



May 2021

Vol. 37 – No. 5

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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

Water Conservation & Restrictions

Sandia Heights Services

Bernalillo County Water Restrictions

- From April 1 until October 31, **no spray or sprinkler irrigation is allowed between 11:00 AM and 7:00 PM.**
- Landscape irrigation should not be applied or sprayed in such a manner and/or quantity that it causes runoff onto adjacent properties or public rights-of-way.
- Contact the Bernalillo County Water Waste Hotline at 505-224-2100 to report time-of-day and water-waste violations.

Bathroom Water Conservation

- Don't leave water running while brushing your teeth or shaving.
- Take short showers instead of tub baths; showers use less water.
- If taking a bath, plug the drain right away and adjust the temperature as it fills.
- When washing your hands, turn off the water while you lather.

Kitchen Water Conservation

- Don't use water to defrost frozen foods; thaw foods in the refrigerator overnight.
- Scrape dishes rather than rinsing them before loading them into the dishwasher.
- Compost food waste instead of using the garbage disposal or throwing it in the trash. This is an especially good tip for those on a septic system, as ground garbage fills up the holding tank quickly.
- Keep a container of drinking water in the refrigerator instead of letting the faucet run until the water is cool.

Outdoors Water Conservation

- Purchase an inexpensive hose timer to avoid over-watering.
- Collect rainwater to use on your landscape.
- Use a broom or electric blower to clean driveways and sidewalks rather than hosing them off.
- When washing your car, use an adjustable nozzle or sprayer and turn off the water stream while soaping your vehicle.



Special Election for Congress on Tuesday, June 1

By George Richmond, SHHA resident

When Deb Haaland, our elected representative to Congress, resigned to become Secretary of the Department of the Interior, her seat became vacant and so there will be special election on Tuesday, June 1.

I urge all registered voters to learn about the six candidates, including two write-in candidates, and vote, either in person—on election day, or during the early-voting session the two weeks before the election—or via mail, aka absentee.

Here is a timeline from the Office of the NM Secretary of State:

May 4, 2021—28 days before the election.

- Voter Registration (by mail or online) closes. However, qualified electors can use same-day registration (SDR) to submit a new voter registration form, or update their existing registration at select early voting and election day locations within their county of residence. For more information about the SDR locations and hours of operation, please contact the county clerk's office.
- County clerks can begin mailing ballots to voters who have requested an absentee ballot (in a timely fashion) and who are eligible to participate in the election (i.e., voter resides within the boundaries of CD1).
- Early in-person voting begins. Please note: The NM Election Code provides a directive to establish one early in-person polling location at the office of the county clerk. Additional Early Voting sites begin operating on the third Saturday before an election.

May 15, 2021: Additional early voting locations open.

May 18, 2021: Last day to submit an absentee request for domestic mail ballots.

May 25, 2021: Last day that overseas Military voters can request an absentee ballot (for secure electronic transmission of the ballot; if the federal qualified elector is requesting that a ballot be sent by mail, the request must be made by the deadline of May 18).

May 29, 2021: Last day of early voting.

June 1, 2021: Election Day. Polling locations will be open from 7:00 AM until 7:00 PM. Voters may vote in-person at any of the locations within their registered county. Voters who have requested an absentee ballot may also return their sealed absentee ballot to a polling location within their registered county, no later than 7:00 PM on Election night.

Currently, there are six candidates running, one from each party, one independent, and two write-ins:

- Democratic, Melanie Stansbury, Representative NM Legislature
- Libertarian, Chris Manning
- Republican, Mark Moores, NM Senate
- No Party/Independent, Aubrey Dunn, former State Land Commissioner
- Write-in candidate, Laura Olivas
- Write-in candidate, Robert Ornelas

The League of Women Voters Central New Mexico, of which this writer is a member, will conduct interviews with the candidates and publish such material on their web site: LWVCNM.org, and probably the Albuquerque Journal will have information on the candidates. Further, all candidates will hold town hall meetings and will have information on their web sites.

Please call (505) 243-VOTE (8683) with any questions regarding absentee voting in Bernalillo County.

There will be 16 early voting centers, with details on the County Clerk web site. The closest one to us will be Caracol Plaza, 12500 Montgomery NE, Suite 101. Voting begins Saturday, May 15, 2021, and ends Saturday, May 29, 2021. Open times are Monday–Saturday 10 AM – 7 PM.

If any more information is needed, feel free to email me: geomrich1@comcast.net

Keep in mind the old saying: “Democracy is not a spectator sport!!!!”¹



1. Quotation attributed to Lotte E. Scharfman, a refugee who escaped with her family from Austria during World War II, and who devoted her life to working for the democratic process, to helping citizens gain access to government, and who was a member of the Massachusetts League of Women Voters.

Bats in Your House

Why Bats Prefer to Roost in Attics and How to Keep Them Out
By Alex Deckard of Critter Control,
an SHHA Member Benefits Merchant

New Mexico is home to 29 species of bats. Depending on the species, bats will either migrate or hibernate during the winter. A few species of bats in New Mexico are solitary, but most bats roost in larger colonies.

Bats are very beneficial to the environment. They play a large role in pest control and pollination. Most species of bats in New Mexico are insectivores and, at night, a bat can eat more than half its weight in insects such as mosquitoes. Bats also pollinate trees, cacti, and agave.

Bats naturally roost in caves and hollow trees, but attics, voids in walls, and patios are also ideal locations for them. Though bats are great for the environment, they are not ideal visitors in your home.

The surest sign of a bat infestation is the accumulation of guano, or bat droppings. These are small, shiny black pellets. After time, bat guano and urine will create a strong odor like ammonia. A respiratory fungus (*Histoplasma*) can sometimes be present in guano. When breathed in, a deadly airborne disease, histoplasmosis, can develop. In addition, bats can transmit rabies; however, only a small percentage of bats are infected.

Protect Your Home from Bats

If you want to prevent bats from entering your home, preventative exclusion is the best precaution you can take. Because bats are not chewers like rodents, they only use existing entry points to make their way into your home. Smaller bats can crawl through a gap as small as 3/8 of an inch, so it is necessary to seal any gap that is a quarter of an inch or larger.

Another way to help prevent bats is to keep outside lights turned off at night. The lights attract insects, and insects are a huge food source for bats.

Additionally, bats drink a lot of water, so minimizing water sources around your property, if possible, is another way to help prevent bats and other wildlife from being a nuisance. However, with your home excluded, bats are great to have around your home.

If you want to keep your home free of bats but receive their benefits—free insect control and pollination—consider installing a bat house if your space and environment allow. A bat house provides a place other than your attic where bats can roost. Keep in mind, preventative exclusion is still recommended even with a bat house. (www.batcon.org/about-bats/bat-houses)

Bat Removal Process

Due to the dangers of exposure to guano and the ability for bats to squeeze through tiny spaces, consider hiring a professional to remove a colony of bats. If you are hiring a professional, check their reputation with reviews and testimonials and review their qualifications, such as membership with the The National Wildlife Control Operators Association.

A wildlife control inspector will perform a full interior and exterior inspection. Due to the dangers of exposure to guano, it is extremely important for a respirator to be worn when in an attic containing bats. After inspecting, he/she will construct a custom plan for your home to safely remove the bats and properly seal your home. Critter Control operators also provide warranty options as well as educate you on our recurring programs.

- If a bat(s) is in your living space at the time of the inspection, it will be the inspector's top priority to keep you as well as the bat(s) safe. Bats should never be handled with bare hands. Our wildlife specialist will use gloves specifically designed to handle animals and ensure the bat is safely released outdoors.
- The City of Albuquerque will pick up any bats suspected of being sick or injured.

The most effective and humane way to remove bats is by utilizing a bat valve in conjunction with a full home exclusion. A bat valve allows for bats to exit your home but not re-enter. Since each bat removal is unique, our specialist will use or create a bat valve(s) specifically for your home. Most removals only require one bat valve.

Once the wildlife specialist installs the bat valve, all other entry points are sealed, allowing for bats to exit through the valve. Bats typically exit the property within 3–7 days, depending on the colony size. After the waiting period, there needs to be another thorough inspection of the attic to ensure there are no bats present. Then the bat valve will be removed and the final entry point sealed.

Six species of bats are federally protected, and numerous states have specific laws and regulations regarding bat removal. To avoid breaking any laws or regulations, call a professional for help when dealing with a bat problem. Critter Control specializes in humane bat removal and prevention. Contact us for a free inspection if you suspect bats are in your home.



MARCH 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.

March 2021	# of calls		# of calls
Alarms	17	Salesman Complaint	6
Attempted Breaking & Entering	0	Special Extra Patrol	1
Customer Assist	3	Special Request/Vacation	52
Customer Inquiry	1	Speeding Vehicle	1
Fire/Smoke	2	Suspicious Activity	1
Lost/Found Person	1	Suspicious Person	6
Miscellaneous Call	0	Suspicious Vehicle	6
Neighbor Dispute	0	Theft	1
Newspaper/Package Pickup	0	Vehicle Burglary/Break In	0
Open Door/Window/Garage	1	Welfare Check	1
Parking Problem	2	Total Calls	102

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 7 AM – 4 PM):** 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, May 12, 2021 at 7 PM via Zoom Meeting.
- **Office Closures for Holiday(s):** The office will be closed Monday, May 31 in observance of Memorial Day.
- **Notary services (except Friday’s), 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
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Sandia Heights MARKET UPDATE PAST YEAR 5/2020 to 5/2021

3 Larger homes For Sale Over 2400 sf on Larger Lots Average Asking \$240.00/sf
12 Pending Average Asking \$212.00/sf | 62 Homes Closed past year to date Average Sold \$190.00/sf

Smaller homes on smaller lots: 1 Newer for sale Average Asking \$210.00/sf
7 pending Average Asking \$233.00/sf | 46 closed past year to date Average Asking \$187.00/sf

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

Current Interest rates hovering around 3.25% for 30 year conventional & 3.0% 30 year VA!

PENDING!



1405 San Rafael Pl NE

SOLD!



1195 Bobcat Blvd NE

SOLD!



8210 Indigo Court NE

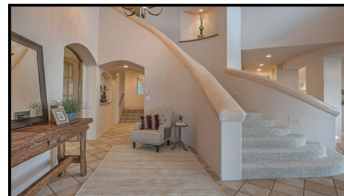
SOLD!



54 Rock Ridge Court NE

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Photo By: @KirkGittings



“Dog-Don’t’s” and a Thank You

By Nancy Haubrich, Sandia Heights resident

Hi! We residents of Sandia Heights are noticing more piles of dog waste in peoples’ yards; i.e., the roadside. The roadsides here ARE part of our yards and we like our yards clean. We would like to bring this to your attention so that if you notice dog walkers not cleaning up, or who don’t seem to have bags, reminders are in order. Perhaps offer them a bag—any plastic bag will do. More of us are installing security cameras to reduce crime and, as a result we are also able to find out who needs reminders. If you have guests with dogs, please let them know what they need to do.

Here are a couple handy ways to carry doggie bags. **Photo 1:** tie a bag to your leash. **Photo 2:** get an inexpensive doggie pack that attaches to your leash—you can put a roll of clean bags in the pouch and fasten a used bag to the clip, as shown, until you get to a garbage can.

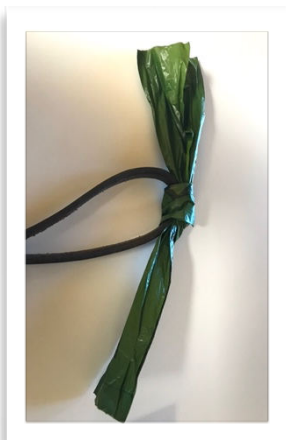


Photo 1

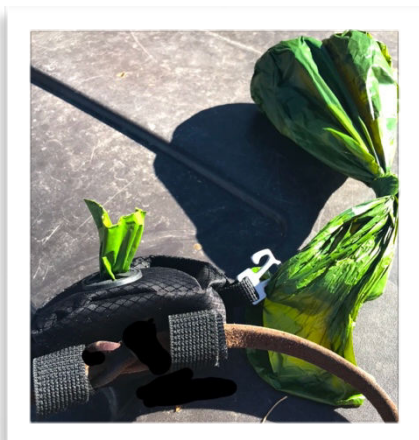


Photo 2

There seem to be a couple of false beliefs by those who don’t clean up. **Belief #1: There is a poop fairy.** Fact: there still isn’t one. **Belief #2: Someone else can pick up your dog poop.** Fact: It’s an unpleasant job, and even those of us who walk our own dogs don’t enjoy it; why should we want to pick up YOUR dog’s poop? Even worse, how do you think a non-dog owner feels about picking up your dog’s poop from their yard? It’s as much fun as cleaning someone else’s toilet. The majority of us dog owners DO use doggie bags, and we want to remind you that we care about our neighborhood, our health, and our New Mexico ecology. We expect the same from you.

And as you can see in the following photos, the problem starts to add up quickly and it seems to be getting worse. **Photo 3** is a sight becoming more common and **Photo 4** (taken at the corner of San Rafael and Bluebell Place) is an example of someone who has believed in the poop fairy for a LONG time or thinks someone else should pick up LOTS of dog poop for them. Both photos were taken on a recent walk

in the Sandia Heights area and we residents are very unhappy with this situation. It’s not just an eyesore, it is a health and pollution hazard.



Photo 3

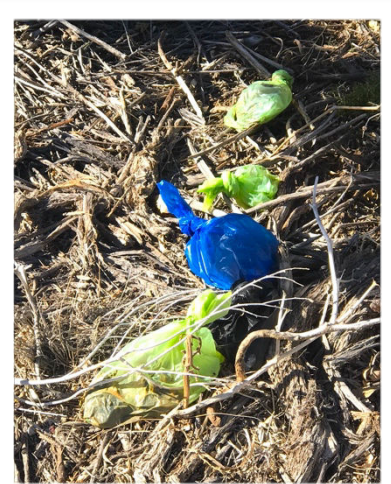


Photo 4

Last but not least, the final **Photo 5** shows where you can (a) get a bag if you forgot one and (b) dispose of dog waste properly; it’s located on Bobcat at the wash. **That’s the good news**—someone stocks this station with bags and empties the trash can; we thank them and appreciate the effort! It is well worth it to keep our yards and environment clean.

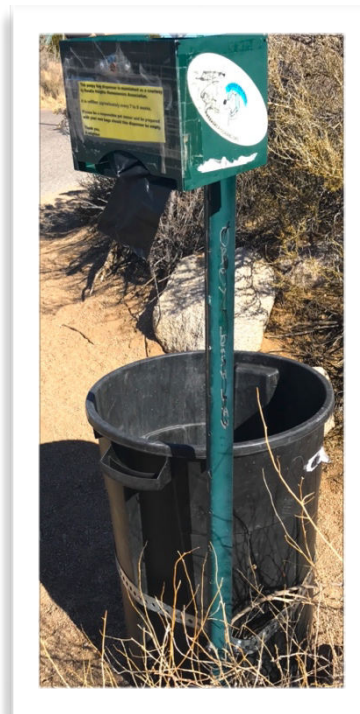


Photo 5

[Ed: The SHHA Parks & Safety Committee volunteers stock the doggie bags on Bobcat at the arroyo. The County also makes bags available at Little Cloud and W. L. Jackson Parks.]

ACC Activity Log

Summary of Approved Projects activity since the last GRIT:

5 Juniper Hill Road – Re-stucco
11 Juniper Hill Loop – Reroof
29 Cedar Hill Place – Garage Addition
39 Sandia Heights Drive – Reroof and Re-stucco
50 Rock Ridge Drive – Replace Roof Mounted HVAC
60 Juniper Hill Loop – Reroof
163 Juniper Hill Road – Re-stucco
179 Big Horn Ridge – Front Door Replacement
208 Spring Creek Drive – Broadband Antenna Installation
226 Spring Creek Lane – Screen Wall Installation Around Propane Tank
430 Live Oak Lane – Landscaping and Pergola Installation
441 Live Oak Loop – Landscaping
720-5 Tramway Lane – Roof Mounted Photovoltaic Panel Installation
924 Tramway Lane – Replace Windows
931 Tramway Lane – Re-stain Vigas and Trim
937 Tramway Lane – HVAC Replacement
1007 Tramway Lane – Greenhouse Installation
1131 Marigold Drive – Parapet and Skylight Repair
1131 Marigold Drive – Stucco Repair
1199 Bobcat Blvd – Over Existing Front Patio Area with Flagstone
1217 Rockrose Road - Reroof
1219 Rockrose Road – Landscaping
1235 Rockrose Road – Replace Windows and Sliding Door
1453 Honeysuckle Drive – Landscaping
1468 Morning Glory Road – Reroof
1482 Morning Glory Road – Reroof
1802 Tramway Terrace Loop – Fence Replacement and Repaint House Trim
1812 Tramway Terrace Loop – Downspouts Installation

1829 Tramway Terrace Loop – Reroof
2405 Tramway Terrace Court – Roof Maintenance/Repair
2685 Tramway Circle – Install Additional Photovoltaic Panels
2704 Tramway Circle – Replace Evap. Cooler with A/C Unit and Enclosure
2718 Tramway Circle – Replace Wood Fencing and Gate
2811 Tramway Circle – Reroof
2815 Tramway Circle – Fence Replacement
8210 Indigo Court – Landscaping
8235 Raintree Drive – Gate Installation

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



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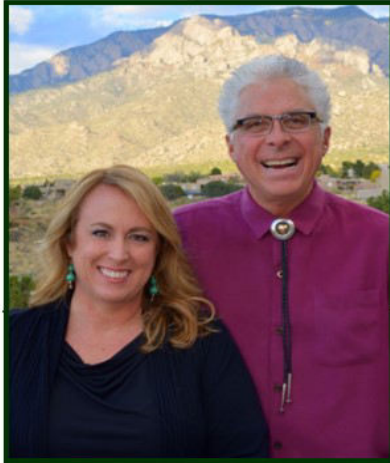
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67 Pinon Hill Pl
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929 Tramway Ln
List Price \$670,000
2781sf 3bd 2ba
Brought the Buyer



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
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EVEN WITH LOW INVENTORY, SALES IN SANDIA HEIGHTS ARE BOOMING!

When thinking about selling, homeowners often feel they need to get their house ready with some remodeling to make it more appealing to buyers. However, with so many buyers competing for available homes right now, renovations may not be as vital as they would be in a more normal market. Here are two things to keep in mind if you are thinking of selling this season.

1. THERE AREN'T ENOUGH HOMES FOR SALE RIGHT NOW

A normal market has a 6-month supply of houses for sale, but today's housing inventory sits far below that benchmark. According to the Greater Albuquerque Association of Realtors (GAAR), there is only a 1 month supply of homes available today. As a result, buyer competition is high and homes are only on the market for about 22 days, during which time many receive multiple offers from hopeful buyers.

In a competitive market that's moving so quickly, it makes sense to sell your house when the buyers are scooping homes up as fast as they're being listed. Spending costly time and money on renovations before you sell might just mean you'll miss your key window of opportunity. While certain repairs on your house may be important, your best move right now is to work with me to determine which improvements are truly necessary, and which ones are not likely to be dealbreakers for buyers.

Today, many buyers are more willing to take on home improvement projects themselves in order to get the home they're after, even if it means putting in a little extra work.

2. FOCUS ON GETTING A GOOD RETURN ON YOUR INVESTMENT

Before you renovate, please contact me to see if it's the best course of action. I've saved many sellers money by doing this over the years. You may find out that putting your house on the market as-is will help you sell quickly, and it may result in the best return on your investment. Every home is different, but a conversation with me is critical to make sure you make the right moves when selling this season.

BOTTOM LINE

We're in a strong seller's market, and that means you have the leverage to sell your house on your terms. Talk with me today to determine if renovating is really the best way to spend your time and money before you sell.

Sandia Heights

Single-Family Detached Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	13	16	+ 23.1%	26	36	+ 38.5%
Pending Sales	7	19	+ 171.4%	21	34	+ 61.9%
Closed Sales	8	8	0.0%	21	24	+ 14.3%
Days on Market Until Sale	86	22	- 74.4%	58	36	- 37.9%
Median Sales Price*	\$491,250	\$543,000	+ 10.5%	\$550,000	\$612,500	+ 11.4%
Average Sales Price*	\$517,188	\$520,484	+ 0.6%	\$573,310	\$617,826	+ 7.8%
Percent of List Price Received*	98.5%	104.0%	+ 5.6%	97.6%	100.3%	+ 2.8%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable but not guaranteed.



UNDER CONTRACT

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



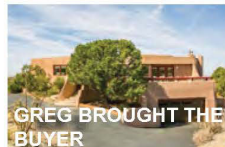
UNDER CONTRACT

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



UNDER CONTRACT

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



GREG BROUGHT THE BUYER

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



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Greg@GregLobb.com
or
505.269.GREG

FOR A FREE REAL ESTATE REVIEW, CALL OR EMAIL GREG

Community Event Bulletin Board

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

Sandia Heights Artists: COMING THIS FALL!!! Save the weekend of September 25 and 26 for the Sandia Heights Art Tour. Whether in person or virtual, we will be showing the art works of ceramics, painting, gourds, wood, jewelry, photography, weavings, and mixed media. We love what we create and enjoy sharing it with you.

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



**THE SANDIA HEIGHTS HOMEOWNERS ASSOCIATION
OFFICE WILL BE CLOSED ON MONDAY, MAY 31, 2021,
IN OBSERVANCE OF MEMORIAL DAY.**