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SHHA Office

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Closed on federal holidays

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shha@sandiahomeowners.org

**From the Parks & Safety Committee:
You Asked, We Answered**

At SHHA’s Annual Meeting on February 9, 2019, a member asked about access to recreational trails from the arroyos within Sandia Heights.

The Parks & Safety Committee researched this question in order to provide accurate information to you, our members. The arroyos within Sandia Heights are on homeowners’ lots. Thus, those who wish to reach trails by hiking through the arroyos in Sandia Heights are trespassing on private property. Unless explicit permission is granted by each homeowner whose lot includes a portion of the arroyo, SHHA advises that hikers refrain from encroachment. Instead, seek access from areas designated as public land.

**Weed and Fire Season is Approaching
By Emily B. Rudin, Vice President and ACC Member**

Our nighttime temperatures might be nippy now, but in just a few weeks the soils will warm, and with them—weeds. And more weeds. And weeks of spring winds will spread seeds that create...yes, you guessed it: even more and more weeds!

The Covenant Support Committee (CSC) receives scores of complaints about landscaping and yard maintenance, particularly in units comprised of patio homes. If you own a property with zero lot lines, think about the obvious importance of curb appeal and the need for attractive frontage so close to the street and so visible among clustered homes.

CSC members invest time and effort to investigate every complaint about landscaping. But the very broad language of the SHHA covenants—covering nearly 40 units—in actuality means that the CSC cannot selectively interpret and impose landscape maintenance restrictions. In other words, the general nature of the stipulations in all of the units’ covenants does not empower the CSC to impose higher standards than what was written. The CSC, however, strongly encourages residents in the zero-lot-line units to be mindful that the appearance of their yards has a greater impact on the surrounding neighbors than is the case with larger lots.

Please help your neighborhood, yourselves, and the CSC by controlling your landscape and weeds throughout the growing season. Don’t wait until plants are unwieldy, become woody, or constitute fire and/or safety hazards. Just as we schedule haircuts every so often, let’s keep our properties looking cared for and attractive. In fact, while we’re at it, let’s remove our dead vegetation too: this is one covenant that applies to all property-owners. Good landscape maintenance will help keep our home

Continued on pg. 2

values strong, our streets safer due to fire prevention and clear sightlines for vehicles, bicycles, and pedestrians, and Sandia Heights as beautiful as it can be.

As a helpful guide for property owners, these photos provide examples of “do”s and “don’t”s.

DO



Keep soil and gravel raked and inhospitable to weeds.



Prune trees, pull weeds, and trim hedges adjoining other lots.



Keep curbs tidy and corners cleared and visible.

DON'T



Let weeds go to seed and dead plants convey neglect.



Allow weeds to encroach on your neighbor's property.



Let weeds occupy driveway cracks, giving your home an abandoned appearance and perhaps inviting suspicious activity.

A Discussion of Walls and Fences

By Bob Bower, ACC Chair

In my decade of experience with the ACC, I have observed interesting trends in our community as the demographics change. Our 2,200+ residences were built starting in the early 1970s. When homes change ownership, the new owners (usually younger and with more kids, pets, and cars) often submit applications for upgrades. Some are substantial, such as additional living space, garage additions, and landscaping with new or replacement walls and fences. The ACC also receives requests for minor changes such as upgraded doors, windows, roofs, and stucco. These minor upgrades may be administratively approved in a few days. More extensive upgrades need more time for review prior to approval. Reviews examine how the modifications affect the architectural harmony of the neighborhood. Often, the ACC will conduct a neighborhood review to obtain comments from neighbors. I discussed how these reviews are done in the February 2019 *GRIT*. Some of the most challenging applications to review are requests for walls and fences and I would like to describe how the ACC handles these applications.

Our covenants have little to say about walls and fences, except that wire fencing is not permitted. In the absence of guidance, the ACC created the *ACC Design Guideline for Walls and Fences* available on the SHHA website. The idea behind the *Guideline* is to ensure that walls and fences blend with their surroundings and are constructed properly and with durable, high-quality materials. The *Guideline* imposes limitations on location, height, and size of enclosed areas to minimize the impact of walls and fences on open spaces, neighboring residences, and natural vegetation. These limitations are as follows:

1. **LOCATION:** No wall or fence shall be located on property lines or within setback areas and shall be located only in areas immediately adjacent to buildings. The ACC will recognize footprints of existing walls and fences if they need to be replaced. The ACC will also consider justifiable requests for variances regarding placement of walls and fences relative to property lines and setbacks.

2. **HEIGHT:** A wall or fence shall not exceed six feet except when adjacent to gates or other entry points. If your lot is higher than your neighbor's, the wall may exceed six feet on your neighbor's side. That's acceptable, but the ACC reserves the right to disapprove such a wall if it is deemed to be intrusive or obstructs your neighbor's views.

3. **ENCLOSURE:** Where walls and fences create an enclosure, the area enclosed shall be adjacent to the residence and/or other buildings. The residence and buildings shall serve as no less than 30% of the perimeter. As a maximum, the area enclosed shall not exceed 50% of the combined total ground-floor heated living areas. Swimming pools and garages, heated or not, are excluded.

4. **MATERIALS, COLOR, & DESIGN:** All walls and fences shall be compatible in color and texture with their surroundings and the residence exterior. The ACC will not approve walls or fences painted white or a color that does not blend with the primary residence. Walls of gray masonry blocks shall be finished with a stucco coat or other veneer. Masonry blocks are available in attractive colors that do not require stucco or paint. The ACC encourages you to consult our reference guide of acceptable colors in the SHHA office. Let the ACC approve the color of paint, stucco, or block that you want to use prior to constructing your wall.

When there is a difference in the appearance of the two sides of a wall or fence, the more attractive side shall face the outside. This is not an issue with masonry blocks, but it is with fences, particularly wooden fences, which have horizontal members that support the vertical members. The "smooth" portion of the fence should always face outward.

Lastly, no wire fencing shall be installed on any residential property, including for garden areas and pet enclosures such as dog runs. The *Guideline* defines "wire" as chain link, barbed wire, chicken wire, hardware cloth, expanded metal, or materials that have industrial and institutional connotations or that lack durability. The ACC has approved fencing consisting of steel cables stretched horizontally between supporting posts and hollow metal fencing similar to that used to enclose swimming pools. These types of fences are attractive alternatives to wood fences. If you have questions about metal fencing, please contact the ACC prior to installing it.

5. **RETAINING WALLS:** Retaining walls to place or protect a house, outbuildings, or swimming pools or to provide driveways and walkways are permitted and exempt from setback restrictions in the *Guideline*. Please apply for installing retaining walls.

I hope this discussion of walls and fences helps you understand how the ACC handles these requests. Please contact the ACC if you have any questions about your proposed wall or fence prior to starting the project.

FEBRUARY 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.

FEBRUARY 2019	# of calls		# of calls
Alarms	19	Special request/vacation	102
Car Accident	1	Suspicious person	3
Family Dispute	1	Suspicious vehicle	4
Lost/found item or pet	1	Theft/Personal	1
Newspaper/package pickup	1	Vehicle Burglary	1
Open door/window/garage	1	Welfare Check	1
Special Extra Patrol	5	Total Calls	141

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, April 10, 2019 at 7 pm in the SHHA Office.
- **Office Closures for Holiday(s):** None for April.
- **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

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Jade Enterprises Inc.

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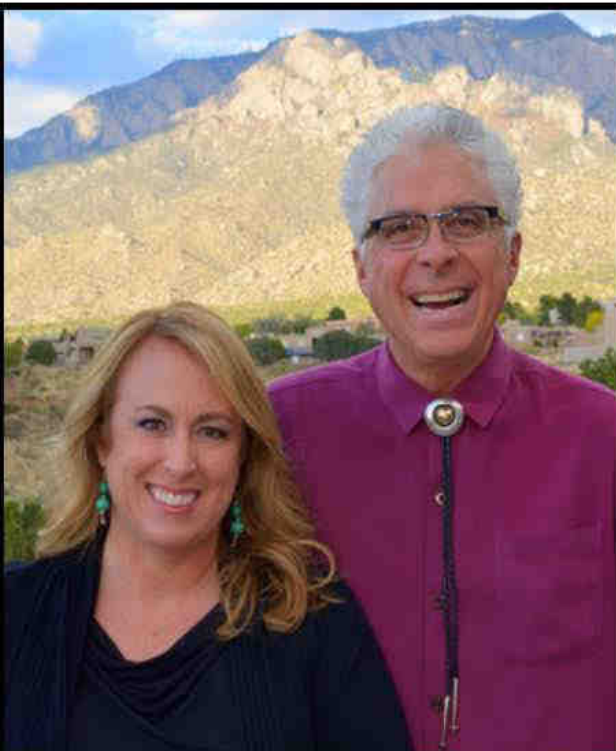
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643 COUGAR LOOP NE



FOR SALE

2,400 SQFT - 3-4 BR - 2.5 BA - 2 CG - .84 AC

Great single level home on a large .84 acre lot in Sandia Heights. This home features a courtyard entry with stunning views of the Sandia Mountains. Upon entry you are greeted by the light & bright Living Room with east facing windows to show off the Mountain Views. Just off the Living Room you will find the Dining Room with brick flooring. Spacious Family Room with stunning Views as well as a fireplace, wet bar, & an updated 1/2 bath. The updated kitchen offers granite counters & stainless appliances. The Master Suite offers an updated bath with dual shower heads, and a large dressing room/closet. The backyard offers both covered & open patio space for taking in the unobstructed Sandia Peak views. Great location near the Open Space Preserve, Hiking/ Biking Trails, and much more!

Offered At: \$459,000

359 BIG HORN RIDGE DR. NE



SOLD

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

432 LIVE OAK RD. NE



SOLD

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2302 CALLE DE RAFAEL NE



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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	4,156	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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Elena Gallegos Open Space From City of Albuquerque's Website

Visitors to the Elena Gallegos Picnic Area and Albert G. Simms Park enjoy many activities below the backdrop of the Sandia Mountains, which were named for their pink colors at sunset—"sandia" is Spanish for "watermelon."

The 640-acre park is a gem in the Open Space system. At an elevation of about 6,500 feet, visitors can view Mt. Taylor to the west, the Jemez Mountains to the north and the vast Tijeras Arroyo to the south.

The landscape supports a piñon-juniper habitat that includes chamisa, Apache plume, scrub oak, cane cholla cactus, blue grama grass, bear grass, and soapweed yucca. Pack rat nests can be seen under juniper trees; coyote, deer and bear scat can be identified along the trail; and the elusive cougar may be spotted traveling through a natural drainage.

Seven covered picnic areas and two reservation areas with barbecue grills provide magnificent views to the east and the west. A network of multi-use trails offers

challenges to hikers, bikers and equestrians. Hikers also enjoy two trails for foot traffic only and access to the Sandia Mountain Wilderness area. On the north boundary of the picnic area is the Cottonwood Springs Trail, a self-guiding trail accessible to all people, leading to a pond and wildlife blind. A special feature of the Cottonwood Springs Trail is the shaded rest stops with original art work by Margie O'Brien interpreting the surrounding environment.

School programs and family-based activities are offered throughout the year. Visit the Elena Gallegos Information Center, located at the entrance to the park, to learn more about the natural and cultural environment of this area.

Summer hours (starting April 1): 7 AM–9 PM.

Fee:

Monday–Friday: \$1 per vehicle

Saturday–Sunday: \$2 per vehicle

An Open Space Annual Pass is \$30 and can be used by up to 2 vehicles (1 at a time) at any Albuquerque open space area. Passes can be obtained at the Elena Gallegos entrance booth.



ACC Activity Log

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

2 Juniper Hill Loop – Restucco
35 Juniper Hill Road – Reroof
302 Spring Creek Place – Landscaping
523 Black Bear Loop – Reroof & Restucco
601 Cedar Hill Road – Restucco
668 Black Hawk Drive – Replace Driveway
727-3 Cedar Hill Lane – Reroof
736 Tramway Lane – Apply Tar & Chip Seal to Driveway
795-O Tramway Lane – Reroof
803 Tramway Lane – Roof Repair
985 Lynx Loop – Replace Windows and Doors
1021 Tramway Lane – Replace Driveway
1128 Marigold Drive – Reroof
1133 Marigold Drive – Pergola Installation
1198 Bobcat Blvd. – Reroof
1524 Eagle Ridge Drive – Reroof
1565 Eagle Ridge Court – Replace/Paint Trim and Remove Retaining Wall
1697 Quail Run Court – Reroof, Replace Canales and Skylights
1699 Quail Run Court – Replace Office Patio Door
1838 Tramway Terrace Loop – Replace Windows
1871 San Bernardino Avenue – Roof Repair
1911 Quail Run Drive – Replace Windows
1915 Quail Run Drive – Remodel and Addition
2146 Black Willow Drive – Replace Walkway and Install Edging Across Driveway
2301 Calle de Rafael – Roof Repair
2878 Brushwood Street – Replace HVAC and Water Heater
8204 Indigo Court – Reroof and Skylight Replacement
8212 Indigo Court – Refinish Trim
12613 Colony Place – Reroof

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

New Peak Restaurant Update

By Susan McCasland, C&P Chair, from information provided by Sandia Heights Services

The High Finance Restaurant at the top of the tram was torn to the ground a couple of years ago. In its place, there is a new restaurant nearing completion and scheduled to open this May. We don't know what it will be called, as the name has not yet been released.

The new restaurant has over 11,000 square feet on two levels. Fine dining will be in the west area of the restaurant facing the city. More casual bistro-style dining will be in the Sky Bar looking east over the ski area. The building is closer to the edge of the cliff to create more expansive views than one got from High Finance. Other features are a show kitchen, sky bar, wine room, fireplace, and private deck seating.

Access has also been improved. There are upper-level restrooms to serve the dining and bar areas and restrooms on the bottom level for other mountain users (skiers, hikers, mountain bikers, ...). All restrooms are wheelchair accessible.

Let's welcome one of our closest restaurants (as the crow flies!)—truly on the heights of Sandia.



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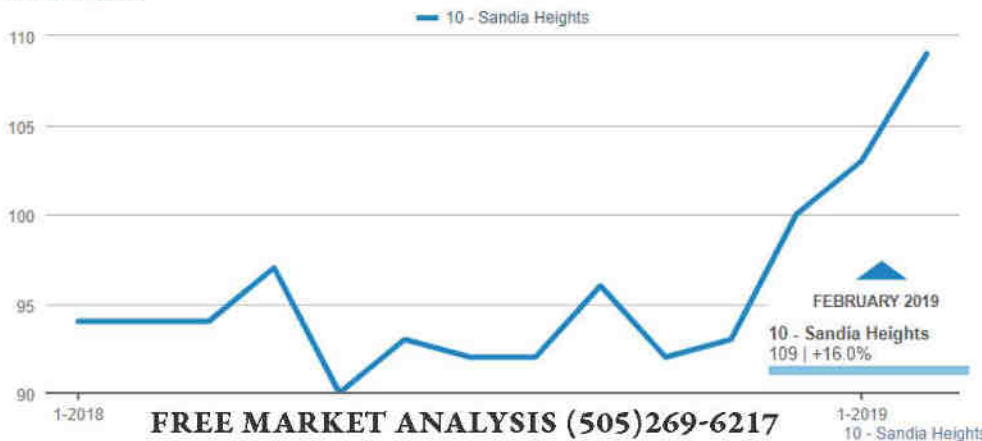
Pinon Hill Place NE



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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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Hello Sandia Heights Homeowners,



We have been very active in trying to accomplish the goals that you have set for us in the survey we did last July. We noted that you requested more activities for children. In fact, an Easter Egg Hunt was one of the main requests. So, on April 20th from 1-3pm please join us for an Easter Egg Hunt at the W.L. Jackson Park on Cedar Hill Rd. Teresa Cordova and Max Sanchez, enthusiastic residents of our community, are hosting this event and we are excited to be working with them. Along with the egg hunt, there will be games, prizes, face-painting, hotdogs and photos with the Easter Bunny! This will be a grand time for all so be sure to mark your calendar! We are looking forward to a GREAT turnout!

Thanks to:

Teresa Cordova and Max Sanchez with Coldwell Banker Legacy
The Community Service & Membership Committee of the SHHA