



June 2021

Vol. 37 – No. 6

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SHHA Office

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Albuquerque, NM 87122

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Closed on federal holidays

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shha@sandiahomeowners.org

Special Election Reminder

The special election for our U.S. Representative is underway now. Election day is June 1. May 29 is the last day of early voting. The nearest polling place for us is Caracol Plaza on the southwest corner of Tramway and Montgomery. In addition to being a location for early and election-day voting, you can drop off absentee/mail-in ballots there as well.



Procedures for Property Owners to Amend Their Unit Covenants

Sandia Heights operates under 38 sets of unit covenants. Most of these were written in the 1960s and '70s; some restrictions have become obsolete while new ones may be needed to deal with things unknown back then. The Sandia Heights Homeowners Association (SHHA) cannot modify or change any unit covenants. Any covenant changes or modifications can only be done by the property owners within their individual unit. SHHA recognizes the right of property owners to amend the covenants of their units in accordance with procedures set forth in the covenants of each unit. SHHA has developed information to facilitate that process and to ensure that a proposed amendment is in agreement with established covenants. To avoid potential conflicts with the existing covenants, we suggest that the proposed amendment(s) be shown to the SHHA Board of Directors for review prior to initiating a petition signature effort within the unit.

The information and steps to initiate a covenant amendment are available on the home page of the SHHA website or the following link: <https://Procedures for Property Owners to Amend Unit Covenants.pdf>. You can also get a copy from the SHHA office.

Farewell to Jennifer

Jennifer Craft, the SHHA office administrator, is leaving Albuquerque and her position with SHHA. She has been in the office for a year and a half during very trying times. We sincerely thank her for her service to the community and always-smiling presence in the office, and wish her well in her new endeavors.

A conversation with Antonio Jaramillo, Dept Head of Bernalillo County Operations and Maintenance

By Joe Boyce, Parks & Safety Committee Chair

Background: On April 16, I had a good phone conversation with Antonio about SHHA traffic calming and other issues. His department is responsible for four major areas: roads, traffic engineering, drainage, and solid waste. Antonio has a civil engineering education, with stints at NMDOT, and about 2.5 years at Bernalillo County (BC). His email is aejaramillo@bernco.gov, office phone is 505-848-1548. Many thanks for his time. Here are my paraphrased notes:

What are the biggest issues you face? Depending on the area, the “demand” can vary considerably. For instance, rural areas may be more concerned with trash dumping and solid-waste disposal, along with roads. Urban areas may have more inquiries about traffic, potholes, or storm drainage. Coordinating the maintenance and keeping a balance of service for everyone involved is always a good challenge.

How do we get drivers to slow down? We call it “traffic calming.” Again, it depends on the situation. We have to balance factors like emergency vehicle access, safety benefits, community input, drainage, and roadway design. It’s not just a matter of putting up speed bumps. If a request is made for an area with speed concerns, we first do a speed study, which measures traffic volume, speeds, and other factors. We then determine the feasibility of a bump, street modifications (curbs/gutters or narrowing), pedestrian issues, or other ways of calming traffic. The AASHTO (American Association of State Highway and Transportation Officials) is the regulatory/guideline body that has the design aspects that need to be considered. (JB Note: their web site isn’t easy to browse or find info. It’s for the professional society.) BC works with Albuquerque City and NMDOT (New Mexico Department of Transportation) to determine who is responsible for a particular location (e.g., Tramway is NMDOT, Sandia Heights is mostly BC.)

So, what is the best way to get something done? First, individuals should call the county contact center (505-848-1503), which starts a work order and department investigation. Calling the County Commissioner (Walt Benson for our District 4) is also a method some use to get action. Once the study is complete, if the 85th percentile speeds are 10 mph over the posted speed limit,

then a petition needs to be signed by ~75% of the local residents. A champion from the community is usually asked to circulate the petition to get the 75% compliance. Budget and other concerns will also need to be addressed. Stop signs require additional considerations such as north/south flow priority, emergency access, etc. If it is a generic or non-specific issue involving the whole area, it’s often best to consolidate the request/issue with one person like the chair of the relevant SHHA committee.

Who owns the side of the road? It is important to know that while BC owns a right of way or easement alongside the county roads and will help with mowing and clearance when requested, it is the homeowner’s responsibility to make sure they are obeying the “set back” ordinance regarding sight obstructions. This includes roadside drainage, sidewalk maintenance, trees, yard foliage, and artwork. Each owner should inspect the sightlines alongside their lot from the road and make sure to cut back any obstructions to help improve pedestrian safety.

What about highlighting the speed limit signs or a radar speed sign? The county has a trailer that shows the speed someone is traveling and flashes at speeders. That can be used, but it’s fairly large and would require homeowners or others to provide space so it could be used safely. (JB note: we have an ongoing trial with one on San Rafael Ave). It needs to be moved every so often to be effective as well. Lights that highlight a sign—like the ones on the stop sign at Tramway near the County Line BBQ—surprisingly get pushback from some who don’t like the lights and complain about them. They do work to keep folks from “blowing” through the sign, however.

Here are some items for further reading about setbacks and our obligations (For those reading a paper GRIT, the items are on the SHHA website: <http://sandiahomeowners.org/notices-and-information/useful-links/71-bernalillo-county>)

*Setback Landscaping & Driveway Notice
Maintenance, Landscaping & Driveway Policy
Ordinances 66-221 and 66-223
Ordinance 66-225*



dear Sandia Heights, treasured and irreplaceable neighbors:

Yikes! Many of us have been very busy adorning and improving our homesites over the past year of lockdown.

And you know what that means: architectural oversight of these projects to make sure everything planned is in accordance with our (mine and your) vision of maintaining the beautiful natural setting around us.

This year I joined the Architectural Control Committee of SHHA. With the rising number of applications for project approvals, we are hard pressed to respond to you quickly because we don't have enough committee members for all the work.

What sort of work is it? Let me first tell you my favorite things about being on the committee. I love being at our meetings, which are populated with bright talented Sandia Heights homeowner volunteers, solving sometimes unique (and sometimes not) questions. They are my mentors.

Next is finally being able to meet more people in our community when I go to visit their homes, which is itself a treat...seeing so many different and creative ideas.

The work part is reviewing the plans to make sure they comply with covenant directives and are harmonious within the community. Next is visiting the site to see if neighbors will be affected by the construction and get an understanding in real space of the project.

A few more steps with the committee and voila...mission accomplished.

If you like helping people achieve their individual dreams, and contributing to the long term appeal of our entire community, you can do both by joining our committee.

We really need help. Won't you please consider joining us by contacting our chair, Dave Crossley. Tell him Terry Lee sent you.

David Crossley, ACC Chair c/o

Betsy Rodriguez

SHHA Administrator

12700 San Rafael Avenue NE Ste. 3

Albuquerque, NM 87122

Office: (505) 797-7793

www.sandiahomeowners.org

APRIL 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 status with them. If you have questions, please call **Sandia Heights Security** at 856-6347, **mobile** 263-4654.

April 2021	# of calls		# of calls
Alarms	10	Snake Call	1
Attempted Breaking & Entering	0	Special Extra Patrol	5
Customer Assist	2	Special Request/Vacation	71
Family Dispute	0	Suspicious Activity	0
Fire/Smoke	0	Suspicious Person	1
Home Burglary	1	Suspicious Vehicle	2
Lost/Found Pet	2	Utility Co. Assist	1
Neighbor Dispute	0	Vandalism	0
Newspaper/Package Pickup	5	Vehicle Burglary/Break In	1
Noise Complaint/Suspicious Noise	1	Welfare Check	0
Open Door/Window Garage	1	Total Calls	103

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:** scheduled for Wednesday, June 9, 2021 at 7 PM. This will be a hybrid meeting with both in-person and Zoom attendance.
- **Office Closures for Holiday(s):** None
- **Notary services** (except on Fridays), **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 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:

Barnett Alden Ironworks
Chiropractor, Mark L. Schwartz DC PC
Critter Control
Finishing Touch Home Improvements, LLC.
Lifescapes Nails and Spa
Jade Enterprises Inc.
Remax Select – Pete Veres
State Farm – Cynthia Bahling
Tutor Doctor

A big “Thank You” to those who came out to help pick up trash along Tramway on May 22. In case you missed it, we’ll do it again in about 6 months.

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BUYING SEASON IS BACK. HERE ARE SOME TRENDS TO LOOK FOR

With peak buying season upon us, here's what analysts are expecting to see this year:

Increasing Mortgage Rates

It appears, depending on how the economic recovery progresses, that mortgage rates could continue to increase. Earlier in the year, rates were holding under 3%, but those rates have steadily increased over the past several weeks. As more and more Americans are vaccinated, it's expected that economic recovery will continue, and this will likely contribute to an upward movement in mortgage rates. If you're thinking of buying this summer, it may be in your best interest to lock in a rate as soon as possible.

Inventories Could Increase

Many home shoppers found the lack of inventory to be a major source of frustration during the past year. It was difficult - if not impossible - to find available properties, and when something went on the market, it was often scooped up in days or sometimes just hours.

Some analysts are expecting to see increased inventory this year. As more people become vaccinated and a general sense of stability returns, home sellers who were deterred from making a move in 2020 will be more likely to list their properties. **Millennial Movement**

Another trend that could continue influencing the real estate market this spring and beyond is an increase in millennial buyers. Nearly five million millennials are set to turn 30 this year, and they now comprise the biggest segment of home buyers. In 2018, millennial homeownership was at record lows, but there's evidence that is changing.

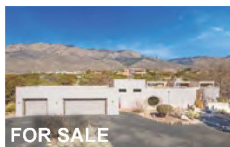
Around 86% of younger millennials and 52% of older ones are buying their first homes; and some are buying luxury properties that are well beyond what you'd consider a starter home.

Millennials will likely drive the market throughout 2021. A survey from the National Association of Home Builders in the fourth quarter of 2020 found that 27% of millennial respondents planned to buy a home in the next 12 months, up from 19% the year before.

The Online Trends Are Growing

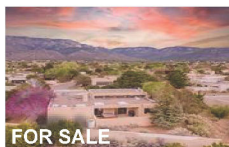
Online real estate services grew in functionality and popularity this past year.

3D home tours, virtual Realtor teleconferencing, and online closings aided by tools like Authentisign, DocuSign are all ways that technology is facilitating a simpler home selling or buying experience. Regardless of the state of the pandemic, the convenience afforded by online real estate technology is here to stay.



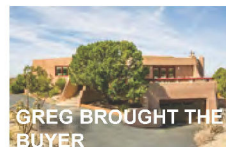
FOR SALE

1038 TRAMWAY LN NE
4,000SQFT 3BR 4BA 3CG
\$850,000



FOR SALE

2039 QUAIL RUN DR. NE
2,160SQFT 3BR 2BA 2CG
\$450,000



GREG BROUGHT THE BUYER

629 COUGAR LP. NE
3,511SQFT 3BR 3BA 2CG



SOLD IN 4 DAYS

73 PINON HILL PL. NE
3,266SQFT 4BR 3BA 2CG



SOLD IN 5 DAYS

808 TRAMWAY LN. NE
2,557SQFT 3BR 2BA 2CG



YOUR HOME COULD BE PICTURED HERE!

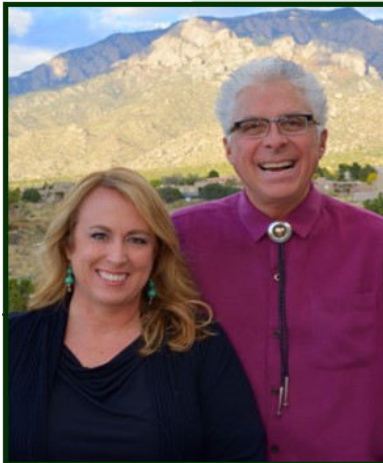


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NEIGHBORHOOD EXPERTISE

SOLD This Year!



250 Spring Creek Pl
List Price \$1,150,000
4966sf 4bd 3.5ba
Under Contract



67 Pinon Hill Pl
List Price \$950,000
3896sf 4bd 3.5ba
Sold in Under 30 Days



929 Tramway Ln
List Price \$670,000
2781sf 3bd 2ba
Brought the Buyer



180 Big Horn Ridge Dr
List Price \$637,500
2979sf 4bd 2.5ba
Sold in 3 Days Over List



98 Juniper Hill Rd
List Price \$575,000
2959sf 4bd 2ba
Sold in 3 Days Over List



1934 Quail Run Lp
List Price \$415,000
2092sf 3bd 2ba
Sold in 3 Days Over List



2155 Black Willow Dr
List Price \$379,900
1935sf 3bd 2.5ba
Sold in 5 Days



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Balloons

By Elizabeth Edgren, SHHA Board Member

I've been wondering, since we moved to Albuquerque two years ago, about the ballooning culture here: Why is it such a "thing" in ABQ? What's it like to be a balloonist? How does it all work?

All I've ever known about hot air balloons came from the 1956 movie *Around the World in 80 Days* until recently, when I met Sandia Heights balloonists Diana Schroen and Tom Fisher. They not only have answered my questions, but also have invited me along to see their crew in action, to become part of their crew, and to come along for the ride. Here are some of my impressions.

Tom says it well, "Why would a person get up at the crack of dawn, assemble the aircraft and soar through the air with no steering while attached to a bag of hot air and land with no wheels...? It's the feeling of being free as a bird." On a recent Saturday morning I saw how that freedom comes at the expense of a lot of training and effort.

Each flight's preparations start a couple days prior as Tom checks the weather forecast. He and Diana look at several weather apps to get a full picture of conditions. He looks for clear weather and low wind speeds; for our flight the forecast was for winds out of the SE at three mph. Even so, on our drive to the launch location Diana and Tom looked for signs of what the wind was—or wasn't—doing: the steam from the industrial plant was rising straight up; the flags we passed were barely moving. On arrival at the launch site, he released a "pibal" (pilot balloon) to see where the wind would take it, and we watched how the balloons ascending ahead of us were moving.

The morning I flew with "Breezy Rider" was gorgeous; the vacant lot was jammed with trucks, people, and balloons. As we waited our turn, I saw how neighborly good manners and patience go a long way towards making a fun experience for everyone. Members of the crew were friendly and generous to welcome in and educate a total outsider to that world, pointed out and explained the steps to setting up and launching, and showed me what I could do to help.

It takes several people to manhandle the basket, fan, burner, and envelope out of the truck and into position. Each person has to know how to handle the envelope carefully, has to listen and be quick to follow the crew chief's directions, stay out of the way, or step in as needed. They've got to be alert and work well together;

the safety of each person and proper care of the equipment are vital from the ground up, so to speak. And then they do it all over again after the flight, in reverse.

Once in the air, I was struck by how important situational awareness is for the pilot; he can't just lean back in the basket and enjoy the view. He's constantly alert to altitude, the temperature inside the balloon envelope, wind direction, ground speed, what's below and above and beside and before him. I had to pay attention, too, to his instruction and to what I saw below us or on my side of the basket.

That huge envelope of hot air I looked up into carried us, light and effortless—except for the pilot's constant anticipating, adjusting, and responding to conditions and surroundings. The physics of wind and temperature truly determine where and how a balloon travels. The pilot can raise or lower the balloon, more or less rapidly, to catch the wind, but can't steer it to the right or left. And unlike those free-flying birds, a balloon doesn't respond instantly to its pilot's adjustments.

The flight wasn't as quiet as I expected; propane burners make noise. I could even hear the burners of other balloons a block away. The dogs below us certainly didn't like the ultrasonic frequencies of the burners. Tom and Diana told me how they need to be aware and considerate of cattle, horses, chickens, llamas, etc. down below which can be violently disturbed by sound frequencies we can't hear.

Our flight was short due to the stillness and warmth of the morning, and our landing was close enough for the crew to arrive before we even touched down. Thanks to Tom's experience, knowledge of the prevailing wind, and a ready crew, we came in smoothly over a barbed-wire-topped fence, and I barely felt the bump as we landed on the dirt road. The group all had stories about hard landings which made me glad my first one was so gentle.

Getting up close to the whole process of a single flight has whetted my appetite for more.



Photos by author

ACC Activity Log

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

19 Cedar Hill Road – Reroof with R-Panel Metal
85 Juniper Hill Place – Reroof
149 Whitetail Road – Reroof
167 Juniper Hill Road – Replace Deck
448 Live Oak Loop – Re-stucco
539 Black Bear Road – Replace Outdoor Lights and Paint Canales, Vents, Drainpipes, etc.
611 Cedar Hill Road – Fence Replacement
651 Cougar Loop – Window Replacement
661 Roadrunner Lane – Wall Enclosure and Landscaping
727-4 Cedar Hill Lane – Replace Patio Sliding Doors
751 Tramway Lane – Reroof, Stucco Repairs, and Install Canales and Gutters
751 Tramway Lane – Paint Exterior Stucco and attached Walls
751 Tramway Lane – Replace Furnace and A/C Unit Installation
793-B Tramway Lane – Replace Beams on Front and Back Pergolas
795-J Tramway Lane – Reroof
929 Tramway Lane – Reroof
973 Antelope Avenue – Storage Unit Installation
1061 Red Oaks Loop – Replace Concrete Walkway with Pavers
1138 Marigold Drive – Landscaping
1157 Laurel Loop – Landscaping
1208 Marigold Drive – Replace Garage Doors
1452 Honeysuckle Drive – Renovation/Addition
1457 Bluebell Drive – Landscaping
1532 Eagle Ridge Drive – Garage Addition
1565 Eagle Ridge Court – Re-stucco and other Projects
1716 Quail Run Court – Re-stucco
1803 Tramway Terrace Loop – Fence Replacement
1916 Quail Run Drive – Reroof
2015 Quail Run Drive – Reroof

2155 Black Willow Drive - Reroof
2178 Cattail Willow Drive – Reroof
2302 Calle De Rafael – Roof Mounted Photovoltaic Panel Installation
2453 Tramway Terrace Court – Stucco Repair, Paint Stucco, and Trim
2454 Tramway Terrace Court – Stucco Repair, Paint Stucco, and Trim
2508 Tramway Terrace Court – Landscaping
2513 Tramway Terrace Court – Replace Asphalt Driveway with Pavers
2878 Brushwood Street – Replace Retaining Walls
8218 Raintree Drive – Reroof
9112 Lynx Loop – User Terminal/Antenna Dish Installation
9117 Tramway Lane – Reroof
8230 Raintree Drive – Pergola Installation, Concrete Pad Extension and Walkway, and Paint House Trim

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



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Sandia Heights MARKET UPDATE PAST YEAR 6/2020 to 6/2021

5 Larger homes For Sale on Larger Lots | Avg Asking price \$844,000 | Avg Asking price/sf \$202.00
 13 homes Pending | Avg Asking Price \$859,385 | Avg Asking price/sf \$214.13
 62 Homes Closed past year to date | Avg Sold Price \$648,112 | Avg Sold price/sf. \$197.00

3 Smaller homes on smaller lots | Avg Asking price \$421,633 | Avg Asking price/sf \$204.53
 6 homes pending | Avg Asking Price \$353,889 | Avg Asking price/sf \$219.99
 50 closed past year to date | Avg Sold Price \$355,557 | Avg Sold price/sf \$191.19

Note Every Home Is Unique . Price is always based on condition, updates, location and views.

Current Interest rates hovering around 3.0% for 30 year conventional & 2.75% 30 year VA!



PENDING!

1405 San Rafael Pl NE



SOLD!

1195 Bobcat Blvd NE



SOLD!

8210 Indigo Court NE

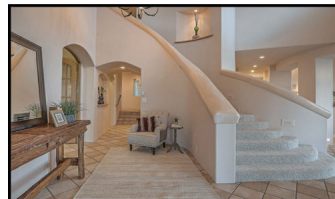


SOLD!

54 Rock Ridge Court NE

ANOTHER GREAT SANDIA HEIGHTS HOME!

53 ROCK RIDGE COURT NE | ASKING PRICE \$1,075,000 | 5863 SF | 4/5 BR | 5 BATHS



Custom Home!



Understated Elegance



Quality Features!



Great Views!

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Community Event Bulletin Board

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

Sandia Heights Artists: COMING THIS FALL!!! The weekend of September 25 and 26 has been selected for the Sandia Heights Art Tour. It is hopeful that it will be an in-person tour with 36 artists displaying their work at various homes around the Heights. Once again, a variety of media will be on display from paintings to ceramics, to jewelry, and several other media. SAVE THE DATES!!

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

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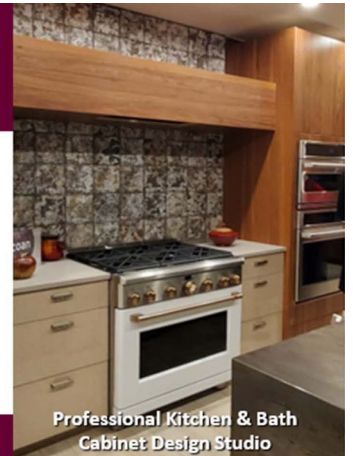
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Monthly Fun Fact

Albuquerque is home to many cultural centers and museums, including:

- Albuquerque Museum
- The National Museum of Nuclear Science & History
- University of New Mexico Harwood Museum of Art and 5 others museums on campus
- Indian Pueblo Cultural Center
- National Hispanic Cultural Center
- Maxwell Museum of Anthropology
- New Mexico Museum of Natural History & Science
- Explora Science Center & Children’s Museum of Albuquerque
- Anderson-Abruzzo International Balloon Museum
- New Mexico Steam Locomotive & Railroad Historical Society
- Unser Racing Museum
- Turquoise Museum
- Holocaust & Intolerance Museum of New Mexico
- American International Rattlesnake Museum



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



SUMMER SOLSTICE

Sunday, June 20, 9:31 PM MDT