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- Community Service & Membership Committee (CS&M) – Cathy Yandell
- Covenant Support Committee (CSC) – Stan Davis
- Environment & Safety Committee (E&S) – Kathleen McCaughey
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- IT Committee (ITC) – Heidi Komkov

**Editor, The GRIT**

Claudia Mitchell

**Office Staff**

- Lead Administrator – Trish Lovato
- Administrator – Anna Levchuk

**SHHA Office**

12700 San Rafael Avenue NE, Ste. 3  
Albuquerque, NM 87122

**Office Hours:** Mon–Thurs, 9 AM–4 PM  
Fri, 9 AM–noon

**Closed on federal holidays.**

**Phone:** 505-797-7793

**Website:** [www.sandiahomeowners.org](http://www.sandiahomeowners.org)

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

## Message from the President, May 2025

Jim Stewart

Howdy Neighbors,

Trish, the SHHA administrator, and I are starting a new initiative. We will soon begin scheduling coffee meetings with the President and the Administrator. These sessions will be informal, without a set agenda, providing an opportunity for residents to discuss any issues of concern. The meetings will take place in the SHHA Conference Room. To ensure adequate space, an RSVP will be required. Listening to your concerns is highly important to us, and we encourage you to attend a session, if possible.

During my walks around the neighborhood, I often observe instances where our flag is either displayed incorrectly or in poor condition. Having been a Scout and a Soldier for many years, I am particularly sensitive to these details. So, some tips, “To care for the American flag, prioritize using flags designed for outdoor display and avoid exposing them to harsh weather like rain, snow, or strong winds. Clean the flag regularly to remove dirt and dust. When displaying the flag, ensure it flows freely and avoid letting it touch the ground, floor, or water.”

The Governance Committee is diligently working on revising the SHHA By-Laws. Although substantial modifications are not required, we are making certain adjustments to enhance the document's thoroughness.

Finally, a shout out to the Environment and Safety committee...they have been most busy with conducting a Wildfire Table Top Exercise (TTX) and conducting the biennial SHHA Wildfire Seminar. Thanks Team!!

Remember our office staff (Trish and Anna) are available five days a week at [office@sandiahomeowners.org](mailto:office@sandiahomeowners.org), or just call with your issues or concerns. Of course, you can also reach me at [president@sandiahomeowners.org](mailto:president@sandiahomeowners.org). I promise you will receive a response.

# Wildfire Evacuation 101: Meeting Summary with Key Bernalillo County Emergency Officials Kathleen McCaughey, Chair Environment and Safety Committee (E&S)

The SHHA Environment and Safety Committee (ESC) conducted a Sandia Heights wildfire “table-top” exercise in March. Led by Jim Stewart, SHHA President, it was attended by:

- **EM**—Bernalillo County (BernCo) Office of Emergency Services,
- **SO**—BernCo Sheriff's Office,
- **FD**— BernCo Fire and Rescue Wildland Coordinator,
- **PW**—BernCo Dept. of Public Works,
- **SHS**—Sandia Heights Services, and
- **ESC**— Environment & Safety Committee members.

This “table-top” exercise was used to talk through a possible disaster. Jim presented a theoretical incident as a 3-part scenario, describing a wildfire starting at Tramway and moving east towards Juniper Hill. Risk factors were described, such as dry conditions, high winds, topography, and limited access. The focus of the exercise was on communications and evacuation. The following paragraphs describe some of the key questions asked and answered.



*Jim Stewart, SHHA President, chatting with David Jenkins (center, ESC member) and Joshua Skron Dahl (right, BernCo Fire & Rescue, Wildland Coordinator) during a break at the wildfire “table-top” exercise.*

**How is wildfire information disseminated to the residents?**

**Everbridge is the only way for non-cell residents to receive phone alerts.** If you do not have a cell phone, you must sign up for Everbridge to receive alerts through your landline. Go to link below, or contact the SHHA Office for information on how to sign up for Everbridge.

<https://www.bernco.gov/health-and-public-safety/sign-up-for-emergency-notifications/>

(EM) Integrated Public Alert Bernalillo County Fire and Rescue Warning System (IPAWS) is the newer alert system that **does not require advance sign-up**. Anyone who has a cell phone is automatically signed up to receive emergency text messages unless the cell owner has specifically turned these IPAWS alerts off. Dispatch can tailor these alerts based on cell phones near cell towers. After the localized alerts (Everbridge, IPAWS), a wider area alert goes out, if needed, to local radio and TV media, as well as social media like Facebook, with messages tailored to each area and time.

**What do responding departments do/provide in a wildfire incident?**

As its Initial response to a 911 wildfire call, SO will send 6-12 initial responders. They will assess, and respond with quick evacuations if necessary. They will update Bernalillo County Fire and Rescue, as well as Centralized Dispatch. They could start setting up road closures right away. The SO Sergeant of area will contact other SO areas to get more help if needed. SO will start door-knocking adjacent properties immediately to alert and advise action.

FD’s response to a 911 wildfire call would be its 20 fire fighters ready to respond immediately, along with several types of fire engines. PW stands by and currently has equipment staged at the FD. For example, they bring in supplies or equipment to clear areas, if requested by Incident Commander.

SHS noted that the area’s strong utility system ensures a reliable water supply, approximately 24 hours of water in storage for normal consumption. Three pumps, with four boosters and elevated tanks using pumps and gravity, will keep water flowing. Currently, one backup generator is in place to maintain essential services if PNM cuts power due to high winds or threatening con-

... continued on page 3

... continued from page 2

ditions. SHS noted, however, that the water system was designed to supply domestic uses and fight one large domestic structure fire. It was not designed to fight wildfires, but the addition of “on-site” generators and establishment of procedures to adjust the distribution of water under the direction of FD to where it is most needed, greatly enhances the reliability of the system. FD and EM discussed the procedures necessary to add water to the system by temporary connection to the High Desert water system, as well as the availability of air-support to fight the fire (water tankers, fire foam, etc.), and the procedures for getting this support.

SHS also mentioned that the SH security company patrol cars are equipped with loudspeakers, helping emergency notifications reach residents about a wildfire and available water resources.

A question regarding converting some roads to one-way for evacuation traffic was discussed but not likely for the following reasons:

- a. Manpower requirements needed to place traffic control at all intersections is extreme especially in the early hours of the evacuation.
- b. Inbound lanes might be needed for police, fire trucks, water trucks, ambulances, vans evacuating home-bound residents, etc.

We noted that there was close cooperation among all the groups, and they have met frequently to plan such an event. Each of the groups also has a larger network they can reach out to if they need additional personnel and/or equipment. The various agencies have compatible communication equipment to manage communications between them.

### **Who makes the decision to evacuate?**

EM: Upon arrival as needed, FD initially identifies the “Ready-Set-Go” (RSG) geographic zones related to evacuation on their electronic mapping systems. FD is responsible for making decisions regarding fire situations and evacuations, and once those decisions are made, push notifications would be sent to the public. Dispatch sends auto-phoned Everbridge alerts to areas to warn residents, starting with a smaller area, and then larger if the fire grows.

“Ready-Set-Go”—a national disaster alert system—is now officially adopted by BernCo as their public disaster communication framework. The purpose of RSG is to provide information and staged evacuation to avoid mass congestion. All residents should BE FAMILIAR with the Ready-Set-Go system as this is the lingo that will be used in notifications.

SO stressed the need for quick cooperation by residents being notified of evacuations. When SO comes to door and advises to evacuate, they only do this one time and will not make another visit. DO NOT use this visit as an opportunity to get the latest information; they will have many people to contact and are not there to update you. (Keep up-to-date thru BernCo.gov website, media, and alerts.) SO stated that in the door-to-door visits, if they do not get a response, they will typically contact Dispatch to have them call the home to try and reach the resident. If residents do not evacuate, they are responsible for the consequences.

(SO) When told to evacuate, don’t leave the neighborhood and then just sit on the side of the road or remain close, e.g., at County Line. Get far away to be out of the way of the responders and avoid danger, as the fire could shift suddenly.

In other wildfire events around the country, some residents delay evacuation due to concerns about looting. SO points out this is where our few incoming roads will benefit us; they will be controlled by SO in the event of wildfire evacuation. All SO deputies are aware of looting and look out for it as they patrol, direct traffic, and go door-to-door.

EM commented on a story recently of a gas leak where they needed to evacuate residents with limited mobility, or residents without cars. BernCo Parks and Recreation helped with supplying vans and got everyone out quickly.

For evacuation, FD believes that there are sufficient exits from Sandia Heights if residents follow the RSG announcements. Exits from east of Tramway Blvd will handle the egress traffic. He sees concern about the single road exit from N Sandia Heights, not ideal for the 127 homes, but it will be manageable. The FD mapping computer system highlights roads that are “dead-ends” for fire fighters’ attention.

# 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 (505) 856-6347, **mobile** (505) 263-4654.

**Useful Numbers: Emergency Police/Fire/Rescue:** 9-1-1 (Be sure to let the operator know you are in Sandia Heights – an unicorn- prorated area of Bernalillo County) **Bernalillo County Sheriff Non-Emergency:** (505) 798-7000 **Bernalillo County Fire Department Non-Emergency:** (505) 468-1310 **SHS Water/Sewer Emergencies (M-F 7AM – 4PM):** (505) 856-6345 **SHS Water/Sewer Emergencies After Hours:** (505) 888-5336 **NM Gas Co. Emergencies:** (505) 697-3335 **PNM Outage & Emergencies:** 1-888-342-5766

March 2025	# of calls
Alarms	7
Customer Assistance	5
Lost/Found Person	2
Lost/Found Pet	1
Newspaper / Package Pickup	25
Open Door / Window/ Garage	6
Parking Problem	1
Rescue Assist	1
Salesman Complaint	1
Special Extra Patrol	4
Special request / Vacation	83
Speeding Vehicle	1
Suspicious Activity	5
Suspicious Person	3
Suspicious Vehicle	7
Threat/ Personal	1
<b>Total:</b>	<b>153</b>

- ❖ **Board Meeting:** the next board meeting will be held at the SHHA office on May 14, 2025, 6:00pm.
- ❖ **Office Closures for Holiday(s):** None.
- ❖ **Notary services (Tues – Thurs, by appointment copies (20 per month), e-mail alerts, and Contractor Evaluation Binder, free to members.**
- ❖ **Committee meeting dates** are posted on our website calendar: [www.sandiahomeowners.org](http://www.sandiahomeowners.org)
- ❖ **Tram passes** for sale in the SHHA Office. \$10.00 per ticket for members on a first-come first-served basis. Checks and Credit Cards are accepted. To view the Tram Pass Procedures for SHHA Members go to the SHHA website.

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**5556 SQ FT 5BR 5BA 1.69 Acres**



**2866 Traway Circle NE**  
**2081 SQ FT 3BR 2BA .17 Acres**



**138 Big Horn Ridge Dr NE**  
**2684 SQ FT 3BR 3BA .83 Acres**



**338 White Oaks Dr NE**  
**4598 SQ FT 4BR 4BA 1.09 Acres**

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**Sandia Heights has 1.8 Months of Inventory\***



Avg. \$/SqFt

**\$276**

**↑ 0.9% YoY**

List to Sold Price %

**98.37%**

**↓ 2% YoY**

Avg. Days on Market

**23**

**↓ 20% YoY**

Avg. Sold Price

**\$830,811**

**↑ 24% YoY**

\*Stats for Detached Properties

\*\* April 9, 2025 compared to 2024 (YoY)

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... continued from page 3

### Where do the evacuees go?

EM will call for the establishment of meeting place(s)/ "Rally Points" for residents to have a place to go and get updated info. The location will be announced on local media, alerts and on the BernCo.gov website. A Public Information Officer (PIO) from the FD will be at each Rally Point with info as soon as possible. The PIO is the contact person for evacuated residents, and communicates with the Incident Command about critical info, like missing or stuck people.

### Key points from this exercise—resident responsibilities recap

Prepare your home to keep wildfire away in advance: be familiar with READY-SET-GO.

**READY**—Prepare your home and family for a potential fire, and stay continually prepared. Get your GO Bag ready for your family and pets. Sign up for Everbridge. Have phone numbers for all critical contacts in your GO Bag.

**SET**—Have all critical items in car. Know alternate ways out of SH and, if traveling in different vehicles, know your emergency contact info and where you are going to meet up (preferably out of area).

**GO**—Wildfires are not like hurricanes: you have to act quickly. If you are told to evacuate, do so immediately. Be cooperative and be prepared.

### Closing Comments

The tabletop exercise was a success, and helped to solidify the cooperation and communication between the SHHA and the responding agencies. The SHHA is dedicated to the continued education of its members, and will continue to work diligently to ensure the safety of the community. We urge all residents to take the information provided seriously, and to prepare themselves for the event of a wildfire. More information on wildfire prevention, home protection, and evacuation are available on the SHHA website.

<https://sandiahomeowners.org/information/wildfire-prevention-and-preparedness/default>

The Environment and Safety also coordinated a Wildfire Response Seminar on April 24 for the entire SHHA community. Hopefully you were able to attend. The BernCo emergency departments provided guidelines tailored for Sandia Heights in the best ways to keep you and

your family safe in the event of a wildfire, including during an evacuation. Each department also provided tips or recommendations for fire mitigation or prevention.

In next month's June GRIT, we will continue with key lessons learned and outcomes from the Wildfire Seminar.

## ACC Activity Log

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

190 Big Horn Ridge Dr	replace existing wood fence panels
352 White Oak Dr	add concrete driveway, extend back patio by 6 feet
422 Live Oak Ct	install 6 pv solar panels
645 Cougar Loop	remove and replace existing drain field for existing septic system
793-P Tramway Ln	multiple projects
830-E Live Oak	replace existing fence
941 Bobcat Blvd	replace window
1001 Tramway Ln	install new solar array
1020 Tramway Ln	repair and repaint deteriorating wood window frame facing the road
1232 Goldenrod Dr	replace 8 windows, repair stucco
1455 Bluebell Dr	re-stucco and parapets
1483 Morning Glory Rd	multiple projects
1556 Eagle Ridge Rd	replace both garage doors
1819 Tramway Terrace Loop	apply wall paint
2012 Quail Run Drive	new TPO roof
8219 Raintree Dr	re-roof, replace with tan TPO
8232 Raintree Dr	paint iron gates flat black

### Covenant Support Violations as of March 31, 2025

Received: 4      Open: 13  
Closed: 5

(1-radon noise, 2-yard maintenance, 1-trailer, 1-political sign)

## Board Notes

The Board of Directors' monthly meetings focus on core values of SHHA, and at the top of the list is promoting Sandia Heights homeowners' common interests and welfare. The meeting held March 12 was no exception, with many topics of interest to all residents. Read on to find out how the board and its committees are working for you.

One of the benefits of being an SHHA member is getting a reduced price on **Sandia Tram passes**. At the March meeting, the Board discussed tram pass costs. The prices have gone up this year, as has everything else, it seems, and the discussion centered around whether this cost was to be passed on to us, customer. We talked about break-even points and expected sales based on past years' data. Bottom line, the motion passed to keep Tram passes at the **same low price of \$10**. Compared to the rate you pay at the Tram of \$29-34, this is a terrific benefit for members!

The Board strives to be responsive to the concerns of homeowners. The Board had received questions about rumors of Ezee Fiber coming to Sandia Heights. Some of you might be excited about faster internet speeds, others more concerned about the disruption of laying the cable. The Information Technology Committee hosted a well-attended community information meeting with Ezee Fiber management on March 13 to provide information and answer questions. (See the article in this issue for further information.)

Another concern of our residents is our preparedness for fire, especially after the devastating Palisades Fires earlier this year. There have been questions about sufficient water supply and evacuation plans. Is anyone thinking about all this? On March 13 our Board President, Jim Stewart, led a table-top exercise with the involved Bernalillo County entities proposing a fire scenario in Sandia Heights. Bottom line, we were impressed with how much they **have** thought about this together, with procedures and processes in place, and improvements moving forward. (See article in this issue for more information.) By the time you read this, the Environmental & Safety Committee will have had their Wildfire Seminar on April 24 where the preparatory plans were presented along with fire safety and evacuation tips.

And what about that Community Service and Membership Committee? They heard that residents wanted another shredding event, and this took place April 26. And, something we have been trying to bring back for the last couple of years—yes! —a visit from the Easter Bunny for all those young kids. At the time of this writing, the committee is busy filling bags with goodies for the event held April 12 (see photos in this issue).

By now you should have in hand your new *Sandia Heights Resident Guide and Directory*. Most of us use this to look up phone numbers and who's in that new house down the street. But, don't forget to read those initial pages filled with answers to many of your questions. Thank you, Communications and Publications Committee! What a great job, and thanks for bringing us monthly stories, information, and humor, every month in *The GRIT*!

*Editor's note: Board of Directors meetings are held the second Wednesday of the month. The minutes of the meetings are not approved until the following Board meeting. After approval, the meeting minutes are posted on the SHHA website under the "Association" drop-down menu tab, at the bottom of the "Board" page. The deadline for material for The GRIT newsletter is the tenth of the month prior to the release of the next month's issue. All these timeframes mean that the reporting on Board activity will always be in arrears whether in the GRIT or on the website.*

### Do We Have Your Correct Email Address?

Stay informed!

We've sent several important communications over the past month via email, and we want to make sure you're receiving them. If you haven't seen our messages, please take a moment to confirm or update your email address with us to ensure you stay in the loop! Edit your address at <https://sandiahomeowners.org/account>.

The Association has committed to maintaining regular and open communication with homeowners. Much of this information is publicly available on the SHHA website, ensuring all homeowners have easy access to essential updates. Occasionally, the Board will also send email announcements to keep you informed about upcoming events, important news, and other key information you won't want to miss.

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### Sharon's Sandia Heights Market Update Past Year 5/2024 to 5/2025

7 Larger homes For Sale on Larger Lots | Avg Asking price \$1,150,414 Avg Asking price/sf \$267.46

7 Homes Pending | Avg Asking Price \$1,019,286 Avg Asking price/sf \$270.21

49 Homes Closed past year to date | Avg Sold Price \$932,731 Avg Sold price/sf.\$264.44

3 Smaller homes on smaller lots | Avg Asking price \$521,333 Avg Asking price/sf \$269.81

7 home pending | Avg Asking Price \$502,129 Avg Asking price/sf \$276.77

42 Homes Closed past year to date | Avg Sold Price \$483,054 Avg Sold price/sf \$270.10

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

Current Interest rates hovering around 6.625% for 30 year conventional & 6.125 VA



1114 San Rafael Ave NE



2027 Quail Run Dr NE



908 Tramway Lane NE



1723 Quail Run Ct. NE

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# SANDIA HEIGHTS 2024 MARKET SUMMARY

HOMES SOLD: 96  
AVERAGE SIZE: 2697 SQ. FT  
AVERAGE SOLD PRICE: \$704,367  
AVERAGE DAYS ON MARKET: 28

HAPPY 2025. REFLECTING BACK ON 2024, SANDIA HEIGHTS IS STILL STABLE AS OUR OVERALL MARKET HAS CHANGED. INTEREST RATES MAY REMAIN ABOVE 6.0%. INVENTORY AND DAYS ON MARKET ARE INCREASING IN THE OVERALL MARKET. IF YOU WOULD LIKE A DETAILED MARKET VALUATION PLEASE CALL ME. HERE TO HELP SUPPORT OUR SANDIA HEIGHTS RESIDENTS.

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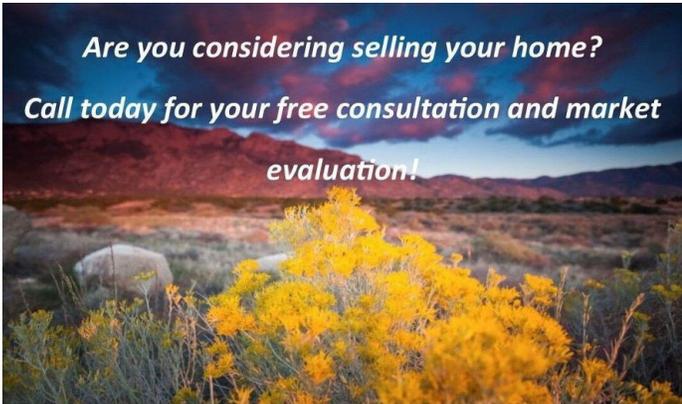
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## Tramway Trash Pickup Scheduled this Month

Kathleen McCaughey, E&S Committee Chair

There will be a community trash pickup along Tramway on Saturday, May 10. All volunteers are welcome. Meet at the SHHA office parking lot (SE corner of Tramway and San Rafael) at 8:30 AM. Many hands make light work! Free O'Bean's coffee afterwards. (Bring your own gloves.)



*Our neighborhood cleans this stretch of Tramway twice yearly.*

## Latest Optical Fiber Internet Service Available Soon

Information Technology Committee

SHHA hosted an information session with a team from Ezee Fiber on Thursday, March 13th. Ezee Fiber representatives provided an update on their expansion efforts in New Mexico. Speakers included a team of representatives, headed by their local VP, Carlos Rosas. The company is investing \$250 million in the state, with 62 employees already in Albuquerque and plans to hire over 300 people.

Their optical fiber service provides the most up-to-date technology with many advantages to homes and businesses. Their fiber service is currently available in parts of Albuquerque's northeast heights. At the time of the meeting, the company anticipated receiving installation

permits for Sandia Heights from Bernalillo County in early April.



*SHHA residents at the Ezee Fiber presentation*

Ezee Fiber assured attendees that multiple advance notifications will be made via mailers. Doorhangers will be placed at homes a few days before construction begins at those addresses. All underground drilling will occur on property easements. Subscribers will require a small trench to the home. Ezee Fiber's construction resolution team claims to resolve any issues within seven days. Residents can call 505-539-4848 for assistance.

For more complete information please see the announcement for the seminar at the SHHA website homepage under the "announcements" tab on the blue banner across the top of the page. You can also go directly to their website at: <https://ezeefiber.com/fiber-construction/>

## Updated Radon Mitigation System Guideline

Architectural Control Committee  
(New Guideline, effective March 5, 2025)

The Architectural Control Committee (ACC) adopted an updated guideline for installing Radon mitigation systems. Approval from the ACC must be obtained before installation of these systems which must meet Bernalillo County noise ordinance guidelines. The new ACC guideline is outlined below. Please note that in-depth articles about radon and mitigation of radon can be found in the October 2022 and the April 2024 issues of the GRIT which can be found on the SHHA website under the "GRIT newsletter" drop-down menu.

The new guideline follows on the next page.

*... continued on page 12*

### **New ACC Guideline for Radon Mitigation Systems**

The installation of any radon mitigation system on an existing, new, or remodeled structure within Sandia Heights Development requires the approval of the Architectural Control Committee.

It is the policy of the ACC to respect the right of any property owner to install and use such a system, provided however that all systems must conform to the following general guidelines:

1. The color of all visible components shall match the primary color of the house or supporting structure;
2. The noise generated by the system shall conform to the Bernalillo County, New Mexico Noise Ordinance found at Bernalillo County, New Mexico Code, Section 30, Article IV.
3. In particular,
  - a. The decibels generated by the system may not exceed 45dB(A) during the nighttime, measured at the property line;
  - b. The decibels generated by the system may not exceed 55 dB(A) during the daytime, measured at the property line.

**Purpose:** This guideline is established to ensure that all radon mitigation systems on residential lots comply with the spirit and intent of covenant restrictions relating to appearance, and to covenant restrictions prohibiting activities on any lot that would constitute an annoyance or nuisance to the neighborhood.

This guideline is intended to provide general standards of design and construction. The Architectural Control Committee retains the right to grant variances to this and all guidelines in its sole discretion for site-specific reasons.

Application for any variance shall be separately made in writing, and in accord with the ACC policy relating to variances.

**Authority:** On August 11, 2021 the SHHA Board of Directors recognized and adopted the ACC Design Guidelines contained in the ACC Handbook and published on the SHHA website as Community Documents binding upon all SHHA members and activities.

With the annual SHHA homeowners meeting having just occurred in February, I invite you to take a moment to ponder and acknowledge the work done by our entirely volunteer organization which is supported only by two paid office administrators. Unlike the majority of homeowner associations, we do not hire a professional outfit to provide the support and service for all the Sandia Heights residents. We do it ourselves.

The word “volunteer” comes from the Latin word *voluntaris* which means “willing” or “of one’s own choice.” According to Google, the word “volunteer” was first used in English around 1330 in the poem “Of Arthour and of Merlin”(sic). An interesting first use in a poem that includes service to a cause and magic--because volunteers work magic. They create a particular organization where none existed before or would not exist without them: where there was nothing, now there is something. The word “organization” is derived from the Latin *organum* meaning “tool” or “instrument” and from an Old French verb translating “to combine into an orderly whole.” Volunteers often work their magic by creating an orderly whole from disorder or nothing at all. As a thought experiment, imagine what our world would be without the thousands...*millions* of volunteers working their magic.

I thought it would be appropriate to take a moment to acknowledge the volunteers that run the Sandia Heights Homeowners Association (SHHA). At this moment, the SHHA organization is run by 15 Board members and 24 non-Board committee members: a total of 39 residents (the ranks include lawyers, engineers, financial analysts, retired military officers, IT professionals, and university professors, to name a few), who give of their time, expertise and experience to support nearly 2200 homeowners. They are assisted by two office administrators and the occasional services of our webmaster; but the paid staff and volunteers are interdependent, and neither could do their work without the other. All the Board members must serve on at least one committee (there are eight committees) and all committee chairs must be Board members. In acknowledging our current volunteer team, we are also acknowledging all the past volunteers upon whose shoulders we stand.

... continued on page 14

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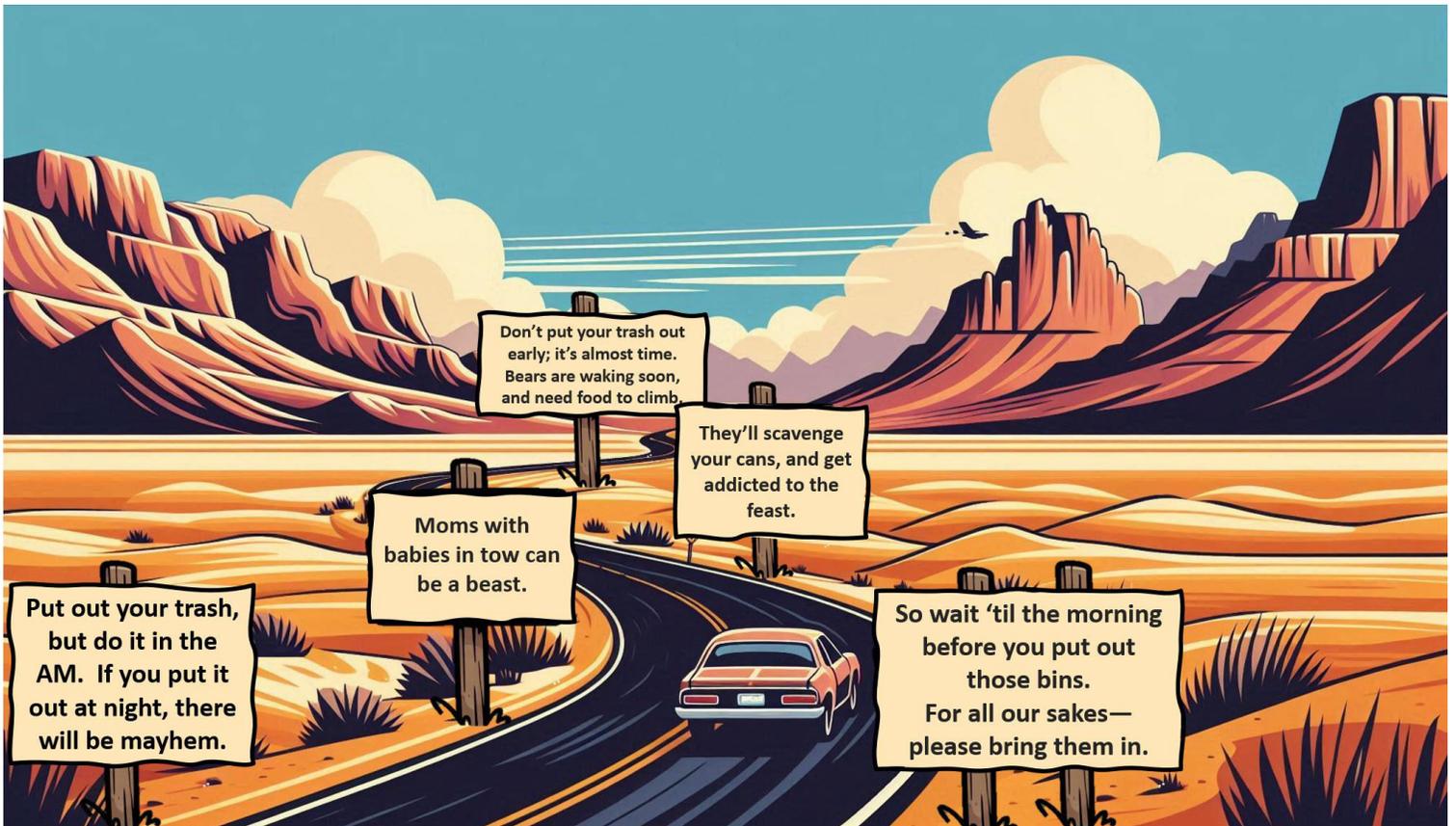
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## MEMORIAL DAY

REMEMBER AND HONOR



Put out your trash, but do it in the AM. If you put it out at night, there will be mayhem.

Moms with babies in tow can be a beast.

Don't put your trash out early; it's almost time. Bears are waking soon, and need food to climb.

They'll scavenge your cans, and get addicted to the feast.

So wait 'til the morning before you put out those bins. For all our sakes—please bring them in.

...continued from page 12

Based on my experience being a Board member and committee chair and knowing what has to be done and what gets done, I did a guesstimate of all the hours that are donated to our residents. I found that our volunteers put in anywhere from 4560 to 8440 people-hours per year! When you divide this by the number of hours worked by a full-time, eight hour/day employee, we have 2.2–4.0 full-time employees that work for us for free. These folks support all of us, performing tasks involving—but not limited to—office administration, system support, service projects, communication and publications, financial oversight, enforcement of building guidelines and Unit covenants, etc. For example, without them there would be:

- No enforcement of covenants nor architectural guidelines—leading to a gradual (or rapid) decline in the ambience and appearance of the community
- Minimal communication via emails or website
- No GRIT newsletter
- Might not have office staff, since the volunteer and paid staff are interdependent...therefore no convenient way to purchase discounted tram tickets (if we even had them), or get free notary services, or to ask a real person for information or help
- No intercommunication with county government (sheriff, fire, Game and Fish, etc.)
- No welcoming of new homeowners
- No social events, document shredding, ice cream socials, road litter pick-up parties, etc.
- No reference book of contractors and services

In short there would be no organization. No magic. Let's be mindful of our volunteers—your neighbors—and, if you know one of them, thank them. And if you are interested in working some magic, join our volunteer team and find out how we do it.

### **Procedures for Property Owners to Amend Their Unit Covenants Covenant Support Committee**

The Sandia Heights Homeowners Association (SHHA) cannot modify Unit covenants. Covenants

can be amended only by the property owners within their individual Units. SHHA recognizes the rights of property owners to amend the covenants of their Units in accordance with procedures set forth in the covenants of each Unit. Covenants may be found by following the “Covenants” link on the SHHA website main page, in the upper gray menu bar, or by following directly this link:

<https://www.sandiahomeowners.org/association/committees/covenant-support-committee/unit-covenants>

Out of the 38 Units within Sandia Heights, 11 of them have indeed amended their covenants, starting as far back as the 1970's and as recently as the early 2020's. Several of these Units have amended their covenants twice. Amending covenants is not necessarily an easy task, as it requires composing accurate wording, communicating with all homeowners within a Unit, conducting a petition/voting process, and if the proposed amendment passes, recording the final results with Bernalillo County.

Prior to initiating a time-consuming petition signature effort, we recommend that a proposed amendment be presented to the SHHA Board of Directors and Covenant Support Committee (CSC), who can review the amendments to help identify potential conflicts with pre-existing covenants or other possible issues. The final legal validity and sufficiency of the process and of the amendment itself are the responsibility of the Unit's property owners. Note that all costs involved with the amendment process are the responsibility of the property owners of the Unit proposing the amendments.

SHHA has developed information to facilitate the covenant amendment process. A useful guide may be found on the SHHA website on the CSC page, under “Links” on the right-hand menu, or by following directly the following link:

<https://sandiahomeowners.org/storage/app/media/downloads/COVENANT-AMENDMENT-PROCEDURES-Bob-Changes-2-16-17.pdf>

This document also provides sample paperwork required for the amendment process, including the amendment declaration, petition, ballot voting roster, and others.

## Community Events Bulletin Board

*These groups are not sponsored by SHHA.  
Information is provided to keep residents informed.*

**Come play with us at the Duke City Bridge Club!** Bridge uses playing cards to solve puzzles while providing a lively social community. Hundreds of thousands of people the world over have found a lifelong passion playing bridge. For lessons and games for players of all levels, call 505-271-2877, email [dcbcbridge@gmail.com](mailto:dcbcbridge@gmail.com), or visit <https://dukecitybridge.com/>

**Sandia Heights “Cork & Fork” Dining Activity:** Cork & Fork is having bimonthly dinners. We gather in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. 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 two whole-group dinners during the year. All adult Sandia Heights residents are welcome. To inquire or join any time of year, call Rene Kessel at (505) 504-3886 or email at [rene.kessel@cblegacy.com](mailto:rene.kessel@cblegacy.com).

## Pictures from SHHA’s April 12 Easter Egg Hunt Editor, *The GRIT*





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



*Spring is here, and cacti are in bloom. Photo by Claudia Mitchell. **Erratum:** Last month's photo should have been titled, "The Hound of the Sandia Eye," by photographer Chris Allemang.*