

1985

THE GRIT  
Volume 1, No. 2  
January, 1985

# Sandia Heights Homeowners Association

It has been six months on the job for the present makeup of the SHHA Board of Directors and I feel confident we are making progress towards reaching the objectives outlined in the previous newsletter. All of the members are enthusiastic and energetic in pursuing the fulfillment of these goals.

A tremendous vote of thanks to board member Harry Criel who initiated, ramroded, and pushed through the Sandia Heights Directory which paying members soon will be receiving. Besides an alphabetical listing, there is a numerical listing as well. Atta-boy, Harry!!

Harry Ottinger has an excellent article in this issue concerning Tramway Boulevard improvements. Mrs. Patricia Cassidy, our new representative on the Bernalillo County Commission will be contacted to ensure this matter is brought before the county commission at an early date.

Voting membership is now at an all time high for Sandia Heights - right at 300. However, we have a long way to go to the 500 mark which is about 50% of the resident owners. Some residents mistakenly believe that membership at the Four Seasons Tennis and Swim Club or subscribing to the Security service automatically makes them a voting member of SHHA. Not so. On the mailing label of this newsletter if your name is preceded by an asterisk you are a voting member. We urge you to join and be an active participant in the community. Besides the comraderie and cooperation that a large membership provides for the community, it also provides financial strength to accomplish things we have not been able to do in the past. Our legal representatives on the Board are optimistic that successful legal action is attainable against those who seem to regularly ignore the restrictions outlined in the various covenants in Sandia Heights. A strong membership will provide your association with adequate funds to support such action. Naturally, it would benefit everyone if persons receiving notice that they are in violation of a specific covenant(s), would respond positively and in a spirit of cooperation and concern for their neighbors and other residents of Sandia Heights. Most recipients of such notices do respond in such a manner.

The subject of covenants is consistently prominent on any listing of Sandia Heights issues. It commands a significant amount of our annual general meeting time and is an agenda item at every board of directors meeting. Conversation almost always focuses on the same few points: monitoring, enforcement, and who is responsible?

The board of directors has developed an approach that has served to organize our thoughts and assist us in arriving at some conclusions. We consider that there are two types of covenants, Class I and Class II. Class I covenants are those that are embodied in and observed by original construction plans, e.g., use

President's Message (cont.)

earthtone colors, screen tanks, certain building restrictions/specifications, etc. In this class plans must be submitted to and meet with the approval of the Sandia Heights Architectural Control Committee - an instrument of the developer. The committee consists of Mr. Ben Abruzzo, Mr. Bob Murphy and Mr. Max Flatow. Certain changes/additions to existing dwellings must also meet with the approval of the ACC before being undertaken, e.g., building additions, construction of walls and fences, installation of TV disk antennas, solar panels, etc. Class I covenants are by definition those that are involved with a prior review and approval process mandated by the developer. Class I violations are the developer's responsibility. However, the board intends to support the developer in any way we can to assist in ensuring such restrictions and guidelines are followed. In the event that a Class I violation occurs, the offending resident should address the developer if the owner of the property in question fails to take corrective action.

Class II covenants are those that deal with conditions quite apart from and seldom, if ever, disclosed by a review of plans, e.g., exposed parking of trailers and boats, visible clotheslines, inoperable vehicles, etc. Monitoring of the community for the purpose of discovering these conditions is a responsibility accepted by your association. Letters sent to residents to deal with these conditions have always carried the SHHA letterhead. While the association accepts responsibility for monitoring compliance with Class II covenants, enforcing compliance ultimately and necessarily rests with a resident-complainant. The SHHA cannot be the plaintiff in covenant enforcement litigation but it can sure lend very strong support. The board will continue to attempt to bring about compliance with Class II covenants through non-litigation means.

Our major intent is to see that the covenants are observed by everyone in Sandia Heights in order that all residents can fully enjoy the special lifestyle afforded in this area.

New Subject. A word of thanks to the more than two dozen members who participated in the Christmas decoration contest. There were two categories - luminarias and traditional. Congratulations to Sara Warford and Cindy Gorman who won first (\$50.00) and runnerup (\$25.00) prizes respectively in the traditional category and to Judy Harris and Rab Freeman who won first and runnerup prizes respectively in the luminaria category.

New Board Member. Mr. W.M.B. (Bill) Jackson has been appointed as a board member following the resignation of board member Peter Harrison.

Spring Runoff. Our next all membership event will take place in the spring. We are planning something in which all ages can participate such as a bike race, a mini-marathon and a "stroll", all ending at the Elena Gallegos Park for an all-membership picnic. More information will be forthcoming.

Final Note. The weather has been great for skiers but not so great at times for drivers in Sandia Heights. The SHHA pays the Sandia Peak Tram Co. when snow plowing and salting is necessary. They have four plows and one salter. Even when salted some intersections still become icy and unsafe. The intersections at Live Oak/Tramway Blvd. and Tramway Lane/Tramway Blvd. are especially dangerous at these times. I would suggest the use of alternate routes when icing is a distinct possibility.

I thank all of you for your support. I especially want to thank Judy Harris (editor) for the good job on the newsletter and getting it out on time.

Randy Williams  
President, SHHA

SIGNATURES SOUGHT FOR PETITION  
TO IMPROVE TRAMWAY BOULEVARD

A petition asking for improvements to Tramway Boulevard will be circulated for signatures of Sandia Heights residents in January and February. The petition will be presented to City and County officials probably in March.

The petition will ask for the addition, as soon as possible, of a street light, traffic light, and left-turn lanes at the nine main intersections along Tramway Blvd. north of Montgomery. The petition will also ask for a substantial speed-up in the schedule for the implementation of the "ultimate" plan for expansion of Tramway Blvd. between Montgomery and the Sandia Reservation to a four-lane separated thoroughfare.

Current City-County plans for 1985 include no improvements to Tramway except those which have already started and the cut-through of Academy to Tramway from the west. Longer-term plans call for four-lanes (separated) between Montgomery and Manitoba at some undesignated time between 1985 and 1990. The "ultimate" plan for Tramway calls for its expansion to four lanes with a neutral ground to the Sandia Indian Reservation, for landscaping and bike/jogging paths, and for its connection to major east-west roads (Los Angeles and Richfield) leading across new river bridges to the West Mesa. No schedule has been fixed and no financing arranged for such an "ultimate" expansion.

Traffic on this section of Tramway Blvd. has grown by about 60% a year over the past two years. Additional greater increases in traffic over the coming years is anticipated as a result of all the new construction underway along Tramway and the further connection of Tramway with the new major east-west thoroughfares.

The Sandia Heights Homeowners Association will distribute the petition for signatures among the thousand or so domiciles in Sandia Heights. It will be a big job to do this and to present the results quickly to the City-County authorities. Any Sandia Heights residents interested in helping are kindly and gratefully invited to call Harry Ottinger at 293-6759.

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HOME LOCATION PROGRAM

District #5  
Bernalillo County  
Fire Department

1. Numbers on side of mail box 3" or larger using contrasting colors.
2. When calling Fire & Rescue, give your house number, street and nearest intersection.
3. If possible, have someone at roadside to signal emergency vehicle and at night, with a flashlight.

Fire & Rescue Only. . . 294-4011  
Alternate Emergency . . . 911

ADVERTISING POLICY

- \* Non-commercial ads (baby-sitting, house sitters, situations wanted, etc.) free.
- \* Commercial ads - minimum \$25.00 per 1/4 page.
- \* Business card size - \$25 per year (4 issues).

\*\*\*\*\*

- \* Newsletter deadline for the April 1985 issue is Wednesday, April 10.
- \* Submit articles and ads to Judy Harris, 318 Big Horn Ridge NE, 299-8803.
- \*

\*\*\*\*\*  
\*\* Experienced 14 yr. old baby-sitter; has taken the Red Cross Baby Sitting course. Mike McBride 299-4347  
\*\*\*\*\*

## SANDIA HEIGHTS SECURITY

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### QUESTIONS & ANSWERS

**What is the Sandia Heights Security Guard System?**

The Security Guard is actually six different guards who patrol the area in a prominently marked patrol car.

**Who pays for this service?**

The Security System is financed by resident subscription. The cost is \$7.50 per month. Currently, approximately 85% of the residents are subscribers.

**During what hours do the guards patrol?**

The patrol shifts are non-uniform so as not to establish any recognizable pattern; however, the guards patrol between 90 and 95 hours per week, seven days a week.

**What happens if the patrol car breaks down?**

The guards use their personal cars with a temporary sign attached to the side.

**How many calls do the guards respond to in a month?**

The guards receive 150-200 calls per month of which 5-7 represent serious problems.

**Is there much crime in Sandia Heights?**

During the three-month period of Sept-Nov, there were 7 burglaries, 15 cases of vandalism, and 1 attempted fire-bombing. In addition, the guards responded to 34 burglar alarms and checked out 20 suspicious vehicles and 18 suspicious individuals.

**How can I contact the Security Guard?**

Call the beeper at 843-3660. After the tone, you have 10 seconds to leave your name, address, and phone number (speak slowly and clearly). The guard will call back for your message. For non-emergencies, call the answering service at 243-9888. You can also contact the guard on his mobile phone (843-1133) or through the Tram operator (293-8331).

**What number should I call in case of a serious emergency?**

The easiest number to remember is 911, but be sure to tell the operator that you live in the County and in Sandia Heights. A more direct method is to call the Sheriff at 766-4160. After calling either of these numbers, notify the Sandia Heights Guard at the beeper number (843-3660). If the guard is on duty, he'll probably be the first one to respond.

## **Is the Security Guard a substitute for the Sheriff?**

No! The Security Guard is not a law enforcement officer; he is not prepared to deal with violent situations; and he can not conduct official investigations. However, the Security Guard can respond quickly; he can check out suspicious situations; he has emergency medical training; and he is in direct radio contact with the Sheriff, the Fire Department, and ambulance services.

## **Does the Security Guard respond to calls that the Sheriff won't?**

Yes! The Security Guard has jump-started stalled vehicles, removed birds from fireplaces, removed snakes from garages, looked for lost pets and lost children, etc. In fact, if the Security Guard can't help you, he can usually put you in touch with the proper agency that can.

## **How else does the Security Guard help our community?**

The prominently marked patrol car, the security decals on mailboxes, and posted signs in the area announce the presence of the Security Guard System -- and that alone acts as a crime deterrent. Furthermore, the Security Guard is intimately familiar with our area, so that he is aware of unusual situations that should be checked out.

## **What should I do when I go on vacation?**

If you leave your home -- even for only a weekend -- notify the Security Guard. He will periodically check on your house. In addition, stop your mail and newspapers (or have a neighbor pick them up), and put a light on a timer (preferably in a room that is not directly observable from the outside).

## **What else can I do to increase the security of my home?**

- o Install a burglar alarm system.
- o Affix decals to doors and windows stating that the house is alarmed -- even if it isn't!
- o Get a watchdog.
- o Be sure your house number is visible from the street (3" numerals on both sides of your mailbox).
- o Install deadbolts (be sure they enter solid framing - not just the door trim).
- o Install floodlights in both front and rear of your home.
- o Engrave your social security number on TV's, stereos, cameras, etc. Keep descriptions and photos of jewelry and works of art.
- o Be a good neighbor. Get involved. Report suspicious cars or individuals in the neighborhood. And report activated burglar alarms even if you don't know the exact location.
- o Above all - don't be a hero. Call the Security Guard when you need help.

MEMBERSHIP

The directories of sandia Heights residents are at the printers; they should be ready for delivery by 1 February. The members of the Board of Directors will deliver the directory to SHHA members starting 2 February. If you would like yours sooner that it is delivered, you can pick one up from me, Rab Freeman, 131 Big Horn Ridge Court, 296-2977. Remember that the directory is only for dues paying SHHA members. If you are not yet a member, you can send your \$30 dues to SHHA, PO Box 20021, Albuquerque 87154-0021 or bring it to me and exchange it for a directory.

The directories will also have with them a copy of a petition to the county to accelerate the improvement of Tramway Blvd. We seek your support and hope that the "squeaky wheel" will get some attention.

The neighborhood coffees have been enjoyed by many. More have been scheduled. Please come and visit. Also, please call the hostess or Rab if you'd like to come so that we can plan.

Friday, 8 February, 10 a.m.  
Virginia Tatum 294-1089  
935 Bobcat Blvd.

Friday, 8 March, 10 a.m.  
Sara Warford 293-4367  
1191 Laurel Loop

Wednesday, 10 April, 10 a.m.  
Rab Freeman 296-2977  
131 Big Horn Ridge Court

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Diane Brewer  
(505) 296-0308

Judy Harris  
(505) 299-8803

**creative needlepoint**



318 Big Horn Ridge Road, N.E.  
Albuquerque, New Mexico 87122

\*\*\*\*\*  
Sandia Heights has a  
babysitting co-op.  
For more information  
call Marie Rundle at  
299-7900.  
\*\*\*\*\*

JJ's "PIZZA"

- 1 package puff pastry sheets
- 9 slices Genoa salami
- 9 slices ham
- 1/2 lb. grated Swiss cheese
- 1-2 sliced tomatoes, oregano, salt
- 1 beaten egg

Preheat oven to 350°. Thaw pastry sheets according to package directions. Roll out, if necessary, to fit 8 x 11 inch pan. Layer, starting with one sheet pastry, then salami, ham, cheese, tomatoes. Sprinkle tomatoes with oregano and salt; top with remaining pastry and seal edges. Spread top with beaten egg and prick with fork to vent. Bake at 350° for 1 hour. Serves 4 - 6.

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PLAYGROUND SURVEY

The reaction to the survey for expanding existing playground equipment was slim indeed! Out of 915 questionnaires only 19 were returned. Seven of these believed there was no need for expanded playground facilities. Twelve were in favor of the playground; of these 11 have children. Ten respondents indicated that improvements should be funded by volunteer groups; nine indicated funding from a combination of SHHA dues and volunteer groups.

In view of the paucity of responses from residents, it was the concensus of the Board that expanding of the playground facilities is not warranted. However, the Board does desire to achieve a higher quality of maintenance on the existing park by working more closely with the Tram Company.

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\* MILLER, JOHN R.  
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Sandia Heights Homeowners Association



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