

March 2016



## GENERAL NEIGHBORHOOD MEETING

Thursday, March 24, 2016, 7:00 pm to 8:30 pm

(Refreshments starting at 6:30 pm)

Dennis Chavez Elementary School Cafeteria

We will have Speakers from the Albuquerque Police Department:

Lt. Glenn St. Onge of the APD Violent Crimes Unit will speak about mental health initiatives he has been working on with APD and the County.

Sharanne Press of the APD's Northeast Command will speak on Crime Prevention and keeping our neighborhood safe.



**4 Door Prizes – \$25 Gift Cards for Target, Trader Joes  
& Albertsons, plus Membership to HHNA for 1 Year**

**NEW PATROL MEMBERS NEEDED**  
Help keep your neighborhood safe

**WE NEED YOUR CONTACT INFORMATION**  
Why? How else can we contact you when we are on patrol?  
We do not knock on residents' doors  
Your information will not be shared

*News you can use to build a safer, friendlier neighborhood*

**Heritage Hills Neighborhood Association**  
Board of Directors  
2015 – 2016

Peter D. Nicholls, President, 353-1996  
Michael Rowan, Vice President, 292-1690  
Mary Spicher, Treasurer, 856-1732  
Donna L. Nicholls, Secretary, 205-9177  
Christy Burton, 823-4474  
John C. Woods, 550-0899  
Shannon Laury, 828-3606  
Carl Davidson, Zoning, 823-9237  
Russ Spicher, Safety Patrol, 856-1732

### President's Corner

Greeting to all! I hope your holiday season was everything you had hoped for and Santa came to call. This year there was a rash of bogus Santa's following delivery vans to take whatever was delivered to your front door. While the holidays are past deliveries happen every day in our neighborhood and thefts still occur. If you are out all day, consider asking a neighbor to look out for your delivery. Keep in mind even if you are home, delivery drivers never ring the doorbell – why, I ask? Most routine deliveries in our neighborhood by UPS and FedEx are late afternoon or early evening for non-urgent deliveries (non-perishable and ground transportation are the most common). Most on-line orders give a tracking number so you know where your package is and at the least what day it will be delivered – especially useful if you are using ground shipping which may take many days before it gets to you.

As the weather warms up most of us are not warming the car up on the driveway before leaving for work. We saw a rash of vehicle thefts due to this over the last month or so. If you must do this, please lock your car before going back into the house for a last coffee, and please don't take your purse, briefcase or laptop into the car until you exit your house for the last time before leaving for work or shopping.

The other crime that I heard about the other day was folks in a car in a nearby neighborhood tracking the use of automatic garage door openers. Fortunately, this lady spotted these individuals and called law enforcement. A couple of tips that can be useful – if your garage door opener is very recent, it may have a lock button. Ours does and this disables electronic opening of the garage door. Another tip is to slide the manual latch across to lock the garage door at night – post a note on your car window to remind you to disable these two methods before opening your garage door next morning.

Most of us have front porch lights as well as rear yard lights. Turn them on each night. Crooks don't light to be lit up! The number of houses in the dark when we are on patrol is truly scary.

Solicitors at the door are rarely people you had asked to call. Do let them know someone is home as no response to a doorbell is an open invitation to a breaking and entering and if they find you there it could result in injury or death to you. Check the fish eye and if you have a window by the door show you are home and indicate they should leave your property. Regardless of their sob story, never let anyone into your home – it is not the time to be kind-hearted – it could cost you your life.

**Your Board of Directors is currently looking at random daytime patrols to help tell the bad guys they are not welcome in our neighborhood. At the present time we only have a very small nucleus of dedicated folks who participate in the Patrols so if you are available in the daytime we would love to have you join our team. Please contact Russ our Patrol Director on 505-856-1732 – we will provide all the training.**

Peter D. Nicholls, President, HHNA.

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## Heritage Hills Community Garage Sale

Saturday, April 23rd, 2016 - 8:00 am to 1:00 pm

Have some spring cleaning to do? Want to shop for used/discounted goods in a convenient location? April 23rd is the date to save! Our community garage sale is a time when each home in Heritage Hills has the option to run their own garage/yard sale - or combine efforts with neighbors on your street - that morning, and we can all benefit from joint advertising. Each home can begin or end the sale when they want, and you can even extend your sale into the next day, or have an early bird sale on Friday. If the event is successful, we can talk about doing this every spring as a neighborhood. Details will continue to be announced on Nextdoor. If you have questions or would like to help by placing ads on Craigslist or setting up signs the morning of the sale, please contact [christy\\_burton@hotmail.com](mailto:christy_burton@hotmail.com).

## SLFCU has the tools to help you succeed.

- Free checking with no minimum deposits or monthly fees
- Free online banking, bill payer, and mobile deposit
- Tools for teaching kids and teens about money
- Budgeting and debt management calculators
- Home and car buying resources

Members of the **Heritage Hills Neighborhood Association** are eligible to join.

Paseo del Norte branch  
8920 Holly NE  
Albuquerque, NM 87122  
[www.slfcu.org](http://www.slfcu.org) • 293.0500

  
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## How's the Real Estate Market?

That's probably the most common question I'm asked in social gatherings, and I love talking about it! This newsletter isn't exactly a social "gathering", but since it goes out to friends and my neighbors in Heritage Hills, I wanted to provide some big picture answers to that question as well as a focused update on the market just in our neighborhood.

At a national level, January ended with just over 1.5 million homes on the market with a median list price of \$228K. Year over year, that's 4% fewer homes on the market and a median price up 8.6%. The median Days On Market (DOM) was right at 100 or just over 3 months - which is down 3.9% year over year. Together that all indicates it's more of a seller's market with housing prices continuing to increase around the country while there's less inventory and homes are selling quicker. You can find the most up-to-date national statistics at <http://www.realtor.com/data-portal/realestatestatistics>. Even more interesting was the spike in visitors to the Realtor.com site: "Unique users in January grew more than 30 percent year-over-year, while visits and searches saw increases of 30 percent and 50 percent year-over-year, respectively." That's a clear sign of strong demand for this spring and summer!

At the state level, the median home price in October 2015 was \$187,275 which is 6% higher than a year earlier. The year to date state-wide sales number was 10% higher than for the first 10 months of 2014. There were 1,569 reported home sales around the state in October 2015 with exactly 600 of those (38%) in Bernalillo County. The year to date numbers were consistent with that. The YTD median price was \$180K for NM, and of the 15,816 reported home sales around the state, 38% of those came from Bernalillo. The NM statistics aren't updated quite as regularly as at the national and city level. For the most recent state trends, check out <http://www.nmrealtor.com/housing-trends>.

The market statistics compiled by the Greater Albuquerque Association of Realtors are great! The <http://www.gaar.com/market-statistics> site has multiple interactive charts with data back to 2005. You can clearly see the drop in prices and total home sales after 2007 as well as the seasonal trends and the steady comeback over the last few years. 2015 ended with 10,928 sales which was up 15.55% from 2014. The average sale price was \$215,331 which was up 1.1% from the previous year. When you look just within the city limits of Albuquerque, the average price was \$214,973 and the median was \$180,000. There were 7,565 total closings, and the total dollar volume was \$1.63 Billion within Albuquerque. The prices in the Far NE Heights area where we live are higher. The average sale price in 2015 was \$291,340. Interestingly, that's 2% lower than the previous year but up almost 3% from 2012 and up 0.5% from 2013.

*Continued on Page 5*

### **Jennifer K. Lamont, DDS, PC** Dentistry for the Entire Family



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Now it's time for a look at the uber local level. Within the boundaries of the Heritage Hills neighborhood, 34 homes sold in 2015 with an average price of \$214,258. They ranged in price from a low of \$154,000 to a high of \$283,000. The average closing price was 97% of the listing price and the median was 98% - meaning half of the sellers received within 2% of the price they listed their home at. The average sale price per square foot was \$126.11 with a range of \$91.79/SqFt to \$172.14/SqFt. The huge range is due to the condition and size of the various homes. The sizes ranged from 1,350 to 2,058 square feet. The average DOM was 37 days and the median was 14 days. Yes, the longest one took 231 days to sell, but half of the homes in our neighborhood sold in 2 weeks or less last year, and one even sold the same day it went on the market. Those kinds of numbers are incredible!

If you'd like to get a monthly report of activity within Heritage Hills or are curious about your specific home and would like a comparable market analysis (CMA), shoot me an email at [jcwoods1@gmail.com](mailto:jcwoods1@gmail.com), and I'd be glad to provide that info to anyone in the HHNA. I hope this analysis has been helpful AND interesting!

– John C Woods

### What is this "Nextdoor" thing I've been hearing about?

Maybe you're not a member of Nextdoor Heritage Hills yet, but you've been hearing about it. We understand that not all of our neighbors are online, but if you are, why don't you consider joining the 277 households in Heritage Hills that are already on Nextdoor. I've found it to be a great resource in addition to our neighborhood association. Besides just communicating with our neighbors, and people living in other NE Heights neighborhoods, we also get updates from the Albuquerque Police Department, the City, Bernalillo County Sheriff's Department, the Fire Department and the Planning Department. If you would like to join Nextdoor, use this link for priority verification: <https://nextdoor.com/invite/ujxzwuyeeapugpwyekaz> -Christy Burton

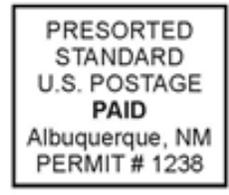


*Dear Heritage Hills Residents,  
Are you considering new windows, a sunroom, sliding patio door, or entry doors  
for your home? Call us – and we can discuss a 30% discount for Heritage Hills  
homeowners! - Thank you!*

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[Albuquerque@championfactorydirect.com](mailto:Albuquerque@championfactorydirect.com)

**Heritage Hills Neighborhood Association**  
**PO Box 93608**  
**Albuquerque, NM 87199-3608**



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## HERITAGE HILLS NEIGHBORHOOD ASSOCIATION

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### MEMBERSHIP FORM

Heritage Hills Neighborhood Association (HHNA) is a non-profit organization dedicated to making our neighborhood a safer and better place to live. Membership is open to residents, renters and/or property owners and businesses within the boundaries of the Heritage Hills Neighborhood Association area, which is bounded on the West by Barstow, bounded on the North by Paseo del Norte, bounded on the East by Ventura, and bounded on the South by Heritage Hills Park and the adjoining cul-de-sac streets. Your membership dues help to support critical neighborhood activities

**Date:** \_\_\_\_\_ **Membership:** \$15.00 per Year (October-September)

**Mail To:**  
Heritage Hills Neighborhood Association  
PO Box 93608  
Albuquerque, NM 87199-3608

**Last Name(s):** \_\_\_\_\_ **First Name(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Telephone Number: (H)(C)** \_\_\_\_\_

**E-mail:** \_\_\_\_\_ For e-mailing the Newsletter or other critical information

**Without a telephone number our Neighborhood Patrol will not be able to contact you in an emergency.**

***All information will be used for contact by HHNA only.***