



Officers
 President – Roger Hagengruber
 Vice President – Dale Arendt
 Secretary – Martin Kirk
 Treasurer – Randy Tripp

Board Members
 David Crossley
 Elizabeth Edgren
 Tracey Goodrich
 Robert Hare
 Fenton McCarthy
 Susan McCasland
 Kathleen McCaughey
 Hugh Prather
 Bob Thomas
 Rick Thomson

Committee Chairs
 David Crossley – Architectural Control Committee (ACC)
 Bob Thomas – Covenant Support Committee (CSC)
 Susan McCasland – Communications & Publications (C&P)
 Elizabeth Edgren – Community Service & Membership (CS&M)
 Kathleen McCaughey – Environment & Safety Committee (E&S)
 Randy Tripp – Finance Committee (FC)
 Dale Arendt – Nominating Committee (NC)

Office Staff
 Betsy Rodriguez – Lead Administrator
 Anna Diaz – Administrator

SHHA Office
 12700 San Rafael Avenue NE, Ste. 3
 Albuquerque, NM 87122

Office Hours: M–F, 9 AM – 4 PM
Closed on federal holidays
Phone: 505-797-7793
Fax: 505-856-8544
Website: www.sandiahomeowners.org
Emails: sandiaheights@comcast.net
shha@sandiahomeowners.org

Message to the SHHA Membership

Roger Hagengruber, President

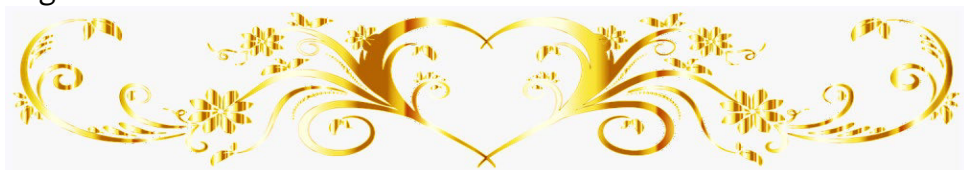
Well, here I am back again this month with another message to you, the SHHA members. This time, I have some good news and some not-so-good news. First, the good news: thanks to the active efforts of your leadership (and perhaps in part due to my message in the last *GRIT*), we have 4 candidates for Board directors and they are eager to serve on committees, including the Architectural Control and Covenant Support Committees. Two of the candidates' biographies are in this issue of *The GRIT* and the other two will appear next month. You will be able to vote for them at the annual meeting in February—more on that on the next page. Our appreciation goes out to those responding to our need for Board and committee members since we will lose several current Board members and one committee chair by the next annual meeting.

We still need more new directors for our Board. Please give it your consideration!

Regarding the less-than-good news: after extensive financial review and consideration of the Board, *SHHA will be raising member dues to \$15 per month beginning in January*. Additionally, passes for the Tram will rise from \$7.50 to \$10, which is still a bargain compared to paying at the Tram.

At the current monthly dues rate and even after cutting everywhere possible, we were headed for a deficit of about \$30,000—an amount certain to increase each subsequent year. A deficit of this amount is not permitted, and financial adjustments became required. SHHA membership rates are the lowest in our region by a substantial amount. As is happening everywhere, costs are rising for office expenses, insurance, and legal fees among other costs. It was our view that it would be best to recognize these increases and raise our dues to give us some margin so that the dues would remain stable for some years to come. Adjusting to all our increased expenses and preparing for the future, the \$15 monthly dues should allow us to carry forward a modest surplus for the next few years.

Your Board is sorry to have SHHA join with almost everything else in becoming more expensive, yet we hope you will see your membership and support as an essential element in sustaining our beautiful Sandia Heights.



2023 Annual Meeting

The 2023 Sandia Heights Homeowners Association annual meeting will be held on Saturday, February 25. It will be held **in-person** at the Church of the Good Shepherd in the ground-floor auditorium. The address is 7834 Tennyson St NE. Stay tuned for a detailed agenda in next month's *GRIT*. One of the agenda items will be election by the membership of new Board members (see below), per Bylaws section 6.5, which requires a short biography of the candidate to be published prior to the meeting.

Biographies of Director Candidates

Below are biographies of two of the candidates for the SHHA Board of Directors. We expect to publish two additional biographies next month. You, the membership, will be voting at the annual meeting in February on these candidates to become directors on the SHHA Board.

Claudia Mitchell

I graduated from the University of California, Riverside, with a degree in Biology. I subsequently completed an internship at the Sacramento Medical Center to become a Medical Technologist. My professional employment included 15 years in hospital clinical laboratory practice and management, and 20 years in medical diagnostics field sales and marketing. I retired in 2015 to Whidbey Island in the Puget Sound north of Seattle where I was involved in numerous volunteer activities that spanned citizen science, vocal performance, and art. I studied oil painting and began exhibiting professionally at a local gallery.

After many years in the Pacific Northwest, my partner and I were seeking a change for more sun. After much research we discovered Sandia Heights. We were fortunate to find a house here and moved in January of this year. We have been totally immersed in renovating the house and having a shop added on the back of the garage. We utilized and appreciated the SHHA resources available to us and met some wonderful folks. My partner, Gerard Del Monte, is a fine-art woodworker and we are happy to have learned about and joined the Sandia Heights Artists' Association. We love and respect our wild animal visitors and this inspiring environment in the foothills of the magnificent Sandias. We feel gratitude every day.

Sandia Heights is a housing development unlike any other. The covenants that run with the land were

designed to maintain and protect these natural assets for our esthetic enjoyment now and in the future and to retain the value of the investment in our homes. I want to support the continuation of this special place by contributing my time, enthusiasm, and fresh perspective to the Sandia Heights Homeowners' Association Board.

Arthur Romero

I've been a SHHA member since 2004. During my 27-year career repairing operating room equipment, I traveled the state, and even many parts of the country, working in hospitals. Therefore, I've seen first-hand what other residential communities have to offer. Sandia Heights is top tier—one of the best HOAs in the Southwest. I've visited communities and similar neighborhoods in Tucson, Santa Fe, Phoenix, Durango. I like Sandia Heights better! We're blessed! I love it here! It's a beautiful neighborhood. Mountain views, city views, spectacular world-class sunsets. Where else can you see boulders the size of large trucks scattered in front yards and pine trees over a hundred years old?

What lured me to Sandia Heights were the animals. Over the past 18 years we have seen bears, cougars, bobcats, coyotes, squirrels, many species of quail, hawks, turkey vultures, many other birds, snakes, road-runners, field mice, big rats, spiders of all kinds, and all the insects you can imagine. Granted, animal sightings are fewer than 18 years ago. I miss the howling coyotes we used to hear several nights a week. Now, I hear the coyotes howling, but only once in a while.

Although it goes without saying, there is always room for improvement.

I walk a 4-mile loop and have noticed a few dilapidated homes: plants, animals, trees, problem weeds, problem trees. A few of the homes I pass are totally neglected, almost like they are vacated. I hate to see homes like that—it's disrespectful to their neighbors.

Unattended barking dogs have become a problem.

The once spectacular views are being obstructed by problem trees: Russian olive, Siberian elm, Chinese elm.

Tumbleweeds and bushes are spilling out into the already narrow streets.

Light pollution is causing wildlife to relocate. Flood lights, motion sensors, more porch lights, cameras, etc. are having a negative impact. No wonder the animals don't come around anymore.

I've decided to volunteer and support the SHHA team. I want to get involved. I want to make a difference. I'm dedicated to preserving our property values, the unique environment and quality of life, and protecting the wildlife and native vegetation.

Join the Welcome Wagon!

Elizabeth Edgren

Community Service & Membership Committee Chair

The Welcome Wagon term and concept comes from the covered-wagon era of American westward pioneers, when some people would provide fresh food and water for new westward-bound travelers. A clever marketing man in Memphis, TN, founded an organization with the name in 1928, hiring friendly women who knew their neighborhoods to personally deliver gift baskets filled by local businesses to new neighbors. Eventually, “Welcome Wagon®” became one of the first all-female companies in the United States.”

<https://welcomewagon.com/history/>

We don’t have the official Welcome Wagon® program, but the SHHA Community Service & Membership Committee initiated a similarly inspired plan in early 2020—and you know what happened that year. Coasting on the momentum those good people started, the current Committee is trying to personally welcome new residents in Sandia Heights with a bag containing information and/or “goodies” from local organizations and businesses.

I especially enjoyed a Saturday morning in early September when I met four new residents in different parts of Sandia Heights. We traded how-we-got-here stories, and they asked questions about the neighborhood.

My welcome: the very day our moving truck unloaded our furniture in Sandia Heights, a neighbor couple stopped by on their dog walk to introduce themselves and welcome us to the neighborhood. They even gave us a card with their name, number, and address if we wanted to call or get together. A few days later, she came by with a plate of chocolate chip cookies, still warm. I haven’t been that kind, and these Welcome Bag visits are usually weeks after the moving truck has left, but many still appreciate the personal welcome.

Would you like to meet one or two new Sandia Heights residents per month? Do you know of business samples or freebies or information to include in our Welcome Bags? The SHHA office staff provides us with names and addresses week by week; we have the supply of bags and contents at the office, usually already assembled; we head out individually at a time convenient to us, and hope to meet new folks face-to-face as they’re settling in.

Please call the office or email us at thegritshha@gmail.com if you’d like to join us on the Sandia Heights Welcome Wagon!

Bernalillo County Mowing of Our Streets

Our Responsibilities as Homeowners
and Bernalillo County’s Responsibilities

Kathleen McCaughey

Environment & Safety Committee Chair

Well, the weeds got pretty big this year before the County mowed the vegetation in our set-back area in late October and November. This was due to issues with their mower and the availability of parts for repair. We must remember that we, the homeowners, are liable for any incidents that may occur because of lack of maintenance on our part in the set-back area. Here are some things to keep in mind:

Set-back area. The “set-back area” is that portion of land along the road between the private property line and the edge of the paved road or curb. It is within the public right-of-way and is occupied by utility distribution, road drainage, traffic control, and public functions such as mailboxes. Each driveway, boulder, tree/shrub, etc. is a potential traffic conflict or disruption to the function of the setback.

Homeowner Responsibilities:

- **Keep the set-back area clear of all shrubs, trees, landscaping boulders, weeds, etc.** The County cannot publicly maintain private property by State law.
- Clean up the clippings left behind after Bernalillo County mows.
- Be responsible for the safe passage of pedestrians on our streets. Many residents complain of excessive vehicle speeds and driver inattentiveness in our community. When we do not keep the set-back area clear, it is difficult for a pedestrian to step off the road quickly, if needed.
- Maintain unobstructed vision for traffic safety. Again, strictly and solely to be maintained by the property owner.
- Be liable for all claims to the County arising from failure in doing any of the above.

Bernalillo County Public Works Responsibilities:

- Bernalillo County will mow the set-back area, up to 7 feet, to protect the edge of the asphalt and assist with drainage.

The County has a difficult time mowing here as we have chamisa and volunteer trees (like elms) in the set-back area. They are difficult or impossible to mow. When the County does mow, they get complaints from homeowners: clipping something the homeowner does not want clipped, not cleaning up afterwards, etc. **Remember, they are doing a service for us.**

OCTOBER 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 (505) 856-6347, **mobile** (505) 263-4654.

October 2022	# of calls		# of calls
Alarms	18	Salesman Complaint	5
Customer Assist	2	Special Extra Patrol	1
Customer Inquiry	2	Special Request/Vacation	97
Dump/Spilled Material	1	Suspicious Activity	1
Los/Found Pet	2	Suspicious Person	6
Miscellaneous Call	2	Suspicious Vehicle	4
Motorist Assist	1	Theft	2
Newspaper/Package Pickup	7	Threat/Personal	1
Open Door/Window/Garage	1	Utility co. Assist	1
Parking Problem	3	Welfare Check	1
Pet Nuisance	1	Total Calls	159

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:** (505)798-7000. **Bernalillo County Fire Department Non-Emergency:** (505)468-1310. **SHS Water/Sewer Emergencies (M-F 7AM – 4PM):** (505)856-6345. **SHS Water/Sewer Emergencies After Hours:** (505)888-5336. **NM Gas Co. Emergencies:** (505)697-3335. **PNM Outage & Emergencies:** 1-888-342-5766.

Announcements & Notices:

- **Office hours:** Monday – Friday 9 AM–4 PM.
- **Board Meeting:** scheduled for December 14, 2022, at 6:30 PM via Zoom.
- **Office Closures for Holiday(s):** Monday, December 26, 2022 through Monday, January 2, 2023. Re-opens Tuesday, January 3rd.
- **Notary services (Tues–Thurs, by appointment), copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder** are free to members. **Also, voter registration in office.**
- **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. \$2.50 per vest for members, cash or check only.
- **Tram passes for sale** in the SHHA Office. \$7.50 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>.



The Jade Experience

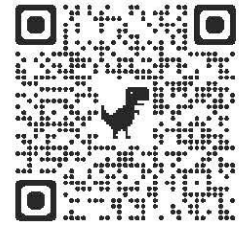
Your home is your reprieve. The team at Jade Enterprises understands this, that's why we dedicate ourselves to bringing you the building or remodeling experience that will make you feel at home.



505-856-5233 | www.jadeenterprises.com

Scan QR Code
to view Sandia Heights

Homes for Sale
Homes Under Contract
Market Stats and more!

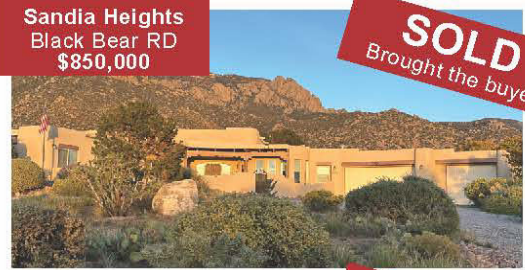


Sandia Heights
1573 Eagle Ridge CT
\$795,000



SOLD

Sandia Heights
Black Bear RD
\$850,000



SOLD
Brought the buyer

Sandia Heights
Eagle Ridge CT
\$725,000



PENDING

High Desert
\$850,000



SOLD

Sandia Heights
Year to Date
Market Trends

Sandia Heights MARKET TRENDS

Year to date 1/1/22 to 11/9/22

listed single family homes

Closed Sales

71

-38% from 2021

Average Sale Price

\$700,115

+ 16% from 2021

Total New Listings

103

-18% from 2021

Avg Price per sq.ft.

\$261.45

How will home values respond to rising rates?

Some areas may still see slight price growth while others may see slight price declines. It all depends on other factors at play in that local market, like the balance between supply and demand. This may be why experts are divided on their latest national forecasts.

Bottom Line: If you want to know what's happening with home prices or mortgage rates, let's connect so you have the latest on what experts are saying and what that means for our area.

While interest rates are the highest in 20 years, historically low housing supply still plays a major role in home appreciation.

**Call for a 15 minute over the phone
market analysis of your home 505.440.8956**

Specializing in Your Neighborhood

**Free Tram Passes
Available
Call to reserve yours
today!**

Sandia Heights Resident



KELLERWILLIAMS
Luxury
INTERNATIONAL

6703 Academy Rd. NE Albuquerque, NM 87109 - 505.271.8200

Veronica Gonzales
Veronica@ABQDreamHomes.com
www.ABQDreamHomes.com
505-440-8956

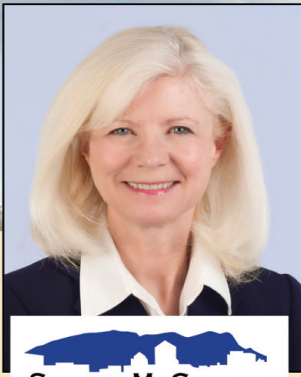
SANDIA HEIGHTS HOMES ARE SELLING!

Sharon McCollum Sells Sandia Heights Homes!

Executive Real Estate Broker 25 Million Dollar Producers In Association with Remax Select

(505) 822-0080 DIRECT | (505) 269-6217 CELL

FREE MARKET ANALYSIS CALL OR TEXT ^{Customers} 269-6217 TODAY!
 www.albuquerquehomes.net | www.sharonandjudson.com | www.SandiaHeights.com
 smminabq@aol.com | (505) 822-0080



Sharon's Sandia Heights Market Update Past Year 1/2022 to 12/2022

7 Larger homes For Sale on Larger Lots | Avg Asking price \$1,010,357 | Avg Asking price/sf \$231.67
 8 Pending | Avg Asking Price \$932,000 | Avg Asking price/sf \$283.73
 46 Homes Closed past year to date | Avg Sold Price \$832,149 | Avg Sold price/sf. \$254.99

4 Smaller homes on smaller lots | Avg Asking price \$446,000 | Avg Asking price/sf \$236.85
 1 home pending | Avg Asking Price \$ 349,000 | Avg Asking price/sf \$239.20
 36 Homes Closed past year to date | Avg Sold Price \$425,190 | Avg Sold price/sf \$230.28

Note Every Home Is Unique . Price is always based on condition, updates, market appeal, location and views.
 Current Interest rates hovering around 6.5% for 30 year conventional & 6.37 % 30 year VA!



1405 San Rafael PINE



1195 Bobcat Blvd NE



730 Tramway Lane NE



54 Rock Ridge Court NE

ANOTHER GREAT SANDIA HEIGHTS HOME FOR SALE!

1723 QUAIL RUN COURT NE | ASKING PRICE \$699,900 | 2855 SF | 4 BR | 3 BATHS



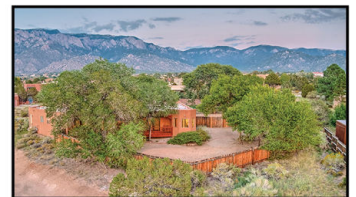
Custom Home!



Understated Elegance



Quality Features!



Views!

HAPPY HOLIDAYS AND A GREAT NEW YEAR TO YOU AND YOUR FAMILY
FAMILY FIRST- SHARON BELIEVES IN DOING WHAT IS RIGHT FOR YOU AND
YOUR FAMILY WHEN IT COMES TO BUYING AND SELLING REAL ESTATE

Sharon McCollum is ready to sell your Sandia Heights Home using her local expertise and worldwide reach in prospecting and marketing. She has a long list of satisfied Sandia Heights families: this is because Sharon promotes top values in Sandia Heights. She offers you a full service, comprehensive and aggressive "Marketing Plan to get your home SOLD fast"! Sharon's marketing plan includes intense investing in internet marketing and up to date prospecting and marketing technology systems promoting your home to all buyers for Sandia Heights Homes. Check out home sales near you by contacting Sharon today CALL OR TEXT 505 269 6217.

Remax Select • 8300 Carmel Avenue NE, Ste 203 Albuquerque, NM 87122 • (505) 822-0080 (505) 798-1000 x 422 BEST NUMBER (505) 269-6217

25 Years of Superior Service in Albuquerque Real Estate



Elena Gallegos Development Update

Environment & Safety Committee

Below is information to keep you updated on the proposed City development in Elena Gallegos Open Space.

“First Annual” 10-mile Foothill Run Rally, Nov 13. The Save the Elena Gallegos neighborhood group and other concerned Albuquerqueans held a rally during the “First Annual” 10-mile Foothill Run put on by Albuquerque Parks and Recreation Open Space and Bosque Running Company. Over \$6000 cash was awarded to winners. The rally was a positive experience to communicate to the neighborhood concerns about the EGOS project. After the run, the total number of people signing the petition in opposition to the development shot up in numbers. Signs were put up along Simms Rd, picketers were at the finish line, and flyers were placed on cars in the Albertson’s parking lot used for busing participants to Elena Gallegos. This run was a commercial activity and Parks and Recreation made close to \$18k from entry fees. The La Luz Run was cancelled in 2019 due to the fact that commercial activities are not allowed in the Sandia Mountain Wilderness.

CABQ Parks and Recreation Update. The CABQ hired a “Communications Coordinator,” Franchesca Perdue, in September to handle PR for the project. However, they have not yet held any further public meetings or dialog. See CABQ Elena Gallegos webpage below for an updated timeline of the implementation plan.

Save the Elena Gallegos organization. A concerned group of citizens, primarily residents, residing in both Sandia Heights and High Desert, hired a real estate lawyer to explore the legality of the proposed development. See below.

The Save the Elena Gallegos organization is collecting signatures for a petition in opposition to the CABQ development plans. To date they have over 6000 signatures. They have created a web page with comprehensive background information, updates, and events (www.saveelenagallegos.org). The petition can be accessed here ([Petition](#)), or from the webpage. If you have concerns about the EGOS development plan or want to be better informed regarding the issues, please visit their webpage. If you oppose the project, you can make your voice heard by signing the petition and sharing the website and petition with others who support Elena Gallegos Open Space.

Save the Elena Gallegos has been officially incorporated as a domestic nonprofit allowing for donations to cover legal fees. The www.saveelenagallegos.org

webpage has a GoFundMe link for donations or go to <https://www.gofundme.com/f/saveelenagallegos>.

Background. In January 2022, the City of Albuquerque (CABQ) announced plans to build a large building (“Education Center”) in the Elena Gallegos Open Space (EGOS), at either the Pino Trailhead or the Cottonwood Springs Trailhead. In addition, this plan calls for substantial widening of Simms Road and construction of a parking lot in the Pino Arroyo (Tramway and Simms) to accommodate increased event traffic and a bus system from the newly constructed parking lot to the Elena Gallegos building. Here is the information that the City has made publicly available on the project.

1. [Dekker/Perich/Sabitini's Feasibility Study](#)
2. [CABQ Elena Gallegos Page](#)
3. [Open Space's official website on the project](#)

From April 27 to June 10, 2022, the Sandia Heights Homeowners Association conducted a survey of Sandia Heights residents, and over 75% of respondents were opposed to the City’s plans.

Elena Gallegos History. The Elena Gallegos Open Space was established in 1982 by Purchase Agreement and a deed put in place to protect the land with the intention that EGOS be preserved in perpetuity as undisturbed open space. Usage stipulation from the original Purchase Agreement of EGOS made between the City of Albuquerque and the Albuquerque Academy in June 1982 states the following:

“5. Limitations on Use of the Park Property. The Park Property shall be used solely by the City as a City Park. The City will limit use of the Park Property to passive recreation uses which include only the installation, construction, maintenance and use of picnic benches, tables, shelters, barbecue grills, drinking water facilities, associated minor recreation facilities (such as volley ball or horse-shoe pitching facilities), restrooms, access roads, parking lots, hiking trails, trail heads, a trailer or other residence for a residential caretaker, and electric power facilities associated with the specified uses.”



ACC Activity Log

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

9 Juniper Hill Road – Roof-Mounted Photovoltaic Panels Installation
16 Juniper Hill Loop – Replace Garage Door
16 Juniper Hill Loop – Reroof
21 Sandia Heights Drive – Reroof
35 Cedar Hill Place – Roof-Mounted Photovoltaic Panels Installation
91 Juniper Hill Road – Storage Unit Installation
146 Whitetail Drive – Hot Tub Installation
147 Whitetail Road – Roof Repair and Replace Skylights
163 Juniper Hill Road – Roof-Mounted Photovoltaic Panels Installation
184 Big Horn Ridge Drive – Stucco Repair
211 Spring Creek Place – Roof-Mounted Photovoltaic Panels Installation
358 Big Horn Ridge Drive – Paint Exterior Furnace Doors and Garage Doors
527 Live Oak Place – Reroof
532 Roadrunner Lane – Replace Portion of Existing Driveway
711-32 Tramway Place – Paint Garage Door, Front Door, Beam, Post, and Trim
720-10 Tramway Lane – Trash/Recycle Bins Enclosure
726-19 Tramway Vista Place – Roof-Mounted Photovoltaic Panels Installation
935 Bobcat Blvd. – Refurbish Existing Driveway with Minor Modifications for Drainage
984 Lynx Loop – Replace Light Fixtures
984 Lynx Loop – Re-stucco
1102 Marigold Drive – Landscaping
1173 Laurel Loop – Enlarge Dining Room
1241 Rockrose Road – Re-stucco
1420 San Rafael Court – Reroof, Installation of Four Raised Garden Beds and an Enduraplas Water Tank
1522 Eagle Ridge Road – Storage Room Addition and Miscellaneous Projects
1540 Eagle Ridge Place – Re-Stucco Home/Outside Wall and Install New Door to Back Yard

1555 Eagle Ridge Road – Re-stucco
1874 San Bernardino Avenue – Reroof
1906 Quail Run Drive – Canale Repair
2724 Tramway Circle – Pergola Installation
2892 Tramway Place – Landscaping
2900 Tramway Place – Reroof
8252 Raintree Drive – Reroof
7716 Cedar Canyon Court – Replace Front and Kitchen Doors

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

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:

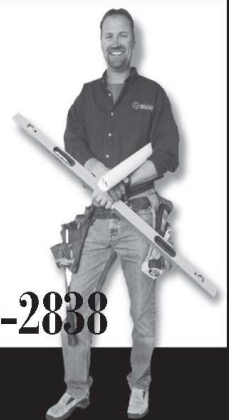
Check out the entire SHHA Member Benefits Program and the discounts offered to SHHA members at www.sandiahomeowners.org, under the **Notices and Information** tab. Each participating merchant offers a discount to SHHA members. The following is a list of currently participating merchants:

Criel and Associates, LLC
HelpTek – Computer Services
Jade Enterprises Inc.
O’Briens Realty LLC
Remax Select – Pete Veres
Safe at Home Environmental Services
Signature Southwest Properties – Sherry Fowler
Tutor Doctor
Waterstone Mortgage

TRUSTED IN SANDIA HEIGHTS FOR OVER 25 YEARS.

- › REMODELS INCLUDING KITCHEN AND BATH
- › ROOM ADDITIONS
- › WINDOW REPLACEMENTS
- › ALL YOUR HOME IMPROVEMENT NEEDS

CALL LENNARD GEORGE FOR A FREE ESTIMATE. (505) 220-2838



For a Free Market Valuation contact Pete



Top RE/MAX Agent

Sandia Heights Resident

Pete Veres, CRS, ABR, CLHMS
SRES - Senior Real Estate Specialist
Integrity & Professionalism...Period

Call Pete For Your Free Sales
and Marketing Consultation
505-362-2005

www.TopAbqAgentReviews.com



REAL ESTATE AGENT
CLIENT SATISFACTION
New Mexico
American Institute of
Real Estate Professionals™

Successfully **SELLING** **SANDIA** Heights

See What Homes Are Selling For In Sandia Heights

www.SandiaHomeValues.com

Follow Sandia Heights on facebook at:
Facebook.com/SandiaHeights

Call Pete For Your Free Sales
and Marketing Consultation

505-362-2005

RE/MAX SELECT • 798-1000 • 8300 Carmel Ave NE, Ste 203, Albuquerque, NM 87122



Sandia Heights Highlight Listings **SOLD** by Max & Marcos in 2022!



1199 Bobcat Blvd NE



11108 Bobcat Pl NE



133 Juniper Hill Rd NE



727 Cedar Hill Ct NE

Call Today for a
FREE VALUATION
of your home!



2770 Wolfberry Pl NE

Let us put our **EXPERTISE** to work for **YOU!**



Max M. Sanchez, JR.
Associate Broker, MBA CRS
Mobile 505-228-8287
www.MaxSanchez.com
Max@MaxSanchez.com



COLDWELL BANKER
LEGACY

Marcos X. Renteria
Associate Broker
Mobile: 575-808-1586
Office: 505-293-3700
Marcosxrenteria@gmail.com



Just Listed in Sandia Heights!



616 Cedar Hill Rd, NE \$600,000
 4 Bedroom, 2.5 Baths
 2 car Garage
 .99 Acres

*Call Sherry Today
 to set up your
 private
 showing, or if you
 would like to
 know what your
 home is worth in
 today's
 market!*



2411 Tramway Terrace Ct, NE \$365,000
 2 Br Plus Office 2 Full Baths
 2 Car Garage
**Owner Financing possible with below
 market interest rate!!!!!!**



Sherry Fowler
 505.301.4425
 SherrySellsSandiaHeights.com
 Sherry@sspabq.com



DESIGN. VISUALIZE. BUILD.

CELEBRATING **40 YEARS** REMODELING NM!

Thank you for trusting Poulin to remodel your home throughout the years.



KITCHEN



BATH



SOLAR

- ✓ 10,000+ Remodels
- ✓ 70+ Employees
- ✓ 40 years experience
- ✓ 6x Best of Houzz winner
- ✓ Top 500 Remodeler
- ✓ A+ BBB rating



HOME DECOR

SCHEDULE YOUR DESIGN CENTER VISIT
 CALL 505-494-1693 | ONLINE PoulinDesignCenter.com
KITCHEN | BATH | SOLAR | HOME DECOR

ABQ: 8600 Pan American Fwy NE | SANTA FE: 1300 Rufina Cir, Ste B-1 | 505-494-1693 | Lic. # 21850



**PEAK
 FAMILY
 DENTISTRY**

WELLNESS-CENTRIC DENTISTRY FOR BETTER LIVING
 EST. 2012

TMD | DENTAL SLEEP MEDICINE | DENTAL IMPLANTS | COSMETIC DENTISTRY



**WARMLY
 WELCOMING
 NEW
 PATIENTS!**

Schedule an Appointment Today

DR. BILLIE ADAMS
 505-293-2211

PEAKFAMILYDENTISTRYLLC.COM

Owl & Other Raptor Awareness

Diane Barney

Finance Committee member and SH resident

I have been working in our community on wildlife rehabilitation efforts for a variety of birds ranging from songbirds to raptors. I find the raptors most interesting, particularly the great horned owls (GHOW) and red-tailed hawks. Having lived in Sandia Heights for over 27 years, I remember before the year 2000 I would see a fair number of GHOW out in the yard during various hours from dusk to dawn. Fast forward to today, I haven't seen any in years. I want to ask you to join me in promoting more of these beautiful raptors into the area.

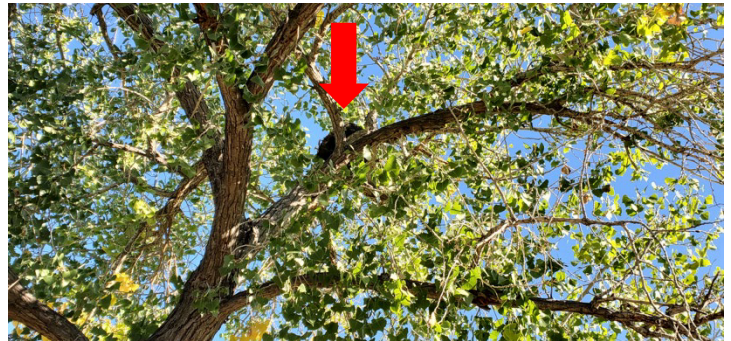
To start, I've provided several appropriate nests, with homeowners' permission, for the owls or hawks to find and inhabit. A few are shown here. If we're fortunate, owls or hawks will discover them this nesting season. Owls do not build their own nests; they are squatters. They will take over nests that other large raptors have built. Raptors have varying nesting preferences and times, but most nest in the January–March time frame, and lay eggs in late March to April. This is the time we may notice the parents taking turns nesting and feeding on the surrounding food sources.



Two man-made nests



Man-made nest for a great horned owl



Man-made nest in a tree

I'll focus this article on the GHOW, since they are the early breeders, and the first clutch is usually laid in late January to February. Eggs are incubated for 30–37 days (5 weeks), then nestlings fledge approximately 50 days later (~2 months). The GHOW diet is the widest prey base of any North American owl and they dine on many animals we consider pests. Grasshoppers, mice, rats, rabbits, and squirrels are killed almost instantly with the owl's talons and foot pressure. On average, owls can eat up to 12 mice a night or several rats. Owl wildlife is not particularly picky, and we can rely on them to keep pest populations in check as long as humans don't interfere by using poisons.

The concern is these beautiful creatures will not survive if the wild food source becomes tainted with

Continued on page 12...

rodenticides or poisons. The birds become infected by secondary poisoning, meaning eating something that ate the poison, or from a cumulative buildup in themselves. Remember, the poison isn't finished in the rat and the owl will eat it while alive. These toxic products cause severe health damage and usually result in death in non-targeted wildlife. If the owl parents die, there is less than 25% chance that offspring will survive even under rehabilitation care. I believe this is why raptors are no longer seen as often in the Sandia area as they were in the past.

For information on poisoning, please see any of these links:

- a. <https://www.abqjournal.com/1164814/rat-poison-in-prey-threatens-owls-other-animals.html>
- b. [Raptors are the Solution](#) (RATS)
- c. "There is no such thing as a safe rodenticide." <https://friendsofanimals.org/there-is-no-such-thing-as-a-safe-rodenticide>
- d. Audubon Magazine site, **Poisons Used to Kill Rodents Have Safer Alternatives**, "A second generation of ultra-potent rodenticides creates a first-class crisis for people, pets, and wildlife."

I urge you to use traps or a more natural approach to rodent and pest control to eliminate these nocturnal pests with little to no effort on your part. Who wouldn't want to see these impressive creatures nesting above? A short video by Nat Geo Wild about owl facts and how they home in on prey can be found in a YouTube video: [Great Horned Owl on the Hunt | Nat Geo Wild](#).

If you would like more information about the owls, have a story to share, or are interested in putting a nest in your area, please email me: dianebarney@gmail.com.



Great horned owl feeding

Monthly Fun Fact

from *The Kiddle Encyclopedia: Albuquerque, NM*

Albuquerque was named in honor of Francisco, Duke of Alburquerque, who was viceroy of New Spain from 1653 to 1660.

The growing village soon to become Albuquerque was named by provincial governor Francisco Cuervo y Valdés. Francisco's title referred to the Spanish town of Alburquerque, in the Spanish province of Badajoz, near Portugal. The name has two theories of origin which denote either Latin



Francisco, Duke of Albuquerque

or Arabic roots. The first, derived from the Latin *albus quercus* meaning "white oak." This name was probably in reference to the prevalence of cork oaks in the region, which have a white wood when the bark is removed. Alburquerque is still a center of the Spanish cork industry, and the town coat-of-arms features a white cork oak. Another theory suggests that it may come from the Arabic *Abu al-Qurq*, which means "father of the cork [oak]."

The first "r" in Alburquerque was later dropped, probably due to association with the prominent general Alfonso de Alburquerque, whose family title (among others), and then name, originated from the border Spanish town, but used a variant spelling. The change was also in part due to the fact that citizens found the original name difficult to pronounce.

Western folklore offers a different explanation, tracing the name Albuquerque to the Galician word *albaricoque*, meaning "apricot." The apricot was brought to New Mexico by Spanish settlers, possibly as early as 1743. As the story goes, the settlement was established near an apricot tree, and became known as La Ciudad de Albaricoque. As frontiersmen were unable to correctly pronounce the Galician word, it became corrupted to "Albuquerque."



GREG LOBBEREGET

Your Trusted Source for Real Estate Information

Sandia Heights Resident Since 2006
Proudly Serving Sandia Heights Since 1983

CELL: 505.269.GREG (4734) | EMAIL: GREG@GREGLOBB.COM
WWW.ABQFORSALE.COM | WWW.GREGLOBB.COM

ASSOCIATE BROKER, CRS | OFFICE: 505-292-8900



WHEN WILL WE FACE HOW MUCH LESS OUR HOUSES ARE WORTH?

by Megan Mcardle

Over the years, I have encountered a lot of weird statements from company chief executives announcing layoffs or business setbacks. But possibly the strangest one came on Wednesday from Redfin chief executive Glenn Kelman, who said his firm was letting go 13% of its workforce, and shuttering its "iBuying" division, which bought homes directly from consumers, did light renovations and put them back on the market.

Anyone who has watched a house-flipping show knows how hard it can be to make money that way. Around this time last year, Zillow closed its own iBuying division after losing buckets of money. Yet this is not how Kelman explained his move. "We're closing our iBuying business, RedfinNow," he said in a statement, "because maintaining a profit with rising interest rates would make our offers on homes insultingly low."

Insultingly! What is insulting about offering people the market price for their house? Homeowners are presumably aware that mortgage rates have spiked, thanks to the Federal Reserve Board's aggressive policy, topping 7% in the latest report from Freddie Mac. And because owners already have homes and mortgages, they are also aware that when rates are higher, people cannot afford to pay as much for houses.

And yet I don't think Kelman is crazy; he's probably right. Many homeowners would be insulted by what Redfin could rationally offer. His statement is strange because the housing market is in a very strange place-and finding a new normal will require some ugly adjustments, psychological as well as financial.

As I noted in June, most American homeowners have known only a world of steadily falling interest rates... Prices responded with a corresponding upward trend-albeit with some brutal interruptions, most notably, the collapse of the housing bubble after 2006. During the financial crisis, however, the Fed stepped in with more easy money, and by 2022 most homeowners were sitting on a nice chunk of equity. This made homeowners feel prosperous and secure. And despite the memories of the crash, most people still take it for granted that housing is a great investment as well a way to keep the rain off their heads.

These trends could not go on forever. Now, we are in the midst of sharp reversal and prices will have to adjust accordingly. Someone who could have gotten a mortgage at 3% to 4% a few years ago now has to pay more than twice that. To keep their mortgage payment the same, the cost of the house would have to fall by almost half.

Now, not everyone has to worry so much about their monthly payment, but unless prices drop significantly, the market will be starved of new entrants, which means falling demand and, ultimately, lower prices. Homebuyers aren't yet ready to recognize the extent of that loss, so they won't sell their homes unless they really, really have to. Especially because moving would mean giving up the absurdly low mortgage rates that prevailed before the Fed got serious about fighting inflation.

Though supply remains quite low by historical standards, inventories are rising, and sales have fallen by almost a quarter. Homeowners seem to be sitting out the market, waiting for the return of the good times. This helps explain why the median sales prices have fallen by only about 7%, from a June high of \$413,800 to \$384,800 in September, and were still up year-over-year.

It's hard to imagine interest rates are going back to where they were during the pandemic. The public health crisis is over, and the Fed is now in inflation-fighting mode. We homeowners might never again be as rich as we felt in 2020 and 2021, which would mean the only way the market can go back to normal is for us to eventually painfully admit that we are poorer, and move on.

PENDING



2 Juniper Hill Loop NE
4,507 SQ FT 4BR 4BA

SOLD



573 Black Bear Road NE
3,151 SQ FT 4BR 4BA



FREE TRAM PASSES

are available from me every day.

Email or call me today: Greg@GregLobb.com
or 505-269-GREG

FOR A FREE REAL ESTATE REVIEW, CALL OR EMAIL GREG@GREGLOBB.COM

This page contains historical pieces
from the February 1993 GRIT

The View from Jackrabbit Hill

Jean Heflin



A Second Look

There was a time when we thought many of the world's problems would be solved by chemicals, fertilizers, and pesticides. Now after decades of experience, we are taking a second look at chemicals and rethinking their use. We fear that to solve some of our problems, we create others we cannot control.

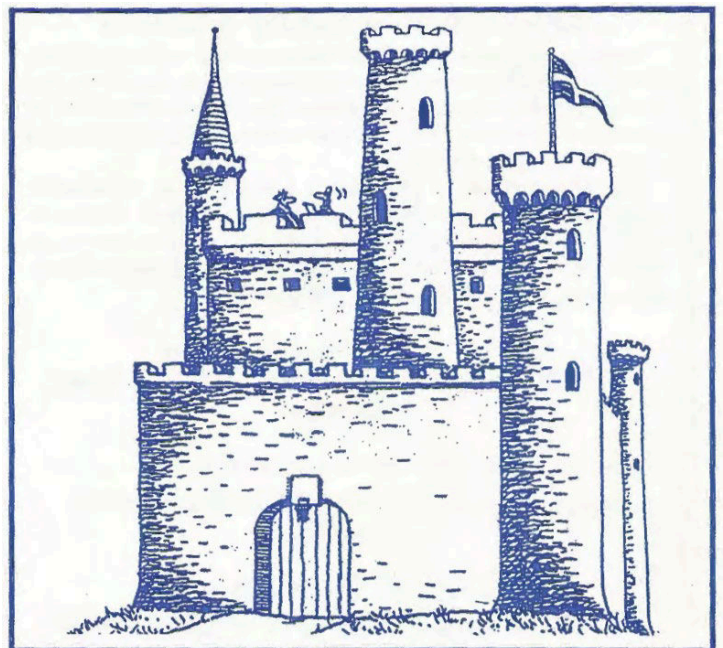
An exciting "second look" is taking place in our area to consider the effects and kinds of home landscape pest management. Funded by the US Department of Agriculture, New Mexico State University Cooperative Extension Service has implemented a three year study called Urban Integrated Pest Management Project (IPM). It will study means of controlling pests (insects, weeds, disease and others such as snails, deer, rabbits) without FIRST resorting to toxic chemicals. The aim is not to eliminate chemical controls but to use the least toxic effective means before resorting to chemicals. Alternative controls range from cultural and biological to hand picking pests and the use of less toxic chemicals. This concept has proven very successful in our national forests and parks and in agricultural areas; it should work well in urban areas too.

Headed by Dr. Charles Ward, urban entomologist, the project will determine (1) the most serious pest problems in urban landscape plantings; (2) at what point does the homeowner decide that action is necessary to combat the pest; (3) at what point does the homeowner believe the plant aesthetics are compromised by the pest; (4) what workable and reliable

alternatives to chemical controls for these pests can be developed; (5) if an Integrated Pest Management program would be profitable as a commercial business, provided public demand develops.

The project will identify existing landscape pests in our area, find out who maintains the landscape, including pest control, and where the maintainer gets his (or her) information. Urban Albuquerque landscapes will be monitored on a weekly basis for 1, 2 or 3 years. Also, an IPM education program will be developed to inform the public about its ability to reduce toxic chemical applications, reduce soil and water contamination, and to train individuals in IPM techniques.

Probably, the name IPM will be changed in the future to Plant Health Care as methods are developed for pest problem prevention through proper horticultural practices: Proper site, proper plants, proper planting and cultivations. If you would like to know more about the program and, possibly, to participate, call Susan Wachter at [30-year-old phone number].



"A message from the Homeowners Association, sire ...
either you remove the basketball hoop above
the drawbridge or they lay siege at dawn."

Reprinted from the Albuquerque Journal

Community Events Bulletin Board

This group is not sponsored by SHHA. Information is provided to keep residents informed.

Sandia Heights “Cork & Fork” Dining Activity: We are happy to announce that Cork & Fork has resumed our bimonthly dinners. We gather in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. 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. All adult Sandia Heights residents are welcome. To inquire or join any time of year, call Rene Kessel at (505) 504-3886 or email at rene.kessel@cblegacy.com.

Notice: Any corrections to the printed version of the GRIT can be found on the website: www.sandiahomeowners.org. We always welcome Letters to the Editor and your response to articles in *The GRIT*. Email us at thegritshha@gmail.com

*We want to wish you
a most joyous holiday season!*

Christmas

Hanukkah

Kwanzaa

Posadas Navideñas

Winter Solstice

Zarathosht-no-Diso

Ōmisoka

New Year



Sandia Heights Homeowners Association
12700 San Rafael Ave. NE Ste. 3
Albuquerque, NM 87122



**THE SANDIA HEIGHTS HOMEOWNERS ASSOCIATION OFFICE WILL
BE CLOSED MONDAY, DECEMBER 26, 2022 THROUGH MONDAY,
JANUARY 2, 2023 FOR THE HOLIDAYS. THE OFFICE WILL REOPEN
TUESDAY, JANUARY 3, 2023 AT 9 AM.**

SHHA WISHES YOU A HAPPY AND SAFE HOLIDAY SEASON!