



Officers
 President – Roger Hagenruber
 Vice President – Susan McCasland
 Secretary – Martin Kirk
 Treasurer – Randy Tripp

Board Members
 Dale Arendt
 Joe Boyce
 David Crossley
 Elizabeth Edgren
 Robert Hare
 Fenton McCarthy
 Mike Pierce
 Bob Thomas

Committee Chairs
 David Crossley – Architectural Control
 Commit-tee (ACC)
 Bob Thomas – Covenant Support Com-
 mittee (CSC)
 Susan McCasland – Communications &
 Publications (C&P)
 Elizabeth Edgren Community Service &
 Membership (CS&M)
 Randy Tripp – Finance Committee (FC)
 Susan McCasland – Nominating Com-
 mittee (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

SHHA Annual Meeting

SHHA held the Annual Meeting for the membership on February 20. It was a virtual meeting held via Zoom. 53 member households participated, which exceeded the minimum requirement for a quorum at the Annual Meeting. As shown in the sidebar to the left, the new Officers and Board Members are as follows:

	<u>Unit</u>	<u>District</u>
Officers:		
President, Roger Hagenruber	S 14	Yucca
Vice President, Susan McCasland	S 17	Eagle
Secretary, Martin Kirk	S 23	Piñon
Treasurer, Randy Tripp	S 18	Piñon
Board Members:		
Dale Arendt	S 8C	Hawk
Joe Boyce	S 14	Yucca
David Crossley	S 8C	Hawk
Elizabeth Edgren	S 1	Juniper
Robert Hare	S 14	Yucca
Fenton McCarthy	N 0	Sandia
Mike Pierce	N 0	Sandia
Bob Thomas	S 11	Yucca

The remainder of this issue of *The GRIT* has the reports presented at the Annual Meeting. Reports cover actions and activities of your Board during 2020.

Soliciting Board Members

Want to be involved in your community? Volunteering to be a member of the Sandia Heights Homeowners Association Board of Directors is a great way to help and increase involvement with your neighbors. All SHHA members are welcome to apply. You can find the Statement of Interest form on the SHHA website or pick one up at the office.

In particular, if you live in districts Live Oak (Units 3 and 4), Roadrunner (Units 5 and 6), Cedar (Unit 7), Deer (Units 9 and 10), Quail (Units 16, 19, and 20), Bear (Units 26, 27A, 27B, 27C, 28A, 28B, and 28C), North Tramway Estates or Hawk’s Landing, your District is not currently represented on the Board. Others in your District would appreciate having your voice on the Board with your knowledge of the particular issues unique to your District of Sandia Heights. Think about filling out of one those Statements of Interest—then do it!

2021 Annual Meeting Reports of Officers

President: Woody Farber

- Provided leadership and direction to Board of Directors and Committee Chairs.
- Retained new legal counsel, Shona Zimmerman, Attorney at Law.
- Accepted the final report from Strategic Planning Committee chaired by Emily Rudin and obtained Board approval of Strategic Plan at the January Board meeting.
- Initiated the annual Board review of the SHHA Policies and Guidelines for Board and Committee Members, and SHHA Rules and Regulations for the Association which were adopted at the December Board meeting.
- Managed the office staff in their day-to-day activities.

Vice President: Susan McCasland

Served as Vice President for duration of the one-year term.

Performed the following functions in accordance with the Bylaws:

- Acted on behalf of President when President was not available. This included the first remote meeting of the Executive Committee via Zoom.
- Set up interview to select a new attorney for SHHA. Interviews were held remotely. Presented collective interviewers' recommendations to President.

Nominating Committee

Members:

Susan McCasland, Chair

Dale Arendt

Travis Rich (replaced by Martin Kirk after meeting)

- Screened Board members to select a slate for 2021 Executive Committee.

Secretary: Travis Rich

Performed the following functions in accordance with the Bylaws:

- Oversaw the preparation and approval of the Board meeting minutes.
- Certified the presence of a quorum necessary for the proper conduct of business at each Board meeting.
- Ensured that SHHA's Official Records Book was properly maintained and on file at the SHHA office
- Reviewed and approved the content, format and printing of the monthly newsletter, *The GRIT*.

Treasurer: Cheryl Iverson

Finance Committee

Members:

Cheryl Iverson, Chair

Carnie Abajian

Bob Bower

Woody Farber

Fenton McCarthy

Matt Pedigo

Randy Tripp

2020 Budget Results. The Board approved 2020 Budget estimated Gross Income of \$221,157.73. Expenses of \$219,783.29 and Other Expenses of \$930.00, resulting in a Net Income of \$444.44.

As stated at the time the 2020 Budget was approved, these are projections which may change during the year and have changed. The final financial reports show Gross Income of \$220,191.14, Expenses of \$208,066.61 and Other Expenses of \$1995.53, resulting in a Net Income of \$10,129.00. The major difference between budgeted and actual amounts were the purchase of only four tram tickets for 2021 and no lease payments for six months. In addition, all Committee Chairs managed their budgets, which resulted in cost savings.

2021 Budget. After reviewing the proposed budget at its October 14, 2020, meeting, the Board approved the budget as proposed by the Finance Committee. The Finance Committee developed the budget based on current and projected reserves and the revenues needed to cover the services needed by property owners.

This allows for a reasonable targeted Net Income of approximately \$2,710.20.

Each year income and expenses will be reviewed to establish the best course of actions for the following years.

Budgets are projections which may change as the year progresses, so please go to the Finance tab on the Board section of the SHHA website for current details.

Internal Reviews. Each year members of the Finance Committee review the major financial procedures to ensure they are being followed.

This past year members reviewed payroll, QuickBooks, dues, petty cash, advertising, Tram passes, health insurance and security. While there were no major issues noted, several needed improvements were identified, especially in the area of security. Security processes were updated to reflect changes required due to the amount of data being backed up.

Based on the reviews, the required annual report was prepared and submitted to the Executive Committee for review and acceptance by the President.

**Sandia Heights Homeowners Association
Actual vs Budget**

January through December 2020

	Jan - Dec 20	Budget
Ordinary Income/Expense		
Income		
Alameda Storage Unit Payment	0.00	330.00
Photocopies Sold	1.90	12.00
Safety Vests Sold	59.50	30.00
Directories Sold	5.00	20.00
Tram Pass Tickets Sold	6,462.00	13,010.00
Membership Dues	184,295.46	178,596.00
ACC Income	650.00	350.00
GRIT Advertising	21,630.00	20,000.00
Directory Advertising	7,072.98	7,000.00
CD Interest	14.30	1,809.73
Other Inc	0.00	
Total Income	220,191.14	221,157.73
Gross Profit	220,191.14	221,157.73
Expense		
Reconciliation Discrepancies	0.01	
Moving Expense	0.00	
ACC	450.00	600.00
C S & Membership	7,161.75	21,475.00
Comm & Publications	18,700.33	22,315.00
CSC	500.00	480.00
Parks & Safety	263.54	600.00
Executive Committee	14,294.46	8,211.25
Operating Expense	119,423.48	126,020.04
Insurance Expense	14,572.62	17,282.00
SHHA Expense	22,700.42	22,800.00
Reserves	10,000.00	
Total Expense	208,066.61	219,783.29
Net Ordinary Income	12,124.53	1,374.44
Other Income/Expense		
Other Expense		
NM Gross Receipts Tax	0.00	0.00
Income Tax	1,995.53	930.00
Total Other Expense	1,995.53	930.00
Net Other Income	-1,995.53	-930.00
Net Income	10,129.00	444.44

**Sandia Heights Homeowners Association
Balance Sheet**

As of December 31, 2020

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Checking	31,309.59
Business Investor Fund	28,254.98
Petty Cash	144.54
CD #5	111,904.41
Total Checking/Savings	171,613.52
Other Current Assets	
Claim of Lien	10,669.11
Claim of Lien - reserve	-10,669.11
Prepaid Postage Meter	33.24
Total Other Current Assets	33.24
Total Current Assets	171,646.76
Fixed Assets	
Office Improvements	3,563.96
Computer Equipment	6,163.63
Office Equipment	8,525.40
Office Furniture	13,872.68
Software	4,302.84
Accumulated Depreciation	-36,431.21
Total Fixed Assets	-2.70
TOTAL ASSETS	171,644.06
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Sales Tax Payable	1,819.42
Total Other Current Liabilities	1,819.42
Total Current Liabilities	1,819.42
Total Liabilities	1,819.42
Equity	
Reserves.	120,500.18
Retained Earnings	39,195.46
Net Income	10,129.00
Total Equity	169,824.64
TOTAL LIABILITIES & EQUITY	171,644.06

2021 Annual Meeting Reports of Standing Committees

Architectural Control Committee (ACC)

Members:

Bob Bower, Chair

David Crossley

Michael Pierce

Robert Hare

Emily Rudin

Cheryl Iverson

Randy Trip

Craig Newbill (resigned July 2020)

The year 2020 was similar to ACC activities in 2019. A total of 319 applications were processed, which is a slight decrease from the 327 approvals in 2019. The ACC continued to work with the County on new developments in the community. These include the North Tramway Estates (NTE), the Hawk's Landing, and the

Unit 16 Las Pradas Subdivision developments. Most of the 14 building sites in the NTE subdivision have been sold. The Hawk's Landing (33 residences) and Las Pradas (8 residences) projects started construction of their planned residential units in 2019. The ACC also attended meetings of the County Zoning Administrator, Planning Commission, and the Board of County Commissioners on requests for zoning changes and other issues that could impact the residential properties within Sandia Heights, and on zoning requests for commercial ventures within the immediate vicinity of the community.

In 2020, as has been done in prior years, the ACC submitted articles for publication in *The GRIT* newsletter that are also posted on the SHHA website and will continue to do so in 2021. It is hoped that these articles

January 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.

January 2021	# of calls		# of calls
Alarms	9	Parking Problem	0
Attempted Breaking & Entering	0	Special Extra Patrol	6
Customer Assist	0	Special Request/Vacation	29
Home Burglary	1	Suspicious Activity	5
Lost/Found Item	1	Suspicious Person	2
Lost/Found Person	1	Suspicious Vehicle	6
Mailbox Vandalism	1	Threat/Personal	1
Neighbor Dispute	1	Vandalism	0
Newspaper/Package Pickup	0	Vehicle Burglary/Break In	0
Noise Complaint/Suspicious Noise	1	Welfare Check	1
Open Door/Window/Garage	1	Total Calls	66

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, March 10, 2021 at 7 PM via Zoom Meeting.
- **Office Closures for Holiday(s):** None
- **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>.

- **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
Finishing Touch Home Improvements, LLC.
Lifescapes Nails and Spa
Jade Enterprises Inc.
Remax Select – Pete Veres
State Farm – Cynthia Bahling



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MaxSanchez.com
SandiaHts.com



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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

2020 MARKET UPDATE

SINGLE FAMILY HOMES

56 Sales In 2020 (63 Sales In 2019)
Highest Sales Price Per Sq. Ft. = \$234.93
Lowest Sales Price Per Sq. Ft. = \$ 96.74

Average Sales Price/Sq. Ft. by Age...
New - 20 Yrs. 21 - 30 Yrs. 31 Yrs. & Older
\$166.67(2) \$187.62(10) \$179.44(30) \$179.15(14)

21 Sales January-June Average price/sq.ft. = \$171
35 Sales July-December Average price/sq.ft. = \$ 91

PATIO HOMES

46 Sales In 2020 (38 Sales In 2019)
Highest Sales Price Per Sq. Ft. = \$334.78
Lowest Sales Price Per Sq. Ft. = \$155.76

Average Sales Price/Sq. Ft. by Age...
New - 9 Yrs. 10 - 20 Yrs. 21 - 30 Yrs. 31 Yrs. & Older
\$278.40(5) \$210.71(1) \$192.71(22) \$189.38(18)

16 Sales January-June Average price/sq.ft. = \$207
30 Sales July-December Average price/sq.ft. = \$198

TOWNHOMES/ CONDOS

7 Sales In 2020 (11 Sales In 2019)
Highest Sales Price Per Sq. Ft. = \$179.06
Lowest Sales Price Per Sq. Ft. = \$140.91

Average Sales Price/Sq. Ft. by Age...
New - 9 Yrs. 10 - 20 Yrs. 21 - 30 Yrs. 31 Yrs. & Older
None None \$171.04(1) \$162.41(6)

3 Sales January-June Average price/sq.ft. - \$154
4 Sales July-December Average price/sq.ft. - \$171

YEARLY AVERAGE PRICE PER SQUARE FOOT

2020	109 sales	\$190 average \$/sf
2019	112 sales	\$186 average \$/sf
2018	92 sales	\$172 average \$/sf
2017	95 sales	\$169 average \$/sf
2016	91 sales	\$162 average \$/sf
2015	90 sales	\$156 average \$/sf
2014	93 sales	\$154 average \$/sf
2013	83 sales	\$154 average \$/sf
2012	77 sales	\$150 average \$/sf
2011	82 sales	\$153 average \$/sf

Listed above are the List Prices of homes in Sandia Heights that Sold and Closed during 2020 as reported by FlexMLS (Evergreen and Tierra Monte are not included). Data accuracy cannot be guaranteed and may not reflect all real estate activity in the market. Please keep in mind that Sandia Heights is unique and buyers consider many factors when purchasing in our community. Location, views, condition, size and age of the home tend to be the most important. After selling many homes in Sandia Heights over the past 32 years, we are happy to share our expertise as well as the detailed sales data on these homes with you at any time!

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Sandia Heights MARKET UPDATE PAST YEAR 3/2020 to 3/2021

4 Larger homes For Sale Over 2400 sf on Larger Lots Avg Asking price/sf \$182.30
 7 Pending Avg Asking Price/sf. \$214.01 | 114 Homes Closed past year to date Avg Sold Price/sf. \$189.88

Smaller homes on smaller lots: 2 for sale Avg asking Price/sf \$210.00
 7 pending Avg Asking Price \$178 per sf | 48 closed past year to date Avg Sold Price /sf \$187.00

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

Current Interest rates hovering around 2.75% for 30 year conventional & 2.87% 30 year VA!

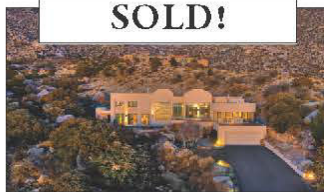


SOLD!



8210 Indigo Court NE

SOLD!



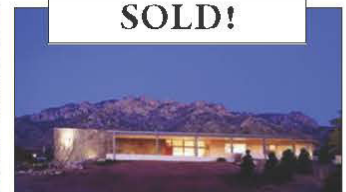
54 Rock Ridge Court NE

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!

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... continued from page 3

provide useful information for residents of Sandia Heights on issues related to home ownership and on the ACC processes related to approval of exterior modifications to residences within the community.

Major accomplishments in 2020 include the following:

- Updated the three ACC application forms to reflect address and other editorial changes.
- Worked with the new owner of Quail Run Center (new name: Sandia Heights Village) for major upgrades.
- Modified ACC approval letters to clarify mandatory inspections.
- Reviewed and updated all six of the ACC *Design Guidelines*

In 2021, the ACC, in addition to its normal functions, will continue to keep the community informed on the following efforts:

- PNM rate hike decisions and the status of a proposed new substation at the intersection of Paseo del Norte and Browning Street.
- Changes to the County's wastewater ordinance and how these changes will affect residents who own septic systems.
- The NTE, Hawks Landing, Las Pradas, and Sandia Heights Village developments
- Decisions by the County's Board of Commissioners, Planning Commission, Development Review Authority, and Zoning Administrator that will have an impact on the Sandia Heights community.

Communications and Publications (C&P)

Members:

Susan McCasland, Chair

Stephen Baca Judy Durzo

Elizabeth Edgren Burt O'Neil

Anne Manning (resigned November 2020)

- Initiated remote meetings via Zoom until office staff was ready to assume hosting.
 - Held Zoom training sessions for the Board overall and for individual members
- Continued editing and laying out the monthly *GRIT* newsletter, adding content in each 2020 issue:
 - Jan: SHHA Office Has Moved! (2B, Then Not 2B), 2020 SHHA Annual Meeting, A Food Recycling Service Now Available in Sandia Heights, Thank You (to Jessica Seeley), Martin Luther King Day—January 20, The Nitty Gritty on *The GRIT* (historical article), Sandia Peak Ski Area & Ski History

- Feb: Bow Hunting in Sandia Ranger District, Presidents' Day, Sandia Heights—Its Concepts and Development (historical article)
- Mar: annual committee reports
- Apr: Coronavirus/COVID-19, Census Reminder, Welcome Jennifer, Tram Departure—July 1972, Dog Poop Trivia
- May: The SHHA Office Has Moved... Again, Coronavirus News, A Little Humor to Brighten Your Day, Letter to the Editor—Policies
- Jun: Coronavirus Update, Hummingbirds
- Jul: Coronavirus Update, Writers Wanted, The Many Moods of Our Mountain, Plant of the Season (historical article)
- Aug: Leave Fireworks to the Pros, Writers Wanted. Writers Found, News from Sandia Peak Tram and TEN 3
- Sep: Same Old Reminders (historical article), It's Not Too Late to Participate in the 2020 Census!
- Oct: Voting Information, A Freaky Friendly, Plant of the Season (historical article)
- Nov: Now Is the Time for All Good Folks to Come to the Aid of Their HOA
- Dec: SHHA Annual Meeting—Save the Date, Mouse Control
- Oversaw and assisted office staff with publication of the *2021 Residents Guide and Directory*.
- Instigated and oversaw updates to the SHHA webpage
- Designed SHS utility bill inserts as needed for SHHA business
- Assisted in SHHA office move
- Responded promptly to member requests, comments, and complaints

Community Service and Membership (CS&M)

Members:

Stephen Baca

Paula Baxter

Joe Boyce

George Chen

Elizabeth Edgren

Bill Koup

Advisors:

Karen Linford

Todd Fielder

Keith Julian

Catarina Torres Wignell

Stephen Baca completed his term on the Board in November. Since he is no longer on the Board, he also stepped down as the Committee Chair. Elizabeth Edgren has volunteered to chair the Committee.

The CS&M Committee exists to strengthen member

ACC Activity Log

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

11 Juniper Hill Loop – Replace Garage Doors
48 Rock Ridge Drive – Re-stucco, Roof Repair, Landscaping, and Miscellaneous
114 Whitetail Drive – Reroof, Stucco Refinishing, Replace HVAC System, Replace Exterior Windows/Doors, and Miscellaneous
190 Big Horn Ridge Drive – Hot Tub Installation
308 Big Horn Ridge Road – Roof Mounted Photovoltaic Panel Installation
516 Black Bear Loop – Replace Two Existing Decks and Extend One of the Decks
649 Cougar Loop – Landscaping
803 Tramway Lane – Pergola Installation
870 Tramway Lane Court – Replace Wood Fence with Cinder Block Wall
873 Tramway Lane Court – Replace Wooden Fence
963 Antelope Avenue – Extension of Wall, Addition of Pool and Associated Amenities
1115 San Rafael Ave – Playset Installation
1410 Bluebell Place – Reroof
1923 Quail Run Drive – Reroof and Replace Window Panes
2755 Cliffrose Drive – Roof Mounted Photovoltaic Panel Installation
7718 Cedar Canyon Court – Front Porch and Back Patio Security Enclosure Installations
8212 Indigo Court – Reroof

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

(...continued from previous page) benefits and to present Association events that encourage membership in the SHHA.

Summary of Activities for 2020:

- The total Association membership for 2020 stands at 83% of 2,220 households in Sandia Heights which is 2% higher than 2019.
- With COVID-19, the Tram usage was the lowest it has been since we started tracking usage in 2009. In 2020, 1033 Tram Passes were used and 1375 were unused (44% usage rate).

Covenant Support Committee (CSC)

Members:

Bob Thomas, Chair

Bob Bower, ACC liaison

Stephen Baca

Judy Chreist

Stan Davis

Joyce Harkwell

Pamela Mitchell

Patricia Moody

Randy Tripp

Functions: Sandia Heights has Use Restrictions (Covenants) governed by over 38 sets of Covenants, each applying to a designated Unit within the community. The CSC works with property owners to enforce these legally binding documents. CSC provides covenant enforcement through a formalized process.

Many of the covenants were written in 1960–1970 and do not specifically address some issues we face today. For some complaints, the unit covenants do not cover or address the alleged violation and there is nothing the CSC can do to help. We are bound by what your covenants permit. Only the homeowners in a specific unit can change their covenants. The SHHA webpage offers guidance on how to change your unit covenants.

In some situations, Bernalillo County zoning Codes and Ordinances are more restrictive than the SHHA covenants, such as for outdoor lighting, barking dogs, and trash. In these instances, we encourage the homeowner to file a complaint with the County. The SHHA office staff can offer guidance on contacting the County.

The CSC meets the first Tuesday of every month at 6:00 PM in the office conference room. Due to COVID-19, most CSC meetings in 2020 were conducted via Zoom.

Homeowners with questions or a statement to make are allotted five minutes at the beginning of each meeting. Then the doors close to maintain confidentiality of CSC business. With a Zoom meeting, the homeowner must sign off. If you plan to speak at a meeting, please notify the SHHA office beforehand. The CSC Agenda and Minutes are for internal distribution only.

Summary of Activities for 2020. There were fifty-two complaints handled by the CSC in 2020, including five carried over from 2019. This was an increase of 136% over the previous year. All were investigated by CSC members and recommendations were made as to the validity of the complaints with regard to the covenants in their particular units. Of these, forty-six were closed in 2020. One complaint has required the SHHA attorney and this complaint is carried over to 2021.

2020 Successes. It was an unusual year in that so many covenant complaints were filed. Committee members took on many more cases last year than they normally would, and consequently they put in an extraordinary amount of voluntary time. Committee members did not make in-person contact with complainants or suspected violators; all communication was by phone or email. A further complication was that CSC meetings were conducted virtually. However, in these COVID-19 times, all complaints filed with the SHHA office and handled by the CSC were thoroughly investigated.

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WHAT DOES 2021 HAVE IN STORE FOR HOME VALUES?

According to the latest CoreLogic Home Price Insights Report, nationwide home values increased by 8.2% over the last twelve months. The dramatic rise was brought about as the inventory of homes for sale reached historic lows at the same time buyer demand was buoyed by record-low mortgage rates. As CoreLogic explained:

“Home price growth remained consistently elevated throughout 2020. Home sales for the year are expected to register above 2019 levels. Meanwhile, the availability of for-sale homes has dwindled as demand increased and coronavirus (COVID-19) outbreaks continued across the country, which delayed some sellers from putting their homes on the market.

While the pandemic left many in positions of financial insecurity, those who maintained employment and income stability are also incentivized to buy given the record-low mortgage rates available; this is increasing buyer demand while for-sale inventory is in short supply.”

Where will home values go in 2021?

Home price appreciation in 2021 will continue to be determined by this imbalance of supply and demand. If supply remains low and demand is high, prices will continue to increase.

Housing Supply

According to the National Association of Realtors (NAR), the current number of single-family homes for sale is 1,080,000. At the same time last year, that number stood at 1,450,000. We are entering 2021 with approximately 370,000 fewer homes for sale than there were one year ago. However, there is some speculation that the inventory crush will ease somewhat as we move through the new year for two reasons:

1. As the health crisis eases, more homeowners will be comfortable putting their houses on the market.
2. Some households impacted financially by the pandemic will be forced to sell.

Housing Demand

Low mortgage rates have driven buyer demand over the last twelve months. According to Freddie Mac, rates stood at 3.72% at the beginning of 2020. Today, we’re starting 2021 with rates one full percentage point lower than that. Low rates create a great opportunity for homebuyers, which is one reason why demand is expected to remain high throughout the new year.

Taking into consideration these projections on housing supply and demand, real estate analysts forecast homes will continue to appreciate in 2021, but that appreciation may be at a steadier pace than last year.

Bottom Line

There’s still a very limited number of homes for sale for the great number of purchasers looking to buy them. As a result, the concept of “supply and demand” mandates that home values in the country will continue to appreciate.

Sandia Heights Sold & Closed in 2020 (On Estate Lots)

Listing Count: 60

Averages: Sqft: 3,589 \$/Sqft: 184.3 DOM: 50

Price: High: \$1,250,000 Low: \$412,500 Median: \$599,132

Sandia Heights Sold & Closed in 2019 (On Estate Lots)

Listing Count: 66

Averages: Sqft: 3,435 \$/Sqft: 192.93

Price: High: \$1,450,000 Low: \$386,000 Median: \$595,000

Sandia Heights Sold & Closed in 2020 (On Smaller Lots)

Listing Count: 48

Averages: Sqft: 1,906 \$/Sqft: 187.6 DOM: 20

Price: High: \$573,100 Low: \$240,000 Median: \$350,000

Sandia Heights Sold & Closed in 2019 (On Smaller Lots)

Listing Count: 50

Averages: Sqft: 1,962 \$/Sqft: 174.94 DOM: 36

Price: High: \$669,000 Low: \$186,900 Median: \$342,500

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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

Parks & Safety Committee (P & S)

Members:

Travis Rich, Chair

Roger Hagengruber Matt Pedigo

Barb Kelly Emily Rudin

Martin Kirk Ron Vigil

Burt O’Neil Cheryl Wieke

Joe Boyce became the chairperson of the Parks & Safety Committee effective immediately following the conclusion of the Annual Meeting.

Summary of activities for 2020:

- In April and October, the committee fulfilled our twice-per-year obligation to the New Mexico Highway Department of leading a “trash clean-up detail” of Tramway Blvd. between mile markers 8 and 9 (from the intersection of Paseo del Norte & Tramway Blvd., south to Simms Park Road). Participants have consisted of Board members and volunteers from within the community. Thank you!
- Unfortunately, the scheduled March 14, 2020, “Crime Risk Management Seminar” in conjunction with BCSO and Sandia Heights Security was canceled due to the onset of the COVID-19 pandemic. However, the context of that event was published in the July issue of *The GRIT*, “Common Sense & Do It Yourself: Reduce Opportunity for Home Theft and Vandalism.”
- There were 16 articles published in the GRIT during 2020 that were pertinent to the objectives of P&S Committee. Nine of them were specific to crime, fire, and safety; another three gave guidance on living with community varmints; and the remaining four were non-specific in nature.

- Worked with Bernalillo County Parks & Recreation to resolve potential removal of trees from the Little Cloud Park due to exposed roots as a safety issue.




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