



Officers
 President – Woody Farber
 Vice President – Susan McCasland
 Secretary – Travis Rich
 Treasurer – Cheryl Iverson

Board Members
 Dale Arendt
 Bob Bower
 Joe Boyce
 David Crossley
 Elizabeth Edgren
 Roger Hagengruber
 Robert Hare
 Martin Kirk
 Fenton McCarthy
 Mike Pierce
 Bob Thomas
 Randy Tripp

Committee Chairs
 Bob Bower – Architectural Control Committee (ACC)
 Bob Thomas – Covenant Support Committee (CSC)
 Susan McCasland – Communications & Publications (C&P)
 Vacant - Community Service & Membership (CS&M)
 Cheryl Iverson – Finance Committee (FC)
 Susan McCasland – Nominating Committee (NC)
 Joe Boyce – Parks & Safety Committee (P&S)

Office Staff
 Betsy Rodriguez – Lead Administrator
 Jennifer Craft – Administrator

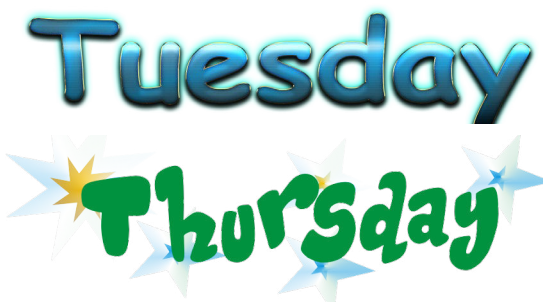
SHHA Office
 12700 San Rafael Avenue NE, Ste. 3
 Albuquerque, NM 87122
Office Hours: M–F, 9 AM – 4 PM
Closed on federal holidays
Phone: 505-797-7793
Fax: 505-856-8544
Website: www.sandiahomeowners.org
Emails: sandiaheights@comcast.net
shha@sandiahomeowners.org

Extended Office Hours Trial Period

In response to residents’ requests, the SHHA office will have a trial run of extended office hours. From **January 4** through **February 19**, the office will be open until 6:00 PM on Tuesday and Thursday.

Monday, Wednesday, Friday	9:00 AM – 4:00 PM
Tuesday, Thursday	9:00 AM – 6:00 PM
Saturday, Sunday	closed

If you’ve been needing to conduct business with SHHA but had conflicts with your work hours, come give the extended hours a try. If there is sufficient demand, the hours may be made permanent. Please remember, under the current (as of this writing) restrictions there can be no more than 2 visitors in the office at one time and everyone must wear a mask over their mouth and nose.



SHHA 2021 Annual Meeting is February 20

The Annual Meeting of the Association membership is February 20, 9:00–10:30 AM. This will be a virtual meeting held via the Zoom app. You will need to register early in order to receive the link to the meeting. Please register no later than close of business, Friday, February 12. (This is a change from the date stated last month.) If you need help with using Zoom, there will be a practice session February 16, 10:00 AM. Let the staff know you want to practice at the time you register. The agenda will be in next month’s GRIT.

Seeking People Interested in Helping Their HOA

Serving on the SHHA Board of Directors is a positive way to give back to our great community. All qualified applicants will be evaluated. Simply fill out a Statement of Interest which you can find on the website and return it to the office. We’ll take it from there.

Notes on CSC Enforcement Policies

By Bob Thomas, CSC Chair

All covenant complaints must be filed with the Sandia Heights Homeowners Association (SHHA) office. The complainant must be a Sandia Heights homeowner, must be a member of SHHA, and the suspected violation must be in their Unit, an adjacent Unit, or in the line of sight of the complainant's Unit. The Covenant Support Committee (CSC) does not patrol looking for violations. Unit covenants are not selectively enforced. All suspected violations filed with the SHHA office are evaluated on their own merits with the goal of consistency in enforcement.

Once logged in with the SHHA office, the complaint is assigned to a CSC member to assess its validity, which is based upon the wording in the specific Unit's covenants. The CSC investigator visits the property of the suspected violation, takes photos, and often confers with the complainant if clarification is required. The CSC investigator does not trespass on the suspected violator's property to assess validity.

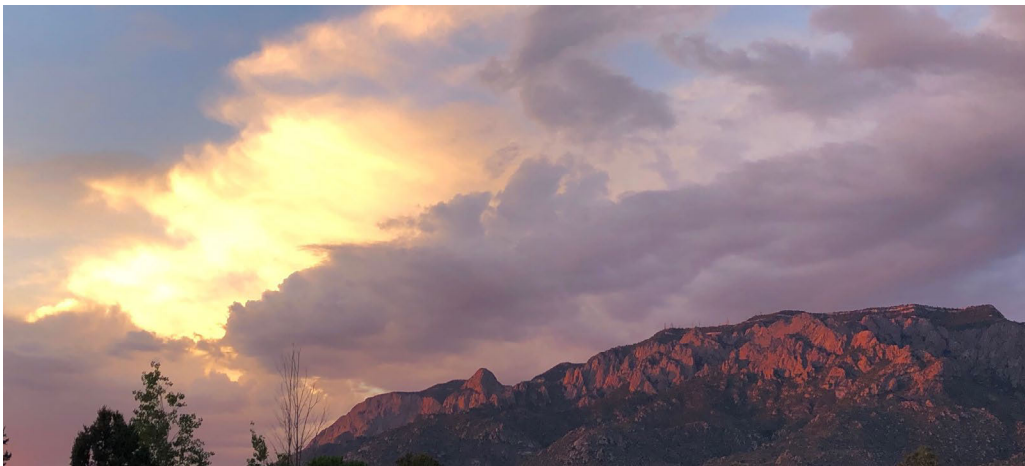
Often the complaint has no validity because the suspected violation is not covered by the particular Unit covenants. Unfortunately, this occurs quite often. In some of the original Units the covenants do not cover issues that have lately popped up with new technology, such as LED outdoor lighting, maturing elm trees that were not a problem in the 1960s, and work trucks and storage trailers that are parked in driveways and front yards. Most Unit covenants have outdated articles that need to be updated to modern times. Although the CSC has legal authority to enforce your Unit covenants as they are written, it has no legal authority to change the covenants. The homeowners in a particular Unit own the covenants and only these homeowners can update the covenants. This is difficult, but not impossible, to do and some Units have done so in the

past couple of years. There is detailed information on the SHHA webpage on how to change your covenants.

If the complaint is judged to be valid, then the CSC policy is to notify the violator and to always seek a satisfactory resolution between the complainant and violator. Often the homeowner is unaware of a violation and, thankfully, most residents in Sandia Heights are willing to work to solve the violation. Very rarely is there a problem that cannot be solved amicably, and very rarely has the CSC had to refer violations to the SHHA attorney for legal action.

It is worth noting that in some situations the Bernalillo County Ordinances are more restrictive than the SHHA covenants. For complaints concerning suspected violations covered by County ordinances—such as light pollution, animal control, traffic, noise enforcement, etc.—the complainant is advised to contact the appropriate County agency as these are beyond the CSC's ability to monitor and control. The CSC has a good working relationship with Bernalillo County Planning and Zoning.

It must be noted that some of the language in many of the Unit covenants is quite subjective and may be indefensible in court. For these complaints and this subjective language, the SHHA attorneys over the years have strongly advised against pursuing a court judgment. An example, which is found in most Sandia Heights covenants, is the article which states "No trade or offensive activity of any kind shall be carried on upon any residential lot, nor shall anything be done on any lot which shall constitute an annoyance or nuisance to the neighborhood." What is offensive, what is annoyance and nuisance? The CSC does not act on this complaint. The SHHA attorney is consulted for how to move forward in a legal sense for all covenant language that is subjective and questionable, i.e., that falls in a "gray area" for interpretation. This is a challenge for the CSC members.



Let's Talk About Landscape Plans

Bob Bower, ACC Chair & Emily B. Rudin, ACC Member

Landscape plans involve trees, shrubs, vines, grasses, and groundcovers, and their associated irrigation. But did you know that landscape designs also include walls, gates, driveways, fences, courtyards, patios, pathways, lighting, awnings, play equipment, grading and drainage, hornos, hot tubs, water features, outdoor kitchens, trellises and pergolas, fire pits, flagpoles, sculpture, boulders, bark mulch, and various gravel mulches?

If you're thinking about adding any of these elements to your property, it's important to remember that you must first apply for approval to the Architectural Control Committee (ACC) before any installation. And this is true whether or not your modifications are visible to any neighbors in Sandia Heights!

Your landscape is a major part of your property and directly affects your home's value as well as your enjoyment of it. As you begin planning, you'll want to become acquainted with your Unit covenants. SHHA has nearly 40 Unit covenants—each Unit has their own. They clearly state that the ACC has the responsibility for reviewing and approving changes to the exterior appearance of all properties within Sandia Heights. Many of the ACC's applications pertain to house exteriors, but landscaping—as defined by the list above—is of equal importance and is within the ACC's purview. As such, the ACC strongly encourages homeowners to submit landscape plans concurrently with any designs they might be applying for with respect to exterior alterations to their houses. Depending on the complexity of your landscape design, you might wish to submit a preliminary plan to the ACC for review and feedback.

In addition to your Unit covenants, your landscape design is governed by two ACC documents that set standards for landscape planning throughout the community. First, after reviewing and approving a homeowner's application, the ACC sends an approval letter to

the applicant with a list of conditions which are binding on the property owner for the duration of the approved project. One of the conditions specifically addresses landscaping, and states that all landscaping changes must be approved by the ACC prior to the implementation of those changes. The condition also includes a timeline within which these changes must be completed.

The second ACC document is a comprehensive landscaping guideline, developed and refined over many years by ACC members with extensive experience in landscape architecture and design. This valuable document, the *ACC Design Guideline for Landscaping*, is available on SHHA's website under the ACC menu. It is intended to be used by all Sandia Heights property owners for planning and installing their landscape features. It has many recommendations from local landscaping experts and is tailored to our community's specific conditions, such as climate zone, topography, and soil type. In its introduction, the *Guideline* states that it was established to ensure that the installation of landscaping is in compliance with the covenants, blends with its surroundings, uses water-conserving materials and plant and tree species, and is courteous to the neighborhood by refraining from plantings that are prohibited by SHHA and/or Bernalillo County because of height at maturity, water needs, seed or pollen dispersal, or other attributes. The ACC relies heavily on the *Guideline* in its decisions to approve or disapprove landscaping plans for new construction or upgrades of existing landscaping.

The ACC hopes that this article will help alleviate any confusion or misunderstanding on how landscape plans play a major role in the overall appearance and value of your property. Please read the entire letter that the ACC sends to you once your project is approved, comply with its binding conditions and with your Unit covenants, and use the *Guideline* to assist you with your landscaping needs.



Photo by Susan Clifford

NOVEMBER 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.

November 2020	# of calls		# of calls
Alarms	5	Salesman Complaint	2
Attempted Breaking & Entering	0	Special Extra Patrol	5
Customer Assist	0	Special Request/Vacation	47
Family Dispute	0	Suspicious Activity	3
Fire/Smoke	1	Suspicious Person	3
Home Burglary	1	Suspicious Vehicle	3
Miscellaneous Call	1	Threat/Personal	1
Neighbor Dispute	1	Vandalism	2
Newspaper/Package Pickup	1	Vehicle Burglary/Break In	0
Noise Complaint/Suspicious Noise	2	Welfare Check	0
Parking Problem	1	Total Calls	79

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. Extended hours trial 1/4 – 2/19. See front page for details.
- **Board Meeting:** scheduled for Wednesday, January 13, 2020 at 7 PM via Zoom Meeting.
- **Office Closures for Holiday(s):** The office will be closed Friday, January 1, 2021 in observance of New Year’s Day.
- **Notary services, 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, \$4.00 for non-members. Cash or check only.
- **Tram passes for sale** in the SHHA Office. \$7 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>.

Please note that the tram is sometimes closed due to statewide Covid-19 restrictions.

- **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:

Barnett Alden Ironworks
Chiropractor, Mark L. Schwartz DC PC
Lifescapes Nails and Spa
Jade Enterprises Inc.
Remax Select – Pete Veres
State Farm – Cynthia Bahling

Now is the Time to Sell your Sandia Heights Home!



Sharon McCollum Sell Sandia Heights Homes Like Yours!

Executive Real Estate Brokers 25 Million Dollar Producers In Association with Remax Select
 (505) 269-6217 DIRECT | (505) 269-3717 CELL

FREE MARKET ANALYSIS CALL OR TEXT TODAY!

www.albuquerquehomes.net | www.sharonandjudson.com | www.SandiaHeights.com
 smminabq@aol.com | (505) 822-0080

Sandia Heights MARKET UPDATE PAST YEAR 12/2019 to 12/2020

4 Larger homes For Sale Over 2400 sf on Larger Lots Avg Asking price/sf \$176.97
 18 Pending Avg Asking Price/sf. \$207.27 | 96 Homes Closed past year to date Avg Sold Price/sf \$188.42

Smaller homes on smaller lots : 4 for sale Avg asking Price/sf \$192.71
 1 pending Avg Asking Price \$164.18 per sf | 71 closed past year to date Avg Sold Price /sf \$184.36

Note Price is always based on condition, updates, location and views

Current Interest rates hovering around 2.875% for 30 year conventional & 2.5% 30 year VA!

SOLD!



8210 Indigo Court NE

SOLD!



54 Rock Ridge Court NE

SOLD!



617 Cedar Hill Road NE

SOLD!



79 Juniper Hill Place NE

ANOTHER GREAT SANDIA HEIGHTS HOME!

1195 BOBCAT BLVD NE | ASKING PRICE \$735,000 | 3530 SF | 4/5 BR | 3 BATHS | MLS 980783



Great Home!



Great Views!



Quality Features!



Great Location!

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 202 Albuquerque, NM 87122 • (505) 822-0080 (505) 798-1000 BEST NUMBER (505) 269-6217

25 Years of Superior Service in Albuquerque Real Estate





JADE Enterprises, Inc.
Design & Construction

Lic. # 51199

*Award Winning
Design/Build Contractor*

- ✓ Kitchens
- ✓ Baths
- ✓ Remodels
- ✓ Additions

505.856.5233

Albuquerque, NM

Follow us on Facebook

www.JadeEnterprises.com

Photo By: @KirkGittings



RE-BATH

at
the

Poulin
Design Center



DESIGN.
VISUALIZE.
BUILD.

SHOWER SYSTEMS

- ✓ Use of our Design Center
Select products all in one great place
- ✓ Professional Designer
- ✓ Install in 2-3 days*
Choose your install date

PLUS...

- ✓ LIFETIME Warranty**
- ✓ Easy-to-Clean
- ✓ Locally Owned & Trusted Since 1982



SCHEDULE YOUR DESIGN CENTER VISIT

CALL 494-1693 | ONLINE ReBath.com

Following latest health & safety guidelines

✓ Tub & Shower Updates | Aging & Accessibility
✓ Complete Bathroom Remodels

ABQ: 8600 Pan American Fwy NE | SANTA FE: 1300 Rufina Cir, Ste B-1 | 494-1693 | Lic. # 21850
*Installation times may vary. 2-3 days is standard for a shower system. **Lifetime warranty for Durabath SSP™ only.

Successfully **SELLING**

SANDIA Heights



Top RE/MAX Agent
Sandia Heights Resident

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

www.TopAbqAgentReviews.com

See What Homes Are Selling For In Sandia Heights

www.SandiaHomeValues.com

Follow Sandia Heights on facebook at:

[Facebook.com/SandiaHeights](https://www.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

Summary of ACC Articles Published in 2020

By Bob Bower, ACC Chair

January: Summary of ACC Articles published in 2019
February: Gray Water Systems
March: ACC Annual Report for 2019
April: A Review of the ACC's Neighborhood Review Process
May: PNM Substation Update
June: Responding to Home Emergencies
July: Fire Season is Upon Us—A 2020 Perspective
August: COVID-19's Impact on the ACC
October: An Update on Septic Systems
November: Don't Let Your Water Pipes Freeze!
December: Some Notes on Reflective Surfaces

How to Join a Zoom Meeting By Matt Pedigo

The SHHA Annual Meeting will be virtual using Zoom. Here are some procedures for those who haven't used this application before. There will be a practice session four days before the meeting where you can try out these procedures with your desktop or laptop computer, tablet, or smart phone.

1. Click on the meeting invitation URL that the host (SHHA, in our case) shared via email.
2. Open the Zoom app. It often opens automatically.
3. Approve the request for permission to use your computer's audio and camera.

For the Annual Meeting, you may need to wait for the host to arrive first, and you will be placed into a "waiting room" that the host controls.

How to join a Zoom meeting through a web browser

You don't need to install any extra software to join a Zoom meeting. You can do it all through a web browser on your computer.

1. Click on the meeting invitation URL that the host shared via email.
2. A new tab will open on your preferred web browser. If you don't have the Zoom desktop app installed, the page will urge you to download the app.
3. Ignore that and skip down to the small print: "If you cannot download or run the application, join from your browser."
4. Click the highlighted text in "join from your browser."

5. Sign in with your name to join the meeting.

Other information

When you join a Zoom meeting hosted by another user, you are considered an attendee. The user who scheduled the meeting will have host controls, including muting audio, using video, sharing your screen, and more.

An attendee can join a meeting by clicking on a Zoom link provided by the meeting host, then follow the prompts to download and run Zoom. You can also join the meeting via a web browser, as discussed above.

When you're in the meeting, you may click on the "Start Video" button to enable your camera, or click on the audio button to mute or unmute your microphone. The host also has the ability to mute or unmute your microphone.

You can turn your camera on or off with the Start/Stop Video button. In the "on" position, this will allow others to see a video image of the attendee through their desktop, laptop or phone camera. If you prefer others to not be able to see your image, you can toggle the video button to the off position. In this mode, you can still participate in the call, but other participants will not be able to see you.

There is a "chat" function in Zoom that allows you to send questions via text sidebar. We ask you to use this feature if you want to ask a question during the Annual Meeting.

You can leave the meeting at any time by clicking on the Leave Meeting option at the lower right corner of the Zoom window.



ACC Activity Log

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

10 Juniper Hill Road – Fence and Gate Installation
53 Rock Point Place – Repaint Front Door
71 Pinon Hill Place – Canal and Stucco Repair
190 Big Horn Ridge Drive – Roof Mounted Photovoltaic Panel Installation
235 Spring Creek Court – Roof Repairs
308 Big Horn Ridge Road - Reroof
324 Paintbrush Drive – Pitched Roof Mounted Photovoltaic Panel Installation
455 Live Oak Road – Storage Unit Installation
619 Cedar Hill Road – Roof Mounted Photovoltaic Panel Installation
635 Cougar Loop – Roof Mounted Photovoltaic Panel Installation
637 Cougar Loop – New Construction
697 Bluebird Lane – Gutters and Downspouts Installation
725-13 Tramway Vista Loop – Roof Mounted Photovoltaic Panel Installation
1002 Tramway Lane – Landscaping
1134 Marigold Drive – Fence Replacement
1806 Tramway Terrace Loop – Replace Windows
1939 Quail Run Loop – Replace Wooden Fencing and Gates
2501 Tramway Terrace Court – Refinish Stucco
2722 Tramway Circle – Replace Shared Fence and Install Two Gates
2879 Brushwood Street – Re-roof
12614 Colony Place – Wall Modifications

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

Monthly Fun Fact

By Matt Pedigo, SHHA Member

According to usclimatedata.com, Albuquerque receives average annual precipitation of 9.45 inches (1981–2010), including average annual snowfall of 10 inches. Based on data recorded at the Albuquerque International Sunport, annual rainfall has averaged 13.3 inches in the decade since 2010. Up here in Sandia Heights, a bit more of our precipitation is in the form of snow than at the Sunport or Civic Center.

Please Take Your Signs Down

If you haven't already, please take down your political signs, posters and placards. Also, it's time to put your Christmas decorations away for the year. Let's keep our community tidy.



marc coan
designs

... life happens in the kitchen!

3301 Menaul Blvd NE Suite 28
Albuquerque, NM 87107

Showroom Hours:
M-F 10:00 – 5:00 SAT 10:00 – 2:00

Book your free in-showroom consultation today.
505.837.8888

FREE Kitchen Intervention to SHHA Members with valid tag or card. A \$250 value.

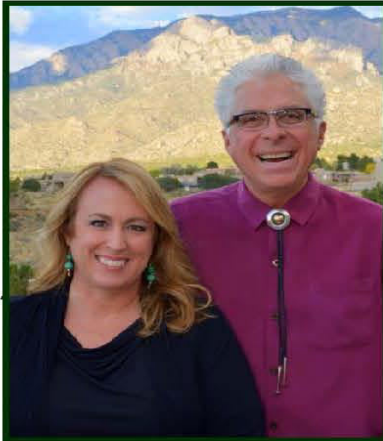
www.marccoandesigns.com

Professional Kitchen & Bath Cabinet Design Studio

Teresa Cordova & Max Sanchez

Your Neighborhood Real Estate Experts

EXPERIENCE:
Over 71 Years of Combined Real Estate Service Successfully Selling Sandia Heights.
NO ONE has Sold More!!



TERESA CORDOVA
720-7210
TeresaCordova.com

MAX SANCHEZ
228-8287
MaxSanchez.com
SandiaHts.com



DEPENDABILITY:
Full Time, Full Service Brokers
Available to Meet the
Needs of our Clients and
Neighbors in the Community

SERVICE:
Providing Market Leading
Home Selling Strategies
Along with Extensive Home
Preparation Assistance for
Absentee & Local Owners



**COMMUNITY SUPPORT
and INVOLVEMENT**

**NEIGHBORHOOD
EXPERTISE**

SOLD in 2020



1061 Red Oaks Lp
List Price \$695,000
3838sf 5bd 4ba



1013 Tramway Ln
List Price \$645,000
3004sf 4bd 2.5ba



38 Rock Ridge Dr
List Price \$639,000
3389sf 3bd 3.5ba



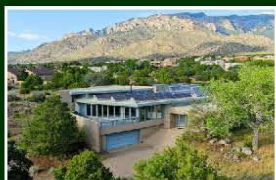
331 White Oaks Dr
List Price \$625,000
3113sf 4bd 2.5ba



511 Roadrunner Ln
List Price \$550,000
2614sf 4bd 2.5ba



1229 Rockrose Rd
List Price \$550,000
2663sf 3bd 2.5ba



937 Bobcat Blvd
List Price \$575,500
3128sf 4bd 2.5ba



1026 Tramway Ln
List Price \$574,900
3268sf 4bd 2.5ba



641 Cougar Lp
List Price \$499,000
3605sf 5bd 3ba



17 Juniper Hill Rd
List Price \$480,000
2669sf 4bd 2ba



983 Lynx Lp
List Price \$450,000
.926 Acre View Lot



2005 Quail Run Dr
List Price \$429,900
2249sf 3bd 2ba



2146 Black Willow
List Price \$355,000
1691sf 2bd 2ba



1902 Quail Run Rd
List Price \$312,000
1579sf 2bd 2ba



**We Can Sell Your
Sandia Heights
Home in 2021**

GREG LOBBREGT

YOUR TRUSTED SOURCE FOR REAL ESTATE INFORMATION!



Sandia Heights Resident Since 2006
Proudly Serving Sandia Heights Since 1983

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

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



YOUR SANDIA HEIGHTS HOME MAY BE HIGH ON THE BUYER WISH LIST THIS HOLIDAY SEASON!

Around this time each year, many homeowners decide to wait until after the holidays to sell their houses. Similarly, others who already have their homes on the market remove their listings until the spring. Let's unpack the top reasons why selling your house now, or keeping it on the market this season, is the best choice you can make. This year, buyers want to purchase homes for the holidays, and your house might be the perfect match.

Here are seven great reasons not to wait to sell your house this holiday season:

1. Buyers are active now. Mortgage rates are historically low, providing motivation for those who are ready to get more for their money over the life of their home loan.
2. Purchasers who look for homes during the holidays are serious ones, and they're ready to buy.
3. You can restrict the showings in your house to days and times that are most convenient for you, or even select virtual options. You'll remain in control, especially in today's sellers' market.
4. Homes decorated for the holidays appeal to many buyers.
5. Today, there's minimal competition for you as a seller. There just aren't enough houses on the market to satisfy buyer demand, meaning sellers are in the driver's seat. Over the past year, inventory has declined to record lows, making it the opportune time to sell your house
6. The desire to own a home doesn't stop during the holidays. Buyers who have been searching throughout the fall and have been running into more and more bidding wars are still on the lookout. Your home may be the answer.
7. This season is the sweet spot for sellers, and the number of listings will increase after the holidays.

Bottom Line

More than ever, this may be the year it makes the most sense to sell your home during the holiday season. Please feel free to contact me anytime for a free Real Estate Review of your home.

Happy Holidays

GREG HAD A GREAT 2020!



1146 MARIGOLD DR. NE
2,608 QFT 4BR 2BA 2CG \$589,900



301 SPRING CREEK PL. NE
3,882SQFT 4BR 3BA 3CG \$960,000



370 BIG HORN RIDGE DR NE
3,824SQFT 3BR 2BA 3CG \$975,000



2346 TRAMWAY TERRRCE CT. NE
1,699SQFT 3BR 2BA 2CG



2710 TRAMWAY CIRCLE NE
1,724SQFT 3BR 2BA 2CG



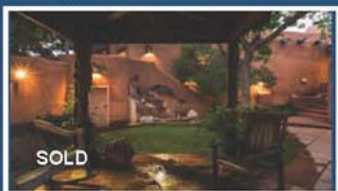
2836 TRAMWAY CIRCLE NE
1,952SQFT 3BR 2BA 2CG



1173 LAUREL LP. NE
2,743SQFT 4BR 2BA 2CG



1503 EAGLE RIDGE RD. NE
5,000SQFT 4BR 4BA 2CG



71 PINON HILL PL. NE
5,967SQFT 4BR 5BA 2CG

YOUR HOME COULD BE PICTURED HERE!
Call Greg Today!
269-GREG(4734) |
Greg@GregLobb.com

Up to
FOUR FREE TRAM PASSES
are available from me every day.
Call early to reserve your passes, as they are available on a first come, first served basis.
Email me at
greg@greglobb.com or
Call 269-GREG (4734)



Community Event Bulletin Board

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

Sandia Heights “Cork & Fork” Dining Activity: Due to the pandemic, dining activities are cancelled per directions of the Governor’s Office. When the situation resolves, we will again meet on the second Saturday of every other month, hopefully starting in October, gathering in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. We try to switch up the groups, with everyone rotating (host/attendee) as the year progresses. The host decides the menu theme and prepares a main dish, with attendees contributing to some part of the meal—along with a wine to go with their dish. The emphasis is on food and fun rather than formal elegance. Though most of the dinners are smaller, there are 2 whole-group dinners during the year, one a September kick-off, and an end-of-season gathering in July. The dinner group was started in September 2005, with 15 interested couples from Sandia Heights. Adult Sandia Heights residents are welcome. To inquire or join any time of year, call Paula Baxter at (505) 330-1518.

Notice: Any corrections to the printed version of the GRIT can be found on the website: www.sandiahomeowners.org



2021 Resident Guide and Directory Cover Photo Winner!

Thank you to everyone who submitted photos for the 2021 Resident Guide and Directory. The photo chosen for the cover was submitted by Frederick J. Wieker. You may submit your entries for the 2022 Resident Guide and Directory to sandiaheights@comcast.net or to shha@sandihomeowners.org from now until Friday, November 5, 2021.

Signature SOUTHWEST PROPERTIES



- Resident of Sandia Heights with 28 years Real Estate Experience
- Free Sales Consultation includes Complimentary Home Market Evaluation
- State of the Art Marketing
- 100% Satisfaction Guarantee

Sherry Fowler
505.301.4425
www.SherrySellsABQ.com

SPECIALIZING IN NORTH ALBUQUERQUE ACRES AND SANDIA HEIGHTS FOR OVER 25 YEARS.

- › REMODELS INCLUDING KITCHEN AND BATH
- › STUCCO AND ROOFING
- › WINDOW REPLACEMENTS
- › ALL YOUR HOME IMPROVEMENT NEEDS

CALL LENNARD GEORGE FOR A FREE ESTIMATE. **220-2838**



LT CONSTRUCTION CORPORATION
PROFESSIONAL CONTRACTORS
LTCONSTRUCTION.COM



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



On January 4 the office will reopen after the year-end break.