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Bob Thomas – Covenant Support Committee (CSC)  
Travis Rich – Parks & Safety Committee (P&S)

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Betsy Rodriguez – Administrator  
Jessica Seeley – Administrator

**SHHA Office**

2-B San Rafael Avenue  
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](http://www.sandiahomeowners.org)

**Emails:** [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)

[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

**Security Tips**

**By the Parks & Safety Committee**

Within the Sandia Heights, residents may see patrol cars from Bernalillo County Sheriff Office and Sandia Heights Security. In case of need, which one should you call?

**Phone Numbers of Interest:**

Police, Fire, Rescue (emergency need)	call 911
Sheriff (non-emergency need)	798-7000
Fire (non-emergency need)	798-7000
Sandia Heights Security (mobile)	263-4654

Sandia Heights is in the jurisdiction of Bernalillo County Sheriff’s Department. Thus, in case of criminal activity (e.g., -breaking & entering, theft, etc.) or harm to a person, call 911 and let them know you reside in Bernalillo County.

It is good practice to form trusted relationships with your neighbors to minimize risk. Agree to watch out for each other and report any suspicious activity in and around your home. Sandia Heights Security can be of service in cases of suspicious activity. Statistically, residential burglaries occur more during the day, so, if possible, identify trusted neighbors who might be home during then. It could be called ‘Neighborhood Watch’!\*

**Sandia Heights Security Department:** The Sandia Heights Security Patrol operates a prominently marked vehicle throughout the community. The primary function of the patrol is to provide a high-visibility deterrent to crime in the subdivision. For members, the patrol also responds to residential alarm calls, suspicious persons and vehicles, lost persons or pets, and assists the Bernalillo County Sheriff and Fire Departments, as needed or requested. Other functions of the patrol are to provide special watches for residents who are away from their homes, as well as responding to loud parties, alarms, etc. Note that they are not involved in the “investigation” of crime. They are a subscription-based service and not connected with the Sandia Heights Homeowners Association.

\* The process for forming a Neighborhood Watch is described in the April 2018 **GRIT**. It will also be available at the SHHA Annual Meeting on February 9.

**Did you know...**

that you can read the minutes of the SHHA Board of Directors’ meetings on the SHHA website? Go to the home page at <https://www.sandiahomeowners.org/>. Roll over the word “Board” in the grey banner and then select “Board Meeting Minutes” from the drop-down menu.

## SHHA Homeowner Members Can Log onto the SHHA Website at [www.sandiahomeowners.org](http://www.sandiahomeowners.org)

You can update certain information such as adding or changing a mailing address and phone numbers, and changing directory preferences (i.e., if you want your name and phone number to appear in the *Resident Guide and Directory* or if you prefer it to simply state “Resident”). By logging in, you can also access member-only features, such as *Tram pass availability and viewing the online Resident Guide and Directory*. Your account has been created for you, but if you’ve never logged in you must follow the reset password instructions to activate it. The reset password tool is located here:

<http://sandiahomeowners.org/my-account?view=reset>

After you reset your password, you’ll be required to enter your user name and your new password. Your user name is your first and last name combined in lowercase. For example, Bob Johnson would have the user name bobjohnson. After logging in, you may change your user name. If you have any issues with your user name and you have an email address on file with the SHHA office, you can retrieve it via email here: <http://www.sandiahomeowners.org/my-account?view=remind> Please don’t hesitate to contact the office at 797-7793 if you have any questions.

### Renters and Membership Benefits

Did you know that people renting or leasing houses in Sandia Heights can participate in many of the benefits of SHHA membership? All that is needed is for the property owner to maintain membership in SHHA. Many property owners mistakenly believe that if they move from Sandia Heights and rent their house to another family, they must cancel their membership in SHHA. Not true! Membership dues can continue to be collected as part of the monthly utility bill for that address, whether the property owner pays the bill, or the tenant pays the bill. If you as a property owner pay the bill, you are free to pass along the cost of membership to the tenant should you choose. Renters are eligible for all SHHA membership benefits except voting privileges and filing covenant violation complaints. Tram passes are among the most popular member benefits, so be sure you maintain your membership and let your tenants experience some of the great “perks” of living in Sandia Heights!

## email Addresses in the Directory... Maybe

By Susan McCasland, Communications & Publications Committee Chair

Communication via email is to a large extent supplanting communication via telephone or physical mail. To provide more useful information for communication between Sandia Heights residents, the Board is considering including email addresses starting in the 2020 **Sandia Heights Resident Guide and Directory** with, as is the case with telephone numbers, allowing residents to opt in or out of having their email information included. Results from a recent survey on social media (see the following page) suggest that email is by far the most used and trusted electronic communications method for Sandia Heights residents.

We want to hear from you! Would you like to see email included in the Directory? Would you “opt in” to having your email listed in the Directory? Send us an email (addresses on the front page) and let us know your thoughts. Also, let us know your email address if you’d like to opt in (if we do include emails next year) or if you’d like to receive the SHHA email alerts and aren’t already.

### Don’t Forget

## 2019 SHHA Annual Meeting February 9, 2019, 9 AM – 12 PM

*Church of the Good Shepard  
7834 Tennyson Street NE  
Doors open at 8:30 AM*

*Refreshments and pastries catered by O’Beans Coffee*

### Business to be conducted includes:

- Introduction of the 2018 Board of Directors and SHHA Standing Committee volunteers
- Introduction of 2019 Officers elected by the Board of Directors
- 2018 Reports from the Officers and committee chairs
- Q&A from the SHHA members in attendance

### SHHA Membership Engagement includes:

- Facilitated breakout sessions on topics of interest
  - *Themes:* 1. Safety and Security, 2. Association Function, 3. Covenant Enforcement, 4. Addressing Community Needs for Families with Children

The SHHA Board wants to hear from the community—  
YOU!

## Did You Know That Bernalillo County Has a Noise Ordinance?

By the Covenant Support Committee

For complaints regarding noise (e.g., from homes, cars, motorcycles, restaurants or other businesses, etc.) you can call the Environmental Health Office at 314-0310 and County Commissioner Lonnie Talbert at 468-7010. For car/motorcycle racing up and down Tramway Boulevard and throughout our Sandia Heights streets and neighborhoods, call the non-emergency number for the Sheriff at 768-4160.

Often, when it is a neighbor who is causing the noise, it helps to make a polite request to that person to resolve the problem. If you subscribe to Sandia Heights Security you can call the mobile patrol to check on loud parties, but all other complaints need to go to the Sheriff's Office or as noted above.



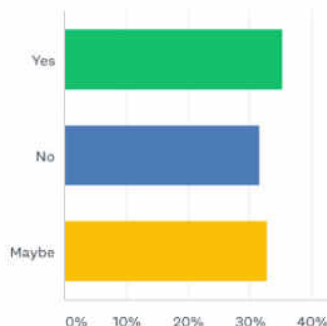
## Social Media Survey Results

By Susan McCasland, C&PC Chair

During the month of December, there was a survey open to collect your opinions on having an SHHA social media presence. 161 of you responded (thank you!). And your Board has listened. There will be no SHHA social media at this time. But we will be beefing up email and website communications.

80% of you use one or more forms of social media more than once a month. More than 80% of those who do engage with social media use both Facebook and Nextdoor. (Note: there is a Nextdoor bias as the availability of the survey was announced in the GRIT, on the SHHA website, and to the Sandia Heights South subscribers to Nextdoor.) And 20% or more also use YouTube, LinkedIn, Instagram and Pinterest.

When asked if you would interact with SHHA on social media, it was pretty evenly split between “yes,” “no,” and “maybe.”



However, there was substantial pushback on why social media should be used at all, given privacy and hacking concerns. Many failed to see value in SHHA having a social media presence. And many folks expressed the opinion that the current email alerts plus the GRIT and the SHHA website provide the information they need, particularly if there were more alerts, if needed, and if the website content was kept more current. Some respondents wanted more information on crime in the neighborhood, including near-real-time alerts when a crime has happened. But the SHHA does not receive such information to disseminate. There are the statistics published monthly in the GRIT on calls coming in to Sandia Heights Security. More serious crime would be reported to Bern-Co Sheriff, but not to SHHA. For neighbor-to-neighbor notifications, the existing Nextdoor app is the best current solution.

We do hear you. Responding to the survey, we are looking into including email addresses in the annual Residents Directory (see previous page). We will also send out email alerts for a wider variety of issues. Often now the only alert in a given month is of the GRIT being available on the website. That will change. And we will be going through the website, updating or removing old notices and making room for new ones.

## 33 Years Ago (from the January 1986 GRIT) Homeowner Survey Results

The homeowners survey had excellent response. We had 3 times the anticipated rate of return based on average survey return rates. So, congratulations to Sandia Heights residents and thank you! The Board of Directors feels it now has a good basis for making decisions on your behalf in 1986.

For the more than 100 residents who volunteered to assist in neighborhood projects and events, thank you. We welcome you and your ideas. ...

**Big Winner**—The most interest was shown in the jogging and biking path along Tramway Blvd. An overwhelming majoring [sic] of respondents asked the Board of Directors to pursue this activity first. We look forward to working with the 36 residents who volunteered to assist. ...

Natural gas to the neighborhood was the second most favored activity to pursue in 1986. Thanks to the 30 residents who volunteered to assist. ...



## DECEMBER CALLS TO SANDIA HEIGHTS SECURITY PATROL

The following statistics are the latest provided by Sandia Heights Security since the last GRIT. If you have questions, please call Sandia Heights Security at 856-6347, mobile 263-4654.

DECEMBER 2018	# of calls		# of calls
Alarms	10	Parking Problem	2
Attempted Breaking & Entering	1	Special (extra patrol)	11
Customer assist	1	Special request/vacation	181
Fire	1	Suspicious person	4
Lost/found item or pet	1	Suspicious vehicle	3
Mailbox Vandalism	1	Theft	4
Miscellaneous call	1	Utility Co. Assist	2
Motorist assist	3	Vehicle Burglary	1
Newspaper pickup	8	<b>Total Calls</b>	<b>236</b>
Noise Complaint/Suspicious Noise	1		

### Announcements & Notices:

- **Office hours:** Monday – Friday 9 am – 4 pm.
- **Board Meeting:** Saturday, February 9, 2019 the SHHA Annual Meeting will be held in lieu of the Board meeting at Church of the Good Shepherd from 9 am – 12:00 pm.
- **Office Closures for Holiday(s):** Monday, February 18, 2019 for Presidents' Day.
- **Notary services, copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder** are free to members.
- **Committee meeting dates** are posted on our website calendar: [www.sandiahomeowners.org](http://www.sandiahomeowners.org).
- **Classified ads** can be found on the website on the top bar menu under Notices and Information/Classifieds.
- **Safety vests for sale** in the SHHA Office. \$2 per vest for members. Cash or check only.
- **Tram passes for sale** in the SHHA Office. \$6 per ticket for members on a **first come first served basis**. Cash or check only. Tickets purchased must be for one date at a time per residence. To view the Tram Pass Procedures for SHHA Members go to <http://sandiahomeowners.org/notices-and-information/notices-and-information/96-tram-passes>.
- **ACC Color Reference Guide** is available to borrow in the SHHA Office for up to 30 days. \$20 refundable deposit is required. Cash or check only.

### SHHA Member Benefits:

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

Abel Plumbing & Heating

Academy Mortgage

Chiropractor, Mark L Schwartz DC

Inspiring Beauty GEM's & Minerals

Jade Enterprises Inc.

O'Beans Coffee

PCM Electrical

Pete Veres, Remax Elite



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For a complete list of Greg's current listings please visit any of his websites  
GREG@GREGLOBB.COM | WWW.ABQFORSALE.COM | WWW.GREGLOBB.COM  
CELL: 505.269.GREG (4734) • FAX: 505.237.8535

**359 BIG HORN RIDGE DR. NE**



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

What a rare find in Sandia Heights! A single level, 2,239 square foot home with 4 bedrooms (or 3 plus a study) set on a secluded lot with gorgeous Mountain Views! If that's not enough, how about approximately \$160,000 in updates and upgrades over the last 4 years, from a beautiful Kitchen remodel, TPO roof, bathrooms, stucco, windows & doors, furnace & AC (2010), and so much more! Great open floorplan, with high ceilings & clerestory windows, an extra deep 2 car garage, and a huge covered patio to relax and enjoy the incredible Sandia Mountain views.  
**OFFERED AT \$485,000**

**643 COUGAR LOOP NE**



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

Great single level home on a large .84 acre lot in Sandia Heights. This home features a courtyard entry with stunning views of the Sandia Mountains. Upon entry you are greeted by the light & bright Living Room with east facing windows to show off the Mountain Views. Just off the Living Room you will find the Dining Room with brick flooring. Spacious Family Room with stunning Views as well as a fireplace, wet bar, & an updated 1/2 bath. The updated kitchen offers granite counters & stainless appliances. The Master Suite offers an updated bath with dual shower heads, and a large dressing room/closet. The backyard offers both covered & open patio space for taking in the unobstructed Sandia Peak views. Great location near the Open Space Preserve, Hiking/Biking Trails, and much more!  
**Offered At: \$459,000**

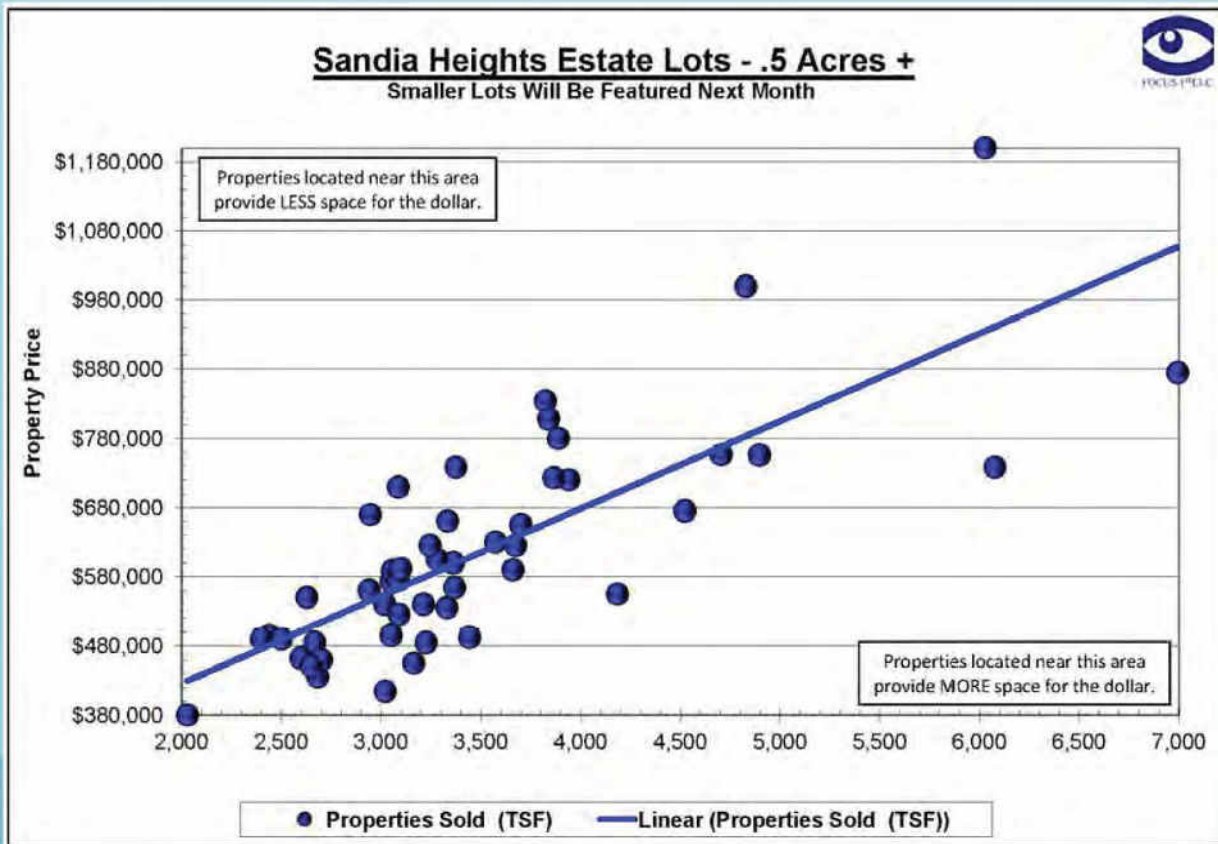
**432 LIVE OAK RD. NE**



**2,000 SQFT - 3 BR - 2 BA - 2 CG - 1 AC**

Located on a large/quiet corner lot you will find this single level Sandia Heights home. The light & bright Living Room is completely open to the Family Room & Dining Room, which is great for entertaining. The spacious Kitchen overlooks the Living/Dining Rooms & offers ample solid surface counter space for prepping, ample cabinet space for storage, & a nice sized breakfast nook. The private master suite offers an updated bath, & dual closets for storage. Nice sized secondary bedrooms with fans & a full hall bath finish off the interior of the home. Step out back to the private backyard with a large covered patio, an open deck with a hot tub, & an in-ground solar assisted pool. This home sits on a large 1 acre lot with unobstructed views to all directions, and privacy.  
**Offered At: \$425,000**

**50 Homes Sold Through MLS in 2018 vs 41 in 2017**

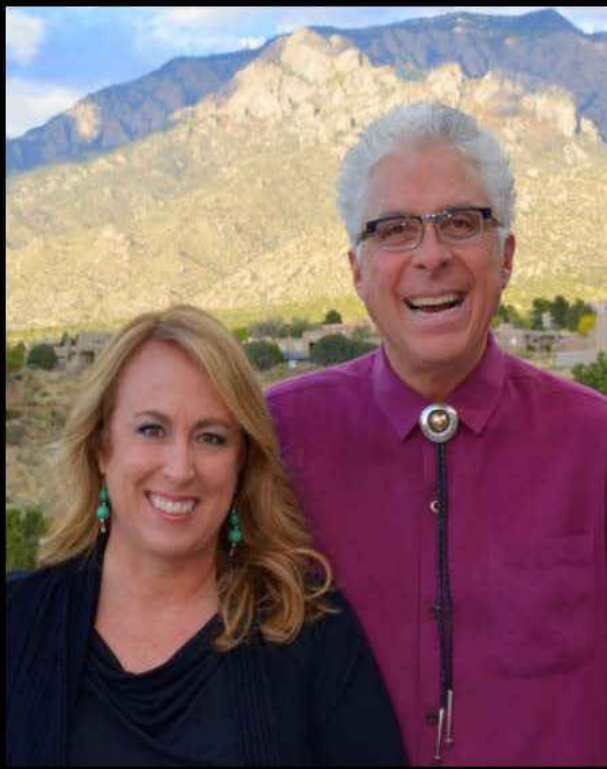


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MaxSanchez.com  
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## SANDIA HEIGHTS 2018 MARKET SUMMARY

See What Homes Are Selling For In Sandia Heights  
[www.SandiaHomeValues.com](http://www.SandiaHomeValues.com)



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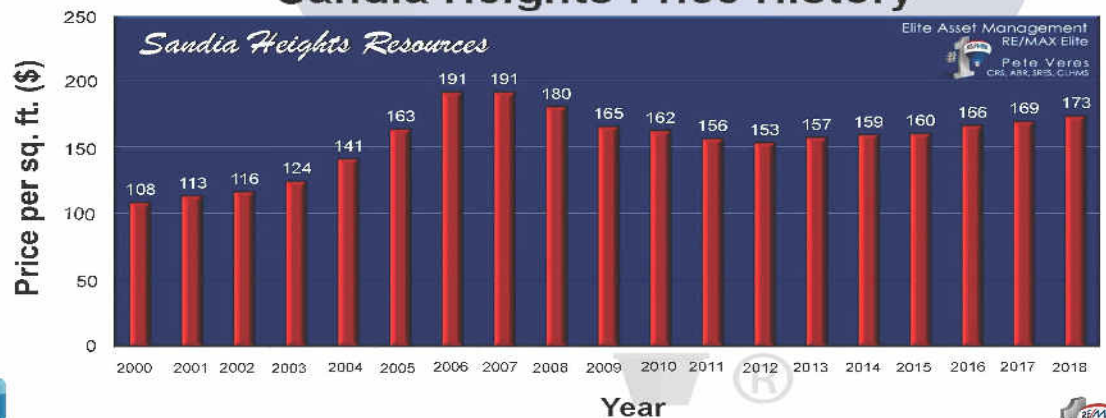
Call Pete For Your Free Sales and Marketing Consultation  
**505-362-2005**



Data for all homes. Information is deemed reliable but not guaranteed from MLS.

<b>Homes SOLD: 97</b>	<i>Sandia Heights Market continues to improve. Average price per sq.ft was up 3%, homes are selling 8% faster and the average sold price was up 11%.</i>
<b>Average Size: 2766 Sq. Ft.</b>	
<b>Average Price: \$173 (per Sq. Ft.)</b>	
<b>Average Sold Price: \$479,610</b>	
<b>Average Days on Market: 47</b>	

### Sandia Heights Price History



RE/MAX ELITE - 798-1000 - 8300 Carmel Ave NE, Ste 201, Albuquerque, NM 87122





## Successful Goatscaping Trial for Wildfire Reduction

The goats and sheep—about 60 of them—grazed east of Bobcat on Domingo Baca Arroyo for three days the week of January 7. There was a great deal of interest both within our community and from the wider metro area. The project was featured in the **Albuquerque Journal** (front page, above the fold!), and local TV news on KOB, KRQE and KOAT. The goats reduced the flammable plant life significantly, yet in an eco-friendly, non-destructive way. Go by and see for yourself. Here are some photos of the grazers hard at work eating, including cholla!





## ACC Activity Log

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

5 Juniper Hill Road – Window Replacement
8 Juniper Hill Loop – Roof Repair
323 Paintbrush Drive – Re-roof
518 Black Bear Loop – Re-roof
879 Tramway Lane Court – Patio Cover
1822 Tramway Terrace Loop – HVAC Replacement
2323 Calle de Gabriel – Install Security Doors
2324 Calle de Gabriel – Install Gutters and Downspouts

Visit the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org) to read about all projects currently under ACC management.

## The Architectural Control Committee's (ACC) Neighborhood Review Process

By Bob Bower, ACC Chairman

I feel that it's necessary to periodically revisit the subject of the ACC's Neighborhood Review (NR) process since use of the NR is an integral part of how the ACC evaluates projects, particularly large ones, within the community.

Our covenants place the authority to evaluate project applications with the ACC. The ACC uses the NR as a courtesy to the community as part of its evaluation process. The NRs are used primarily for informing neighbors of a proposed project in their immediate vicinity. After an application is submitted and the ACC determines that a proposed project is in compliance with applicable covenants, it then considers the approval of the project. Prior to the approval, the committee may decide to conduct a NR. This decision is made when the ACC feels that the project may impact views or not be in overall harmony with the neighborhood.

Once the ACC decides that a NR is appropriate for a project, the following steps occur:

1. A notification letter is sent to neighbors in the vicinity. The letter describes the project and advises addressees that they have seven working days to visit the SHHA office to review the project plans and respond in writing with comments. These plans

normally consist of a plot plan (usually a valid property survey) showing the footprint of the project on the property, a basic floor plan, and exterior elevation drawings with the proposed heights of the completed structure as viewed from different directions.

2. Once all comments are received, the ACC provides feedback to the project applicant and works with the applicant to address the comments in ways that both parties feel could enhance the project from a neighborhood point of view.

3. If the ACC feels that comments expressed during the NR process indicate that there is a general feeling of uneasiness within the applicable neighborhood, the ACC schedules a meeting to allow neighbors to meet with the ACC.

4. Once the ACC has received all comments from the NR and from any subsequent meetings, the ACC considers all of the comments before making a final decision on the project. Along with general conditions stated in all ACC approval letters, specific conditions stemming from relevant neighborhood comments are incorporated, as appropriate, in the final approval letter.

The NR process is the product of many years of experience dealing with the community's need to build, update, or modify its residences. The ACC was established to provide overall guidance to property owners and to maintain reasonable control of the architectural standards imposed by the covenants. In the beginning, there was no such "animal" as the NR and it became quickly obvious that this sort of review was important in order to consider the impact of a construction project from a neighborhood's point of view. The ACC continues to strongly endorse the value of the NR as a key ingredient of its evaluation process and I encourage all recipients of a NR notification letter to review the relevant drawings and plans and to submit comments, as appropriate. Don't miss this opportunity and then, once the project has been approved and is underway, regret that you failed to take the time to voice your concerns.





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 - In-Home Consultation  
 - Interior Design Services



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\$675,000

Distinctive Sandia Heights! Custom Contemporary Southwest Style Retreat on a Peaceful Panoramic, Corner Sandia Mountain View Lot! 3 bedrooms, private/separated master bedroom retreat, 3 baths, 2 living areas including spacious greatroom, formal dining, home office, country kitchen, walk-in pantry, view deck and water feature. Breathtaking vistas surround! Big 2 car garage!  
Offered by Sharon McCollum

**SOLD!**



Red Oaks Loop NE

Distinctive Sandia Heights! One-of-a Kind, Two Story Custom by Park West on Panoramic View Lot; Upscale thru-out; 5 bedrooms + study + entertainment room + children's play area & 4 baths; upper level; Mbr retreat & bath, view decks. Greatroom with custom fireplace and patio access. Gourmet style kitchen & 3 car, garage; entertainer's patio. Entertainer's Haven!  
Offered by Sharon McCollum

**SOLD!**



Pinon Hill Place NE

Distinctive Sandia Heights! Private Nature Retreat Backs To National Forest! Great Location, Great Neighbors and Ready for Your upgrades! Views from every room! 2 bedrooms, 2 baths; MBR retreat has private greatroom. Kitchen appliance upgrades! Radiant heat, passive solar, two wood-burning stoves and one fireplace. Upgrades throughout!  
A Rare Find!  
Offered by Sharon McCollum

**SOLD!**



Antelope NE

Unique, Custom, SW Style Casa on private view lot. Breathtaking Sandia Mountain Vistas! Sunken greatroom w/custom Kiva style fireplace & curved Adobe walls, spacious kitchen w/raised T & G ceiling, 3 large bedrooms; Private MBR w/ custom Kiva style fireplace & curved Adobe walls, 2 baths, 2 car garage. Curved driveway, covered patio w/T & G ceiling & privacy wall w/Ban.co.  
Offered by Sharon McCollum

**For a Free Market Analysis Email Text or Call 269-6217**

### Homes are *Selling* in Sandia Heights

Sharon and Judson Know And Sell Sandia Heights Homes. They have sold Sandia Heights Homes for Satisfied Sandia Heights Homeowners for many years including homes on: San Rafael, Marigold, Quail Run, Bobcat, Bluebell, Goldenrod, Morning Glory, Honeysuckle, Deer Drive, Laurel Loop, Rockrose, Red Oaks, Tramway Lane, Lynx Loop, Antelope, Eagle Ridge, Live Oak, White Oaks, Big Horn Ridge, Juniper Hill Road, Black Bear, Blackhawk, Roadrunner, Blue Bird, Cedar Hill, Cougar Loop, Pinon Hill, Rocky Point, Sandia Heights Drive, Rock Ridge, Eagle Nest, Spring Creek, Others include Navajo Willow, Globe Willow, Calle de Rafael, Calle de San Michel, Tramway Terrace, Quail Run Loop, Tramway Place, Quail Run, Tramway Terrace Pl, Colony Place, Carmel, Brushwood, Wolfberry, Tramway Circle, Tramway Vista, Cedar Canyon and More....

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February 2019



## Community Event Bulletin Board

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

**Musicians Wanted:** The University of New Mexico Health Sciences Center Orchestra is seeking to recruit enthusiastic amateur musicians. The orchestra's repertoire ranges from classical to pops. Rehearsals are held on Sunday nights at 6:30 PM in room B120 in the UNM Center for the Arts below Popejoy Hall. No audition is necessary to join. For more information, contact us at [unm.hsco@gmail.com](mailto:unm.hsco@gmail.com).

**St. Chad's Episcopal Church:** 7171 Tennyson NE • Albuquerque, NM 87122 • 856-9200

**Worship Times:** Thursdays at noon and Sundays at 8 AM and 10:15 AM

Breakfast is served after the 8 and 10:15 AM Sunday Services. • [office@stchadsabq.org](mailto:office@stchadsabq.org) • [www.stchadsabq.org](http://www.stchadsabq.org)

**Sandia Heights "Cork & Fork" Dining Activity:** We are in the twelfth year of our dinner group. We meet bimonthly in small groups in the homes of our members. Each small group is usually three couples plus a host couple, with each couple contributing to some part of the dinner menu. All couples and singles are welcome. The emphasis is on food and fun rather than formal elegance. We're always happy to have new folks join us, so if this sounds like an activity that you might be interested in, please contact Sheina MacCormic at 967-7891.

**New Mexico Symphonic Youth Chorus** is looking for young people, grades 4 through 12, who love to sing. Music Directors Marilyn Bernard and Louise Loomis are renowned music educators with over 30 years of experience in professional choral instruction and performance opportunities for young singers. NMSYC is a 501(c)(3) nonprofit division of the NM Symphonic Chorus. Information about NMSYC and how to audition can be found at [www.nmsyouthchorus.org](http://www.nmsyouthchorus.org). Questions? Call Elaine Fiber at 263-1445.

**Notice:** Any corrections to the printed version of the GRIT can be found on the website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org)

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**Sandia Heights Homeowners Association**  
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***The SHHA Office will  
be closed on Monday,  
February 18, 2019 in  
observance of  
Presidents' Day.***