia Heights Security membership. You can call Security to confirm your membership with them. If you have questions regarding the following statistics, please call Security 856-6347, mobile 263-4654.

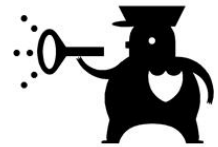
Stats and more from the Sandia Heights Security Patrol:

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	16	Motorist assist	1	Special request	127
Animal control asst	0	Motorcycle nuisance	0	Special (extra patrol)	20
Breaking & entering	1	Neighbor dispute	0	Suspicious person	4
Corp. office assist	1	Newspaper pickup	8	Suspicious vehicle	8
Customer assist	2	Noise complaints	1	Theft	3
Dump/Spilled material	1	Open door/window	5	Threat/personal	1
Fireworks complaint	0	Parking problem	1	Utility Co. assist	3
Loud music/party	0	Pet nuisance	0	Vandalism	4
Lost/found item or pet	3	Rescue assist	1	Vehicle burglary	1
Mailbox vandalism	0	Salesman	2	Wildlife report	0
Miscellaneous call	7	Speeding vehicle	0	Total Calls	221

SECURITY TIPS:

ALBUQUERQUE POLICE DEPARTMENT

CRIME PREVENTION UNIT - Residential Burglary Prevention



Residential burglary rates are generally dictated by the active involvement of individual citizens and cooperative education efforts by neighborhood associations and other community groups. Homeowners who are willing to take certain steps to prevent this type of crime, along with the assistance of local law enforcement, can reduce and sometimes prevent break-ins and burglaries. Consider the following prevention tip as well as ways to retrieve any lost or stolen property.

- Establish trusted relationships with neighbors on your block. Agree to watch out for each other and report any suspicious activity in and around your home. Remember, residential burglaries statistically occur during the day, so if possible, identify trusted neighbors who might be home during this time.

Trash and Recycle Bins



We would like to remind everyone that improper storage of trash cans is a violation of all our Sandia Heights Covenants which state in general: “Garbage shall be placed in covered containers, said containers to be concealed from public view . . . “

Please, when your trash and recyclables have been collected, return your bins to storage out of public view. Thanks for helping keep Sandia Heights a beautiful place for all of us to live.

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GREG'S SANDIA HEIGHTS LISTINGS

9 SANDIA HEIGHTS DR. NE



IF VIEWS ARE WHAT YOU ARE LOOKING FOR THIS MAGNIFICENT PROPERTY IN SANDIA HEIGHTS WILL NOT DISAPPOINT. BY DAY, YOU CAN SEE VIRTUALLY ENDLESS EXPANSES OF THE NEW MEXICO TERRAIN. AT NIGHT, THE CITY LIGHTS, BRIGHT STARS AND THE BIGGEST MOON EVER WITNESSED DOMINATE THE SCENE. THIS HOME ENCOMPASSES OVER 6000SQFT TO INCLUDE AN EXPANSIVE MASTER SUITE. OUTDOOR LIVING AREAS ARE COMPRISED OF WELL CONCEIVED SPOTS FOR TAKING IN THE VIEWS, OR ENTERTAINING ON ANY SCALE. ENDLESS AMENITIES.

**6,074 SQFT - 5 BR - 4 BA - Two 2 CG - 1.98 ACRE VIEW LOT
OFFERED AT \$1,760,000**

984 LYNX LOOP NE



CUSTOM UPDATED SANDIA HEIGHTS BEAUTY W/ INCREDIBLE UNOBSTRUCTED VIEWS OF THE MOUNTAINS, CITY LIGHTS & NM SUNSETS. UPDATED KITCHEN & BATHS, NEWER STUCCO, FRESH PAINT, 2 REFRIGERATED AIR UNITS, 2 CUSTOM WOOD BURNING KIVA FIREPLACES, BRIGHT & OPEN FLOWING FLOOR PLAN WITH SKYLIGHTS THROUGHOUT. LARGE BEDROOMS, LUXURIOUS MASTER SUITE & BATH WITH PRIVATE PATIO. UPSTAIRS MOTHER-IN-LAW/TEEN/GUEST SUITE WITH ITS OWN FULL BATH, SUITE HAS BOTH INTERIOR & EXTERIOR ACCESS. LARGE WEST FACING COVERED PATIO.

**3,209 SQFT - 4 BR - 4 BA - 2 CG - .72 ACRE VIEW LOT - CO-LISTED W/ JOE JENKINS
OFFERED AT: \$510,000**

Continued from page 3

Rigorous enforcement of our covenants is your best guarantee that your property values will not be adversely affected.

You can volunteer by call the SHHA office at 505-797-7793.



Photo by Norma Leeper

Bear Season—Help Keep Them Wild!

April marks the beginning of bear season, when bears start to emerge from hibernation. They were ravenous after a long winter's nap without eating, so we hope that the mid-March rains were enough to support their natural spring forage. If not, we're going to see bears in our neighborhoods looking for food. It's impossible to guess how many bears are left in the Sandias, after NM Game and Fish killed or removed 80 bears last summer. So it's up to us to protect our remaining bears by putting trash outside only on the morning of pickup, bringing bird feeders inside and night (or not feeding birds until mid-November), storing bird seed and pet food indoors, keeping doors and windows closed after dark, and harvesting fruit as it ripens. Remember, **LOCK IT AWAY UNTIL TRASH DAY**. If you do see a bear, leave it alone. If there's nothing on your property to attract it, it will move on. If you see a bear in a tree, the same advice applies—leave the bear alone. If the bear is in a tree, it's because it feels threatened. So bring your dogs inside, leave

the bear alone, and when it feels safe it will climb down and go back to the mountains. If you have questions about coexisting with bears or other wildlife, call or email Kate Fry, your Sandia Heights Wildlife Steward, at 828-9618 or kfry4956@yahoo.com.



Parks and Safety Committee

By George Connor, P&S Chair

SHHA residents might in the future encounter the situation of a mortgage company refusing to make a loan on a home in Sandia Heights that has previously been mortgaged without the owner purchasing National Flood Insurance.

Root Cause: Most mortgage companies hire third party companies to provide them with floodplain determinations, and these companies can make an occasional mistake because of the specific requirement for having flood insurance. The specifics that require flood insurance are if your structure is in the floodplain, not if your lot is partially in a floodplain. That means the third party companies have to be very precise and they may not always be that precise. Since 1983, BC ordinances require that all structures built in the county/ city be built outside the floodplain as part of the National Floodplain Insurance Program. Any home built since 1983 is by definition not in a floodplain.

Possible Solution: Most mortgage companies will allow an applicant one appeal. Bernalillo County Floodplain administrator Don Briggs suggested that you notify the mortgage company that you will be appealing. Gather material together, then call and go visit Don who will help you construct the appeals submission.

Contact information for the BC Floodplain administrator is: Mr. Don Briggs; Telephone 848-1511; 2400 South Broadway SE, ABQ 87102; drbriggs@bernco.gov.

ACC Activity Log – Summary of project activity since the last GRIT

Disapproved: 938 Bobcat Blvd. – Trash Bin Enclosure

Approved:

20 Sandia Heights Drive – Photovoltaic Panel Installation

48 Pinon Hill Road – Resurface Driveway

619 Cedar Hill Road – Deck Extension

726-16 Tramway Vista Drive – Landscaping & Fence

727-20 Tramway Lane – Reroof

760-5 Tramway Lane – Reroof & Re-stucco

847 Llave Lane – Swamp Cooler Replacement

918 Tramway Lane – Window Replacement

938 Bobcat Blvd. – After Construction Landscaping

1009 Tramway Lane – Reroof

1010 Tramway Lane - Reroof

1042 Red Oaks Loop – Recoat Stucco

1114 San Rafael Avenue - Landscaping

1421 San Rafael Court – Reroof

1441 Honeysuckle Drive – Deck Extension

1553 Eagle Ridge Lane – Re-plaster Pool

1606 Quailwood Drive – Library Box Installation

1838 Tramway Terrace Loop – Door and Window Replacement

1861 Tramway Terrace Loop – Retaining Wall Replacement

1866 Tramway Terrace Loop – Concrete Replacement

1867 Tramway Terrace Loop – Window Replacement & Trim

1870 Tramway Terrace - Landscaping

1915 Quail Run Drive – Window Replacement

1925 Quail Run Drive – Resurface Driveway

1949 Quail Run Loop – Replace Garage Door and Fence, and Resurface Driveway

2006 Quail Run Drive – Flagstone Walkway

2747 Tramway Circle – Stain Concrete Walkway and Slab

2748 Tramway Circle – Window Replacement

2762 Cliffrose Drive – Storage Shed

7710 Cedar Canyon – Back Patio Resurfacing

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



Covenant Support Committee

Your Covenant Support Committee (CSC) would like to pass along a friendly reminder regarding the long-term parking of recreational vehicles (RVs), travel trailers and boats in the Sandia Heights neighborhood. This is not a new issue within our community, and at times becomes a major irritant for other residents. Although the published covenants for the earliest developed units do not specifically spell out RVs, the Second Judicial Court in the late 1990s determined long-term parking of RVs, camper trailers and boats on all residential lots in Sandia Heights is prohibited. The court allowed parking of such vehicles for a period of no more than 48 hours for maintenance and provisioning.

The CSC does not police the neighborhood for violations; however, if a complaint is received, your homeowners association and the CSC will act upon it with the full authority and backing of the judicial system. We would ask all residents with RVs, travel trailers and boats to be good neighbors and respect the rights of other residents and adhere to the covenants. Please keep in mind that the covenants are here to ensure we can continue to live in a pristine community and maintain the value in our homes.

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Selling Sandia Heights Homes!

Sandia Heights Average Sold Prices vs. Other Areas

Neighborhood	2007 Avg. \$/SF	2013 Avg. \$/SF	% Change
Sandia Heights	\$188.05	\$153.96	-18.13%
Primrose	\$205.80	\$183.14	-11.01%
Tanoan	\$172.05	\$148.75	-13.54%
North ABQ Acres	\$216.00	\$156.94	-27.55%
High Desert	\$221.89	\$191.85	-13.54%

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FOR SALE!



2426 Tramway Terrace Court NE

One level custom on a private cul de sac Sandia Mountain view lot! Updated throughout! 2 bedrooms plus study off the master bedroom, 2 baths, greatroom with custom fireplace, formal dining room, country kitchen, breakfast nook, oversized/ finished 2 car garage and lush xeriscaping. **MLS #807785 \$249,900**
 Offered by Sharon McCollum

SOLD!



Sandia Heights Drive NE

Prime view lot close to the Sandia Peak Tram. Views, Views, Views! Spacious interior offering 3 bedrooms, 2 baths, greatroom, formal dining room, family room, country kitchen and a 2 car garage. Prime location, good investment. A must see in Sandia Heights!
 Offered by Sharon McCollum

Sandia Heights Market Activity • 2008 - 2014

How is the Sandia Heights Market? Compare the Past 7 years.

2007 - 2014 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS LARGER THAN .50 ACRES

There are 14 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$188.66. There are 3 homes PENDING on lots larger than .50 acres. The average asking price per SF is \$219.10. There have been 10 homes SOLD on lots larger than .50 acres in 2014. The average sold price per SF was \$155.55.
 33 Homes on lots larger than .50 acres SOLD in 2013. The average sold price per square foot was \$165.07
 40 Homes on lots larger than .50 acres SOLD in 2012. The average sold price per square foot was \$151.22
 40 Homes on lots larger than .50 acres SOLD in 2011. The average sold price per square foot was \$161
 26 Homes on lots larger than .50 acres SOLD in 2010. The average sold price per square foot was \$165
 25 Homes on lots larger than .50 acres SOLD in 2009. The average sold price per square foot was \$169
 14 Homes on lots larger than .50 acres SOLD in 2008. The average sold price per square foot was \$193

2007 - 2014 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

There are 4 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$162.66. There are 7 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$162.22. There has been 3 home SOLD on lots smaller than .50 acres in 2014. The average sold price per SF was \$152.41.
 40 Homes on lots smaller than .50 acres SOLD in 2013. The average sold price per square foot was \$150.11
 29 Homes on lots smaller than .50 acres SOLD in 2012. The average sold price per square foot was \$151.97
 27 Homes on lots smaller than .50 acres SOLD in 2011. The average sold price per square foot was \$154
 29 Homes on lots smaller than .50 acres SOLD in 2010. The average sold price per square foot was \$158
 26 Homes on lots smaller than .50 acres SOLD in 2009. The average sold price per square foot was \$161
 22 Homes on lots smaller than .50 acres SOLD in 2008. The average sold price per square foot was \$171

2007 - 2014 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are 5 attached townhomes FOR SALE. The asking price per SF is \$134.88. There are 2 attached townhomes PENDING. The average asking price is 105.97. There has been 1 attached townhome SOLD in 2014. The average sold price was \$78.91.
 8 Attached Townhomes SOLD in 2013. The average sold price per square foot was \$123.06
 8 attached townhomes SOLD in 2012. The average sold price per SF was \$114.05
 6 Attached Townhomes SOLD in 2011. The average sold price per square foot was \$115
 10 Attached Townhomes SOLD in 2010. The average sold price per square foot was \$120
 3 Attached Townhomes SOLD from in 2009. The average sold price per square foot was \$144
 6 Attached Townhomes SOLD in 2008. The average sold price per square foot was \$140





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Community Event Bulletin Board

Not all of these groups are sponsored by SHHA. Information is provided to keep residents informed

Sandia Heights Artists: Very exciting news – as you know, the Sandia Heights Artists Studio Tour is scheduled for the first weekend of September, Sep. 6 and 7. This year, Terry Winfield of High Desert Art and Frame (Smith’s shopping center, Tramway and Montgomery) has offered the display space in her gallery to Sandia Heights Artists for the month of September. In conjunction with the Sep. 5th Friday Night Artscrawl, our work will be on display that night and throughout September along with our open studios on Sat. Sep. 6 and Sun. Sep. 7. We look forward to seeing you at High Desert Art and Frame and in our studios.

“Girls, Girls, Girls” – (A Sensitive Subject) The New MexiChords will present their Spring Show on May 16 @ 7:30pm and May 17 @ 1pm. This is a fun show for your enjoyment featuring nationally known guest quartet, Main Street, and Albuquerque’s own young women’s chorus, On Q. Where: Desert Spring Church, 705 Osuna Rd. NE, Abq, NM. Cost: \$15, children 6 and under free. For tickets please call Bob Duckett @ 433-3102.

Announcements & Notices:

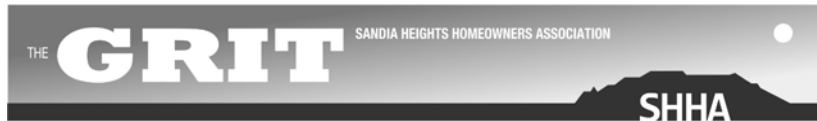
- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closed** on Memorial Day - Monday, May 26.
- **Happy Mother’s Day – Sunday, May 11**
- **Board Meeting** – Wednesday, May 14 at 7pm in the SHHA office.
- **Notary, copies and faxes, tram passes, email alerts and contractor evaluation binder** free to members.
- **Committee meetings** are posted on our website: 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.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!

Bernalillo County Ordinance regarding animals:

The Bernalillo County Ordinance No. 88-16 Section VI. E. states “Animal Nuisances on Sidewalks, Public Parks, Alleys, and Other Places Open to the Public. It is unlawful for the owner of any animal to permit, either willfully or through failure to exercise due care of control, any such animal to commit any nuisance upon the sidewalk or public park; or upon the floor or wall of any common hall in any multiple dwelling; or upon any entrance way, stairway or wall immediately abutting on a public sidewalk, or upon the floor or wall of any theater, shop, store, office building or other building used in common by the public; or upon any private property other than the owners of the animal.” Leaving your dog’s mess is not only unsightly but also inconsiderate. Please be considerate of your neighbors and pick up your dog’s waste material.



Notice: Any corrections to anything found in the printed version of this GRIT can be found on the website.



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

PHOTO CONTEST!

We are accepting entries for our annual photo contest for the 2015 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office **by Friday, November 7**. If you are the lucky winner, your photo will be featured on the cover of the 2015 Directory, and you will be acknowledged as the photographer.



Submission criteria:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2014 Directory).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, and may be submitted digitally or by email to sandiaheights@comcast.net.
- The resident must submit a statement that the photograph is an original taken by the homeowner, that he/she is not a professional photographer (in business as a photographer), and that you grant permission to SHHA to use your photo(s) in the Directory or on our website.

All entries may be picked up at the office once the Directory is published.