

Combined Annual Meeting & Picnic Draws 235+ Attendees

Healthy attendance at the 1992 Sandia Heights Homeowners Association (SHHA) Annual Members' Meeting on June 6, followed by a spirited Spring Fling picnic at Sandia Heights Park, provided a fitting climax for the Association's 1991-92 fiscal year.

Fifty SHHA members attended the Annual Meeting and Board of Directors election at the County's District #5 Fire Station. Committee Chairs gave brief reports on the past year's activities. The 1991-92 Annual Report (see insert) was distributed to attendees.

Election of six new directors to serve 3-year terms on the SHHA Board concluded the meeting. A complete list of the newly-elected 1992-93 Board of

Directors and their areas of responsibility appears on page 12.

The annual Spring Fling picnic at Sandia Heights Park began immediately following the meeting's adjournment. Grilled hamburgers were served to more than 235 Sandia Heights residents and their guests. Participants in the Sandia Classic National Hang Gliding Competition filled the skies over Sandia Crest. Winds were very favorable, and the hang gliders amazed picnickers with the height and longevity of their flights.

Eating, visiting, and drawings for door prizes were popular activities among the adults. Meanwhile the younger set preferred facepainting,

Continued on page 6



Inflated and deflated, the hot air balloons at the Spring Fling Picnic were a favorite with the children.

Majority Favors Keeping Sandia Heights Park

Final park survey results are in. More than 500 responses were received, representing 46 percent of the Sandia Heights Homeowners Association's (SHHA's) total membership.

Based on the survey results, the SHHA Board concluded that SHHA members favor the ongoing financial support of Sandia Heights Park with Association dues. However, members clearly do not want a County park within the Sandia Heights community.

During 1992-93 the Parks & Recreation Committee plans increased efforts to reduce the allocation of Association dues to Sandia Heights Park including a review of possible funding sources and implementation of measures to reduce expenses. Full analysis and consideration of comments and suggestions on the park survey is planned along with improvements and publicity for the community's recreational trails. Continued support for passage of a County Park Ordinance also is a priority.

Thanks to the excellent survey return rate, the SHHA Board of Directors is confident the Association obtained an accurate reading on members' opinions regarding neighborhood parks

Continued on page 4

Sandia Heights Homeowners Association

THE Grit

The Grit is the official newsletter of the SANDIA HEIGHTS HOMEOWNERS ASSOCIATION, INC.

P.O. Box 20021
Albuquerque, NM 87154-0021

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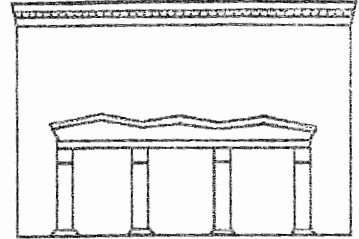
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Roundhouse Report



With official state redistricting just a few months away, it seems like the opportune time to shift to a legislative multi-district column.

The southern third of Sandia Heights (State House District 31) will continue under the representation of Kip Nicely. Mark Caruso will represent the northern two-thirds of Sandia Heights (State House District 23). In January, Tom Wray will be sworn in as the Senator representing all of Sandia Heights (State Senate District 21), replacing Victor Marshall who chose not to seek re-election.

One of the most important, and often most difficult, portions of our job is trying to get adequate public input. We are here not only to represent the concerns of our state but also, more specifically, the citizens of our districts. In January, we will begin a 60-day session which includes both budgeting and non-budget issues (unlike our 30 day sessions).

Instead of a commentary/editorial or legislative preview, we're reaching out to you and asking you to communicate with us. We want to know what's bugging you; what you feel needs to be stopped or started; what we can do to better communicate with you.

Please take five minutes and write us a postcard. Straight talk, right to the point. We will and do act on constituent requests.

We look forward to receiving your mail and comments. Thank you for giving us the opportunity to represent you!

Rep. Kip Nicely (R-Dist. 31)
1190 Laurel Lp. NE
Albuquerque, NM 87122
292-5577

Rep. Mark Caruso (R-Dist. 23)
7823 Republic NE
Albuquerque, NM 87109
883-5000

Tom Wray, State Senator-Elect (R-Dist. 21)
1835 Tramway Terrace Lp. NE
Albuquerque, NM 87122
298-6591



BOARD

- Recycling Saturdays for the next three months are August 22, September 26, and October 24. Bring your recyclables between 9 and 11 a.m. to the Quail Run Center, 12700 San Rafael. Items currently accepted for recycling are aluminum, types 1 and 2 plastics, newspapers, and Kraft paper boxes.
- A hazardous waste collection center at 6133 Edith NE is now open every Friday from 8:30 a.m. to 4:30 p.m. and every Saturday from 8 a.m. to 3 p.m. The center only accepts hazardous wastes from individuals, not businesses. People should bring wastes -- such as paint, paint thinner, used motor oil, caustic cleaners, pool chemicals, old vehicle batteries, insecticides and herbicides -- in their original containers.
- There will be no refuse collection on Monday, September 7 in observance of Labor Day, Refuse will be collected on the following day, Tuesday, September 8.
- Special thanks to Sandia Heights Resident Floyd Wilson who very generously donated new basketball hoops for Sandia Heights Park.
- A joint public hearing by the County Planning Commission and the City Environmental Planning Commission on the proposed Ground Water Policy and Action Plan (GPPAP) was postponed until sometime in the fall to allow time to try and reconcile concerns about the policy. Watch for meeting announcements in The GRIT and the Peak Review.
- Quality Water Resources has placed flyers at residences within Sandia Peak Utility Co.'s service area that contain misinformation and misstatements about the quality of water provided to Sandia Heights' residents. There is NO groundwater contamination in Sandia Heights nor are the wells used by the Sandia Peak Utility Co. contaminated. In analysis\results of sampling for 51 unregulated contaminants required by the New Mexico Health and Environment Department, contaminants were found "nondetected above detection level". Tests for lead and copper required by the EPA are in the process of being set up, and results will be published as soon as they're available. If you haven't turned in your completed survey to the Peak Utility Co., please do so right away. Call Judy Turner (296-9585) or Bill Baker (294-7187) if you need more information.
- The Tramway Landscaping Task Force continues to work with County, City, and State officials to secure funding for Tramway Blvd. landscaping, with possible solutions pending. Watch for announcements!
- Due to a recent increase in problems with vandalism and trespassing, residents are reminded that the openness and general absence of walls and fences in the Sandia Heights community is neither a license nor an open invitation to trespass across private property. Except for County roads and rights-of-way and the very few dedicated public easements, all property in Sandia Heights is private property. Residents are asked to please respect the rights and privacy of their neighbors by staying on the public roads and adjacent rights-of-way and by informing their children to do likewise. Let's make sure we don't have to become a community of "fence-builders" in order to preserve and protect our rights to property and privacy.
- Business is booming for the SHHA Architectural Review Committee! The all-volunteer committee asks property owners to please allow ample time for review and approval of proposed construction/renovation projects. Projects must be reviewed in the order in which they're received. Per the covenants, the Committee has up to 30 days to review and approve plans. Working late nights and weekends in order to compensate for poor planning by property owners is truly service above and beyond what should be required of these dedicated community volunteers. Call the SHHA office (275-9112) if you need submittal forms or information on the architectural review process.

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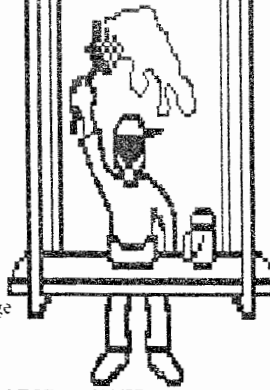
Display ads - \$40 per 1/4 page, \$75 per 1/2 page, \$140 per full page

Preprinted inserts - \$125 per issue

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PAYMENT MUST BE SUBMITTED WITH ARTWORK**

Call for information on ad sizes and requirements (275-9112)

Advertising Artwork and Layout Service Available - Call 247-4011



Deadline for the November GRIT

The deadline for submitting ads, ad payment, and information for the November issue of The GRIT is Wednesday, October 15, 1992. Please submit all materials to Sherry Lombana, 14201 Encantado Rd. NE, Albuquerque, NM 87123, 275-9112. Advertisers should note that ad space is limited and is reserved on a first come, first served basis. Payment must accompany ad space reservations.

GRIT Circulation

This issue of The GRIT was mailed to the 1075 members of the Sandia Heights Homeowners Association.

Park Survey

Continued from page 1

and, more specifically, Sandia Heights Park. Specific results were as follows (Note: Sometimes respondents did not answer all questions):

Sandia Heights Park Survey Results July, 1992

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------|-----------|
| 1. Is convenient access to a park important? | No 206 | 303 Yes | |
| 2. If Yes , which of the following amenities should this park contain (Sandia Heights Park contains items a through d)? Rank the items marked Yes in order of importance with #1 being most important. | | | |
| a) Grassed ball park/soccer field? | No 43 | 303 Yes | Rank 1.93 |
| b) Picnic tables? | No 24 | 228 Yes | Rank 2.47 |
| c) Basketball goals? | No 46 | 197 Yes | Rank 3.02 |
| d) Children's playground equipment? | No 31 | 219 Yes | Rank 2.08 |
| e) Other (see Other Amenities section) | | | |
| 3. Do you favor the continued financial support of Sandia Heights Park with Homeowners Association dues? | No 189 | 248 Yes | |
| 4. If No , how would you prefer the dues be spent? (see Comments section) | | | |
| 5. If land were available, would you be in favor of a County Park within the Sandia Heights community that's open to all County residents? | No 293 | 138 Yes | |

Other Desired Park Amenities:

Most requested amenity was more trees and shade (11 requests) followed by bathrooms (9), water fountain (6), and more playground equipment (4). BBQ grills and more grass area each received 2 requests, as did volleyball court/net and horseshoe pit. Other suggestions ranged from a dog frisbee area and a par course to benches and a covered shelter for large groups.

Comments on Re-Allocation of Dues:

Security issues received top ranking with 44 requests for increased security measures; 42 respondents proposed either a reduction in SHHA dues or park expenses; a preference for increased spending on covenant enforcement/architectural review was expressed by 41 members; various neighborhood improvements, ranging from improved roads and snow removal to litter clean-up and street lights, received a total of 40 votes; 22 members favored expenditures on native landscaping, particularly on Tramway Blvd.; improved hiking/biking trails were a priority for 19 respondents; 18 people wanted improved facilities at the Four Seasons Club including lighted

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Park Survey

Continued from page 4

tennis courts and racquetball courts.

A wide variety of other interesting ideas and comments were submitted including suggestions for a community storage facility for RV's and boats; development and enforcement of community noise standards; free Tram passes for homeowners; a public library; more community parties/get-togethers.

**SHHA
Community
Coffees**

Meet new neighbors and see "old" friends at the community coffees. Mark your calendar and notify your hostess if you plan to attend so that she can plan accordingly. Call Beth Stoil at 296-4504 if you would like to have a coffee or if you need a ride. Everyone is welcome!

Wednesday, Aug. 19, 10 a.m.-12 noon
at the home of Toni Seidel
360 Juniper Hill Rd.
298-1791

Wednesday, Sept. 16, 10 a.m.-12 noon
at the home of Ann Marie Cale
9101 Lynx Lp.
293-1949

Wednesday, Oct. 14, 10 a.m.-12 noon
at the home of Janey Brink
1705 Quail Run Ct.
291-8910

Special thanks to Miriam Friedman, Mary-Jo McCarthy, and George and Bonnie Hight who hosted our coffees in May, June, and July.

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Spring Fling Picnic

Continued from page 1

baseball, kite flying demonstrations, and playing with the gliders, balloons, and fly rings that were given away by the dozens. A particular favorite among the children was the deflated hot air balloon that was spread out on the field for squishing and jumping.

The following persons and companies deserve special recognition for their donations to the 1992 SHHA Spring Fling:

- Tony Bartolotta, RE/MAX Realty
- Allison Ward, Sandia Heights Academy
- Roger Bargas, Fools Paradise
- Clark Speakman, District #5 Fire Station
- County Line Restaurant
- Sandia Peak Tram Co.
- Yogis Yogurt Shop
- Sandia Shadows Winery
- Outpost Ice Arena

Special thanks to SHHA Community Services Director Lisa Stewart and the Spring Fling Committee for this especially memorable Association picnic: Lucy Russell, Nancy Prindle, Paul Stewart, and Kip Nicely.

Centex Proposes New Subdivision In Sandia Heights

Centex Homes has applied to Bernalillo County for a special use permit to allow the construction of 86 single family detached homes (dwelling units) on 13.91 acres beginning at the southwest corner of Tramway and San Rafael and continuing south to San Antonio.

This amounts to a proposed density of 6.18 dwelling units per acre (DU/Acre). The land is part of the Sandia Heights Master Plan Area/Community and is currently owned by the Sandia Peak Tram Co. Centex submitted typical elevation drawings depicting two-story, flat-roof homes with sloping tile accents similar to their models currently being built in Tanoan East.

Residents with questions/concerns about the proposed development may contact the SHHA Director of New Development, Andres Viamonte at 881-5357; Janey Brink, Eagle District Representative (Units 12, 15, 17) at 291-5910; or the SHHA office at 275-9112.

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Sandia Heights Security Report

Security Tip: Park vehicles in garages if at all possible. Keep vehicles that are parked outside locked at all times. Unlocked vehicles are an open invitation for theft and vandalism.

Do your part to preserve and maintain Sandia Heights as a safe and secure place to live by subscribing to the Sandia Heights Security Patrol. Call the Sandia Peak Tram Co. (296-9585) for information on security services and subscription rates.

Sandia Heights Security Patrol Calls Jan.-Jun., 1992

| Type of Call | # |
|-------------------------------------------|--------------|
| Alarms | 271 |
| Motorist Assist | 96 |
| Breaking & Entering (B&E)* | 5 |
| Attempted B&E* | 6 |
| Construction Site Burglary** | 8 |
| Suspicious Vehicle | 71 |
| Suspicious Person | 27 |
| Barking Dog | 20 |
| Lost Pet | 22 |
| Found Pet | 26 |
| Snake | 7 |
| Family Dispute | 1 |
| Neighbor Dispute | 1 |
| Loud/Disruptive Party | 19 |
| Motorcycle Nuisance | 1 |
| Fire Works Complaint | 5 |
| Vandalism (General) | 38 |
| Mailbox Vandalism | 32 |
| Speeding Vehicle | 11 |
| Unusual Special Request | 89 |
| Salesman Problems | 7 |
| Phone Problems | 4 |
| Car Accident | 17 |
| Fire | 19 |
| Rescue | 14 |
| Utility Co. Assist | 39 |
| Construction Sites | 10 |
| Vacant Houses (For Sale, etc.) | 25 |
| Specials (Extra Patrol/Observation) | 39 |
| Homeowners on Vacation | 585 |
| TOTAL CALLS | 1,515 |

*Recorded by APD Crime Analysis Unit as "Burglary."
 **Recorded by APD Crime Analysis Unit as "Larceny."

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| Male | 548 | 600 | 1,930 | 2,140 |
| 45 Female | 448 | 490 | 1,540 | 1,700 |
| Male | 1,140 | 1,260 | 4,320 | 4,790 |
| 55 Female | 880 | 970 | 3,290 | 3,650 |

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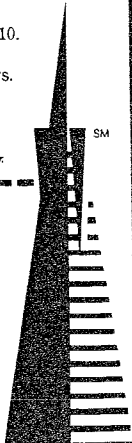


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SHHA To Publish Directory

The Sandia Heights Homeowners Association will publish the 1992-93 Sandia Heights Directory in August. Sandia Heights Directories are distributed only to SHHA members (free of charge) as a benefit of Association membership. Directories can not be purchased nor are they available to non-SHHA member residents or persons who do not reside in Sandia Heights.

The information to be printed in the directory is shown on the mailing label of this issue of the GRIT. Please take a moment to look at your mailing label and verify that the information is correct. Any changes or corrections should be sent to SHHA, 14201 Encantado Rd. NE, Albuquerque, NM 87123, no later than August 17, 1992.

Asterisk Indicates You're An SHHA Member

Home Phone Number

PH 296-0000
*SMITH, JOHN & MARY
123 TRAMWAY LANE NE
ALBUQUERQUE, NM 87122

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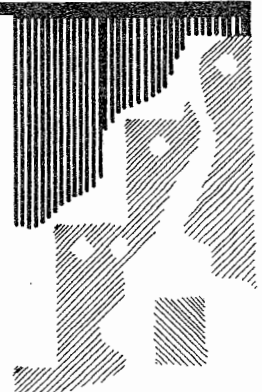
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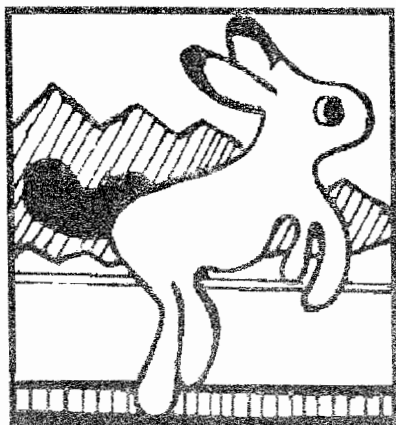
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THE VIEW FROM JACKRABBIT HILL



There's Lunch Out There

So many comments turned up about the Jackrabbit Hill column in the May issue of The GRIT, particularly about eating tumbleweed, that I thought I'd pass along a few recipes to you. Besides it's a beautiful summer, and I'm basking in the warm days which put my brain in low gear.

Phyllis Hughes, author of the Pueblo Indian Cookbook (Museum of New Mexico Press), was at our Sandia Heights Wildflower Club meeting last year and passed on these bits of information from her extensive store of knowledge. She says: "Young leaves and shoots gathered in early Spring of plants such as Lambs Quarters, Purslane, Dandelion, Cheeseweed, Amaranth, Mustards, Watercress and peeled shoots of Cattail and Burdock are used raw in salads.

"For cooking like spinach or to be used, cooked, in many recipes such as casseroles, quiches and fritattas, check for 'buggy' leaves or tough stems -- wash well in cold salted water, drain and cook in small amount of water or in steamer, forking over several times for 10-20 minutes. The above listed plants plus Peppergrass, Fourwing Saltbush, Tumbleweed and chopped leaves of Docks and Burdock are also good used this way.

"BLANCHING: Many greens and shoots, especially those with milky juice (i.e., dandelion and broadleaved Milkweed), Chicory and Beeweed, Plantain need to be covered with boiling water for one minute -- water poured off -- repeat for another minute or until taste of bitterness is gone, then cook for 10-20 minutes and serve as desired." (I remember my mother treating mustard greens this way in California.)

Phyllis gives this recipe for Tumbleweed Quiche. "Cook 2 cups young 2-5 inch tumbleweed plants for 5 minutes. Chop, spread in prepared pie crust. Add favorite cheese or bacon-onion quiche mix. Bake till done." She adds: "All our Spring quelites, whether cooked briefly or blanched first, welcome a good dash of vinegar or lemon juice with a garnish of crumbled bacon or sliced hard-boiled egg."

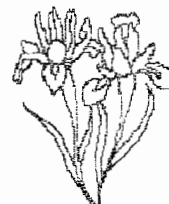
Carolyn Niethammer's The Tumbleweed Gourmet has, among several

recipes for tumbleweed, Tumbleweed Frittata:

- 1 cup tumbleweed sprouts
- 3 T. butter or margarine
- 2 potatoes, sliced
- 1 onion, chopped
- 3 eggs
- 2 T. water
- Salt and Pepper

Wash and sort tumbleweed sprouts, discarding roots and any sprouts which have matured to the point of feeling prickly. Chop and set aside. Melt butter in a large skillet. Saute chopped onion until limp. Add sliced potatoes and chopped tumbleweed, layering evenly over bottom of skillet. Turn heat to low, cover skillet, and saute potatoes until almost soft, stirring and turning occasionally. Beat eggs and add water, salt, and pepper to taste. Pour over vegetables and continue cooking on low, shaking pan occasionally and lifting vegetables with a spatula so egg can run underneath. Cook until eggs are set

Sandia Heights Wildflower Club

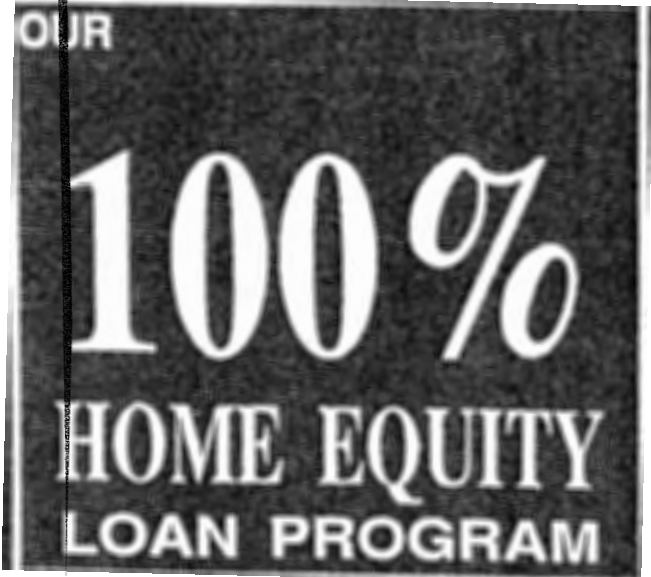


Members and prospective members are invited to the home of Jean and Bill Heflin for a potluck supper and garden tour on Wednesday, September 16 at 6 p.m. Address is 443 Live Oak Lp.

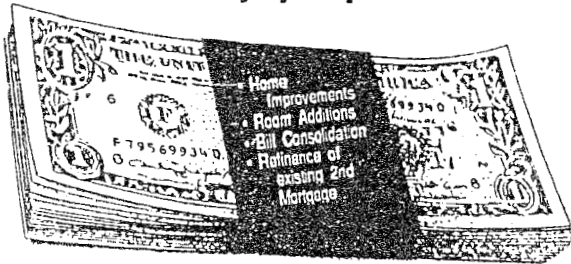
Bring a casserole, salad, or dessert and \$5 annual dues payment. Truly adventuresome chefs are urged (dared?) to bring one of the "weed" recipes in Jean Heflin's latest Jackrabbit Hill column (see above).

For more information on club activities call Bev Grady at 275-0798.

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1992-93 SHHA Board of Directors

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Holiday Bazaar Finds New Home



The 1992 Sandia Heights Home-owners Association Holiday Craft Bazaar will take place on Sunday, October 18 between 11 a.m. and 4 p.m. at one of Roger Smith's model homes just off Tramway Blvd. in Sandia Heights. Watch for signs and flyers announcing the specific address.

Formerly held at the District #5 Fire Station on Paseo del Norte, the Holiday Bazaar had to be moved due to concerns by the County's Risk Management Department regarding liability.

The first organizational meeting for the 1992 SHHA Holiday Craft Bazaar is scheduled for Wednesday, September 2 at 7 p.m. at the home of Lucy Russell, 618 Cedar Hill Rd. Artists and crafters in all areas of work are urged to participate in this event. Participants must be residents of either Sandia Heights or North Albuquerque Acres and may sell only personally handcrafted items.

For the first time this year, the bazaar also will sell homebaked goods such as cakes pies, breads, preserves, etc.

Artists, crafters, or bakers interested in selling their work and persons willing to donate some time to making posters or serving as hosts/hostesses and cashiers should contact Bazaar Chair Lucy Russell at 294-3583 or SHHA Community Services Director Barbara Bensonhaver at 298-5770.

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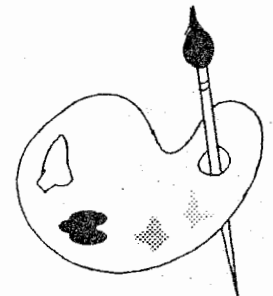
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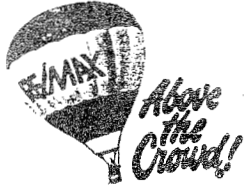
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Ads in this section are published **free** and are accepted only from members of the Sandia Heights Homeowners Association. Non-commercial ads are limited to Services (babysitting, house/pet sitting, yard care); For Sale (secondhand household items); Lost/Found; and Wanted. Ads in other categories are accepted at the discretion of the newsletter staff. Service ads will run throughout the calendar year unless cancelled by the advertiser. All other ads must be renewed each issue. Call 275-9112 to renew your ad.

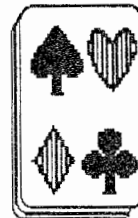
| Services | | |
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| <p>AAA BABY SITTER. house sitter, pet sitter. Please call Michelle Munson at 299-1400. Experienced, references.</p> | <p>HOT TUB AND SWIMMING POOL MAINTENANCE. Call Ben Wright (age 15) at 298-3361. Quality work based on 4 years at-home experience. Available for yard work, house sitting, plant and animal care, and baby sitting. References provided on request.</p> | <p>PET AND CHILD LOVER will take care of your pets and kids. I will walk and wash or feed and water your furry, feathered, and finned friends. Or baby sit. I have lots of experience in both and have taken the Red Cross baby sitting course. Call Jennifer Atkins (age 14) at 292-0621.</p> |
| <p>ALL AROUND GOOD QUALITY WORK. I do all sorts of odd jobs such as baby sitting, yard work, pet care, etc. Call Marcus Aaron (age 13) at 298-3843.</p> | <p>HOUSE SITTER. Responsible 14 year old will care for house, pets, plants, and yard. Will walk friendly dogs and play with pets while house sitting. Call 298-8451.</p> | <p>QUALITY KID CARE by caring kids. We don't just baby sit, we entertain and help out. Just call Jamie at 299-8803. Jennifer at 293-1409. Heidi at 292-0936. Stacy at 293-4901.</p> |
| <p>ANDREW'S VACATION SERVICE. Andrew will care for pets, plants, houses, etc. so you can enjoy your holiday. Reliable teenager will work in Sandia Heights South. Please call Andrew Harper 294-2814.</p> | <p>HOUSE SITTER. Responsible UNM student will take care of your home, children, pets, plants, etc. Sandia Heights house sitting references available. Christel Foster 296-4567.</p> | <p>RELIABLE, RESPONSIBLE BABY SITTER. Experienced with babies. Call Mary Richardson at 298-3770.</p> |
| <p>BABY SIT, HOUSE SIT, CLEAN HOUSE. Fifteen year old can drive occasionally to baby sit. Call Lindsay Worth at 298-1635.</p> | <p>HOUSE SITTING. College student, resident of Sandia Heights. Reliable, references. Call Ann Piasecki at 296-1342.</p> | <p>ZZZZ TERRIFIC TEENAGER available for baby sitting. Call Naomi Havlen (age 15) at 293-9253.</p> |
| <p>BABY SITTER for children, pets, or plants. Experienced, responsible with references. Please call Elisabeth (Izzy) Brown at 299-5560.</p> | <p>HOUSE CARE SERVICE including house plant watering; outside watering; mail and newspaper; feeding cats, dogs, and fish (no snakes). The prices vary depending on services. Experienced. Call Todd Randall at 298-2695.</p> | <p>Wanted</p> <p>BRIDE TO BE? New parent? New citizen? Just moved? Having a 25th or 50th wedding anniversary? Welcome Wagon has a basket full of useful gifts for you. Call Karrie at 275-3366.</p> |
| <p>BABY SITTER. Experienced fourteen year old who loves children. Call Laura Christopher at 293-7232.</p> | <p>LIGHT HAULING AND CLEANING of garage/storage areas. Call John at 296-1342.</p> | <p>SOUTHWESTERN STYLE HOME with Southwestern style furnishings for feature article in national publication. Home will be professionally photographed. Call Southwest Sampler Magazine in Chicago (708) 377-8000 Ex 276 and ask for Kristen Browning, Editor.</p> |
| <p>BABY SITTER, PET LOVER, HOUSE SITTER. Responsible 13 year old is able to baby sit your child. Do you need your pets walked and/or fed each day or your lawn mowed? Call on Jeff Fisher at 294-0264. I also will take care of your house and yard while you away.</p> | <p>NEED A BABY SITTER? You'll find a very good one at 298-2695. Her name is Jill Randall, and she loves kids of all ages. She is 12 years old and has experience.</p> | <p>USED PACKING MATERIALS. Home-based Sandia Heights' mail order company will pick up and recycle your cardboard boxes and left over shipping materials such as foam and "peanuts". Call 299-8485 and ask for Mary-Jo or Marilyn.</p> |
| <p>CARING AND EXPERIENCED BABY SITTER. I am responsible and caring and have references. Took Red Cross babysitting course. Call Meredith Goodman (age 14) at 294-8222.</p> | <p>NEED AN EXPERIENCED BABY SITTER? Call Jennifer Kosse (age 15) at 293-5096. Will water plants, take care of dogs, take in mail, etc. Have worked as councilor-in-training at the YMCA.</p> | |
| <p>EXPERIENCED AND RELIABLE BABY SITTER and house sitter when you are out of town. I do plants, animals, walk dogs, and other jobs, and I'm experienced with babies. Call Karen Truesdell (age 15) at 293-5451.</p> | | |
| <p>EXPERIENCED BABY SITTERS. plant waterers, etc. Tamara Eyer, age 17, and Jamie Eyer, age 15. Call 298-4288.</p> | | |
| <p>EXPERIENCED BABY SITTER. Enjoys infants and young children. If you're looking for a fun baby sitter that your children will ask for again and again, call Shanna McGee (age 13) at 299-0661. References available.</p> | | |
| <p>GOING OUT OF TOWN and need a house sitter? Someone to pull your weeds? Mow your lawn? Take care of your dogs? Call Richard Truesdell, age 13, at 293-5451 (reliable and caring).</p> | | |

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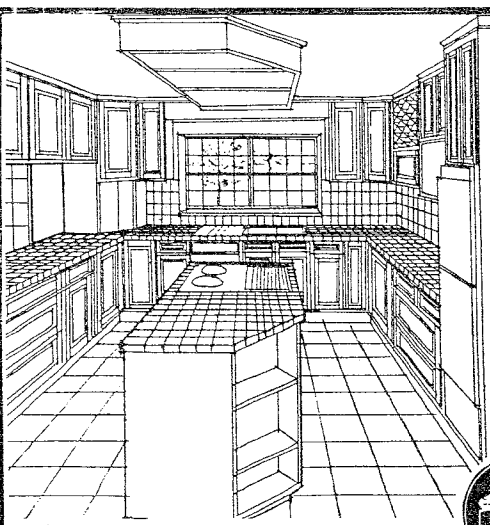
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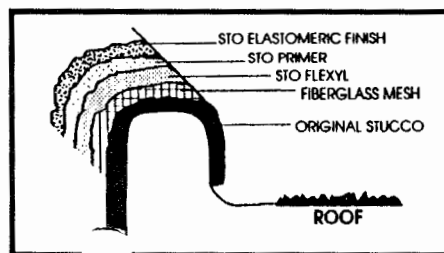
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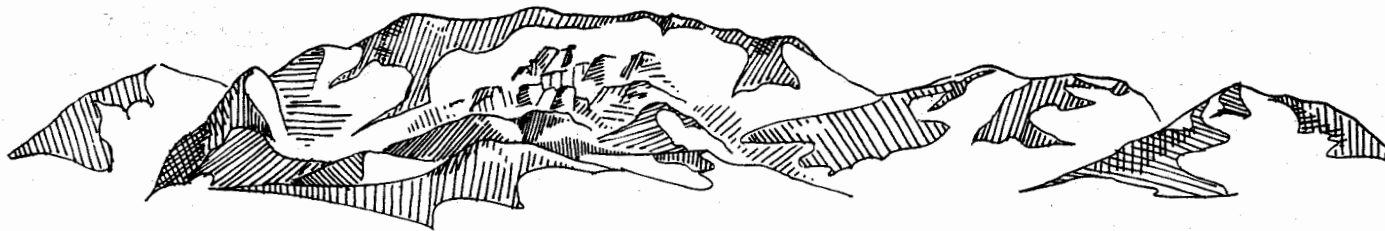
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1991-1992 ANNUAL REPORT

LEGAL ISSUES

Louis Mande, '91-'92 Director and Legal Advisor

The past 12 months have been busy ones for the Legal Committee. On the positive side, the Committee assisted in drafting what we consider to be a model set of covenants for two new subdivisions (Units 8C and 23) that are slated for development within the Sandia Heights Master Plan area. In addition to strengthening the restrictions, the covenants for these new units provide for mandatory membership in the Association which we believe will aid in covenant support in the newly developed areas.

The aggressive covenant enforcement procedures which we instituted last year continued and were relatively successful. Over the past 12 months, 15 long term covenant violations were turned over to the SHHA attorney for action. Securing community volunteers to identify and verify covenant violations has been the primary obstacle to effective covenant enforcement. We are hopeful that in the coming year the Association will be able to allocate increased resources to covenant inspections and support and put more of its energy into correcting and preventing covenant problems.

Unfortunately, during this fiscal year the Association incurred significant legal expenses as a result of being named as a defendant in two lawsuits. Both of these lawsuits were the result of actions taken by the SHHA Architectural Review Committee in approving house plans, one for new home construction and another for an addition. In the first lawsuit the Court determined that the Committee had properly approved the plans. In the second case the Court, after five days of trial, determined that the Association should be dismissed from the lawsuit. Even though we receive a considerable discount on our legal fees, defending

lawsuits is unavoidably expensive. In addition to the attorney's fees incurred, involvement in litigation took up a great deal of time for several Board members and the SHHA Executive Assistant.

The Association and, more frequently, the Architectural Review Committee receive requests, and even demands, to disapprove or file lawsuits to stop construction of new homes and additions which residents say interfere with their views or which homeowners believe are simply not an appropriate architectural style for Sandia Heights. As density increases in Sandia Heights, the likelihood also increases that new construction may intrude on the views from existing homes. The Architectural Review Committee may not improperly interfere with people's rights to develop their property, and it cannot legally use the covenant language "in harmony with the general surroundings" to deny people the right to build if their plans comply with the basic guidelines and restrictions set forth in the covenants. There are developments outside of Sandia Heights with covenant restrictions that require pueblo or territorial style homes. However each of the 32 units in Sandia Heights has a separate and unique set of covenants, and none directly address architectural style.

In the past year as in previous years, the Association received and attempted to resolve many reports of covenant violations. In addition, the Covenant Support, Architectural Review, and Legal Committees also received numerous complaints and requests for assistance for problems and concerns which were not actually covenant violations. Although the Association frequently provides mediation services for neighbors who

believe they have covenant problems, the Association has no jurisdiction to take care of non-covenant related disputes such as pet problems or trespassing. Problems of this nature should be reported to the appropriate government agency such as County Animal Control or the County Sheriff.

The SHHA's level of financial and legal involvement in the area of architectural review and covenant enforcement is somewhat unique among neighborhood associations, especially associations with voluntary membership. New residents frequently ask how the Association became involved in both of these areas. A number of years ago, the Association entered into a contractual agreement with the Sandia Peak Tram Co. to perform a variety of community services including enforcement of the covenants related to habitation of a residence, such as restrictions on boats, RVs/campers, unused vehicles, etc. While the Association has no similar contract requiring that it provide architectural review services, an SHHA Architectural Review Committee was formed in July, 1988 under the auspices of the Homeowner's Association to accept the transference of architectural review responsibility from the Sandia Peak Tram Co. for 24 of the 32 subdivisions within Sandia Heights.

Due to increasing density and other factors, we anticipate a rise in the problems and expenses associated with architectural review. As a result, the SHHA Board of Directors recently voted to re-evaluate its current level of activity in respect to architectural review. If the SHHA can reduce the funds and time expended to defend lawsuits, these resources can be put to more productive uses for the community.

Sandia Heights Homeowners Association

FINANCIAL REPORT
Ann Marie Cale, '91-'92 SHHA Treasurer

Several noteworthy changes took place during this fiscal year in cost controls and reporting. Implementation began for budgeting by "cost centers". A cost center is a committee or activity that is a separate function or service of the Sandia Heights Homeowners Association. The implementation process was time consuming, since there was no historical reporting by cost centers available from previous years.

The monthly and annual Treasurer's Reports were enhanced to show cash receipts and disbursements within each cost center compared to the annual budget prepared by the Board at the beginning of the 1991-92 fiscal year. This new reporting not only enabled the SHHA Board of Directors to know where the Association stood financially but also to monitor each committee's ACTUAL results against their annual BUDGET.

The new reporting also has made the Board more aware of the net costs of each activity to the SHHA. For example, most Directors were aware that Sandia Heights Park cost the Association a great deal of money, but few realized that the park took such a large percentage of the net members' dues to maintain! This was an eye opener that prompted the recent park survey.

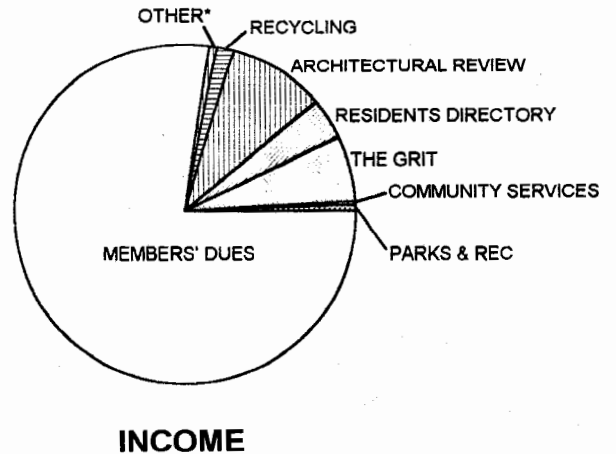
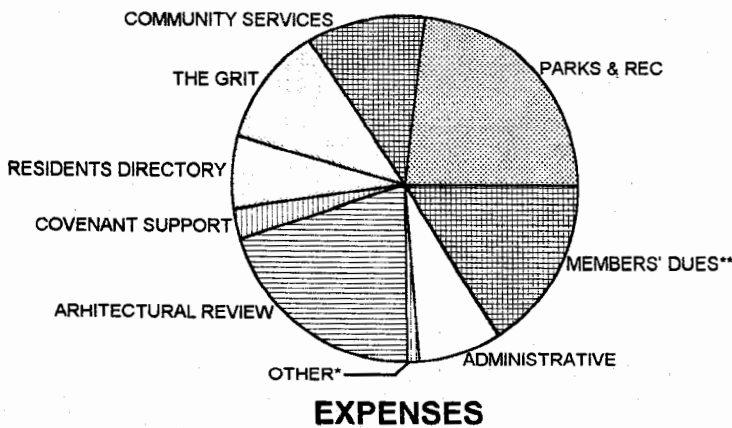
Using the budgets and new reporting methods, the Association's Board now can focus on allocating its limited resources to the activities that best serve the mission of the SHHA.

FINANCIAL SUMMARY*

| | |
|-----------------------------------------|-----------------|
| Cash at Beginning of Period (7/1/91) | \$14,203 |
| <u>Income/Expenses (7/1/91-6/30/92)</u> | |
| Total Income | \$63,015 |
| Total Expenses | <u>\$63,560</u> |
| Net for Period (7/91-6/92) | \$ (545) |
| Cash at End of Period (6/30/92) | \$13,658 |

* SHHA members who would like to receive a copy of the complete Treasurer's Report for the 1991-92 fiscal year, including a detailed breakdown of receipts and disbursements for each cost center along with actual and budget figures, may call the SHHA office (275-9112). A copy will be mailed to you free of charge.

DISTRIBUTION OF EXPENSES AND INCOME SOURCES



* Other Expenses: Government Liaison, New Development, Tranway Improvement Committees, District Representation Program.
Other Income: Interest
** Fees paid to the Sandia Peak Tram Co. for dues billing services.

GOVERNMENT LIAISON COMMITTEE

Rod Stewart, '91-'92 SHHA Vice President and Committee Co-Chair
Norm Mayer, Committee Co-Chair

etween local side effects of Tramway Blvd. widening and New Development issues, the Government Liaison Committee activities have been very demanding. Fortunately, most issues occurred in series and not all at once.

We were able to successfully intercede with the County to secure some elevation redesign and modified construction on the leg of Tramway Blvd. from San Rafael to the flood control channel. This initiative also produced significant improvements in the design and construction of drainage from Tramway Blvd. which was flooding home sites in Sandia Heights' Units 24 and 25 west of the new highway construction.

When the new U.S. Forest Service Trail #365 at the end of Cedar Hill Rd. raised questions and concerns from adjacent residents about potential problems with public parking along the narrow '91-'92 streets, we were able to persuade the County to install signage to forbid parking and protect the rights and safety of residents in the area.

Tramway Blvd. construction at the head of Simms Park Road access into the Elena Gallegos Picnic Area posed a temporary threat to the security and safety of residents in SHHA's Eagle

District, as the traffic to the picnic area was rerouted along San Rafael, Marigold, and Eagle Ridge Rd. Bernalillo County authorities responded positively to our requests for added Sheriff's patrols and additional signage to help insure safety.

Once construction was complete the County ruled, for reasons of emergency vehicle and APS school bus access, not to restore the gate which had formerly stood at the entrance to Simms Park Rd. and to keep Eagle Ridge Ln. open to Simms Park Rd. The County's position was fortified by the conditional character of subdivision approval for Unit 15 which required dual access into this unit since Marigold Dr. was deemed unsuitable as an all weather access road.

SHHA Director and Eagle District Representative Janey Brink took the leadership role in clarifying the history and also the jurisdictional and safety issues surrounding opening/closure of Eagle Ridge Ln. for the benefit of the SHHA Board and her constituents. Unit 15 resident Bob Owens also spent much time and effort to insure that the interests and concerns of the residents in his subdivision were communicated to the County and to the Association's Board of

Directors.

The Government Liaison Committee and SHHA staff recently undertook the task of determining the possible ramifications to the Sandia Heights community of the proposed Groundwater Protection Policy and Action Plan (GPPAP) and then keeping the Association's members informed about those ramifications through The GRIT newsletter. We foresee that this will be an ongoing project of the Committee as the GPPAP comes before the County Commission for approval and as ordinances are developed to implement the plan.

A recent meeting on the proposed changes to the Bernalillo County Zoning Ordinance produced some very positive results, thanks to the assistance of County Commissioner Patricia Cassidy. Frank Sandoval with the Bernalillo County Zoning office announced plans at the meeting to enact an ordinance requiring notification of affected neighborhood associations for any zone change requests and also special use and conditional use permits. This will allow the SHHA to better keep abreast of any new development that may affect our community.

NEW DEVELOPMENT

Changes on the SHHA Board during the 1991-92 year created a vacancy in the New Development Chair. Fortunately other members of the SHHA Board of Directors, along with several concerned Sandia Heights residents, stepped in to meet the community's needs in the New Development area.

Legal Advisor Lou Mande and Government Liaison Chair Rod Stewart played key roles in representing the Association's interests for Don Morgan's proposed new subdivision (Unit 8C) at the northeast corner of Tramway Blvd. and San Bernadino. Coordination and communication among the residents in subdivisions adjacent to the proposed new development were ably managed by Marty Hill with assistance from Olivia Powell.

Neighborhood and Association concerns centered around the size of the lots adjacent to existing development and the proposed height of the homes. A compromise was reached on these issues, and the SHHA and concerned residents are working closely with Don Morgan during the ongoing subdivision approval process.

Rod Stewart recently served as spokesman for the Association in supporting a requested variance from the County on the requirement for sidewalks in Unit 23, a soon-to-be-developed subdivision at the northwest corner of San Rafael and Tramway Blvd. The County Planning Commission responded positively to the SHHA's request to keep Sandia Heights' natural, more provincial look and approved the variance.

Keeping abreast of the proposed new High Desert development also has been a goal in the area of New Development. The proposed development comprises some 1,000 acres between Sandia Heights and Glenwood Hills.

To date, the developers have committed to platting estate size lots (minimum size of 1/2 acre) on the boundary adjacent to Sandia Heights along with natural landscaping and minimal street lighting throughout the entire development to minimize light pollution.

High Desert has requested City annexation which brings the City immediately adjacent to the Sandia Heights community. Prospects for annexation of Sandia Heights due to this development will be analyzed by the Board during the coming year.

TRAMWAY IMPROVEMENT PROJECT

Mary Colton, '91-'92 Director and Committee Chair

To fulfill my responsibility as Tramway Improvement Chair on the SHHA Board of Directors, I also serve as Chair of the Tramway Landscape Task Force. The task force, appointed by Commissioner Cassidy, represents North Albuquerque Acres, Glenwood Hills, Glenwood Pointe, and Sandia Heights. Our goal is to see that the widened Tramway Blvd. roadsides are planted with low-water-use plants compatible with our area. The landscape design calls for a variety of small trees, shrubs, flowers, and grasses placed to provide erosion control, focal points near intersections, and attractive ground cover.

Although the Tramway construction budget includes provision for landscape design, no money is provided for actual landscaping other than mandatory seeding with grasses. We are seeking the needed funds. The project is hampered because of overlapping political jurisdictions: Bernalillo County is the lead agency, half the length of the present project is within the city limits, and the state will assume control of the roadway when it is complete.

In the last two years, the task force has laid considerable groundwork. We have worked with the landscape designer and the county project engineer; we have met with Commissioner Cassidy, directors of the Soil Conservation Service, staff from State Forestry, staff of Albuquerque's Urban Enhancement program, and others. We considered, but for various reasons, were unable to submit funding proposals for erosion control, Albuquerque Urban Enhancement, and Small Business tree planting programs. One major remaining problem is that Al-

buquerque refuses to accept any new landscaping efforts that do not include several years of prepaid maintenance; Pat Cassidy and task force members have had conversations about alternatives with Councilor Deborah Lattimore.

In November 1991, we applied for \$50,000 from the NM Forestry and Resources Conservation Division. We understand that our proposal was in the running until late in the selection process but lost to a city project for planting cottonwoods in the Bosque. New funds for that program will be unavailable in 1992, since the bill did not get through the Legislature. As task force Chair, I am also a member of the NM Urban Forest Council which is presently developing a list of priorities it wishes to see funded. The task force is working to be high on that list.

The task force was asked in December to review landscape plans for the extension of Tramway development north of Paseo del Norte. We felt those concepts attractive and compatible, and after making a few suggestions, agreed with them.

While we have not yet acquired any landscaping, we have kept the issue active. This year the county has agreed in principle to assume maintenance for any landscaping, has continued to provide for the development of landscaping/architectural plans, and will seek additional unallocated federal highway funds as they become available. We will need major funding for grading, the necessary irrigation systems to get plants established, and for planting. Once those are secured, we still expect to ask residents of our areas to "buy a plant for Tramway."

1991-92 SHHA BOARD OF DIRECTORS

Sandia Heights owes a debt of gratitude to the following members of the community and the Association who donated so many hours to the work of preserving and improving our neighborhood.

- Bill Stabler President
- Rod Stewart Vice President
Government Liaison
- Lisa Stewart Secretary
Community Services
- Ann Marie Cale. Treasurer
- John Beeder Deer District Rep.
Referral Program
- Janey Brink Recycling
Architectural Review
Eagle District Rep.
- Jon Cashwell Architectural Review
- Bob Chenhall Architectural Review
Sandia District Rep.
- Mary Colton Tramway Improvement
- Rab Freeman Architectural Review
- Bill Heflin Recycling
- Lewis Laine Covenant Support
Hawk District Rep.
- Norman Mayer Government Liaison
Quail District Rep.
- Robin Otten Juniper District Rep.
- Bob Turner Pinon District Rep.
- Andres Viamonte Architectural Review
Cedar District Rep.
- Sara Warford Covenant Support
- Ed Whitten Parks & Recreation
Live Oak District Rep.
- Tom Wray Yucca District Rep.
- James Writtenberry Bear District Rep.
- Anne Yegge Roadrunner District Rep.

Sandia Heights Homeowners Association
 Board of directors Meetings
 2nd Wednesday of Every Month -- 7:00 p.m.
 Paseo del Norte Fire Station
 Everyone Welcome!

ARCHITECTURAL REVIEW

Jon Cashwell, '91-'92 Director & Committee Chair
 Janey Brink, '91-'92 Director
 Bob Chenhall, '91-'92 Director
 Rab Freeman, '91-'92 Past Director & Past Committee Chair
 Andres Viamonte, '91-'92 Director & Past Committee Chair

Lower interest rates brought on a deluge of architectural submittals for new home construction, home additions/renovations, and smaller home improvement projects such as walls/fences, decks, swimming pools, etc.

During 1991-92 the Committee reviewed and approved plans for 25 new homes and 13 additions. This was more than double the number of homes and additions reviewed during 1990-91. Increased submittals required many late nights and weekends of review work on the part of the Committee's volunteers.

The SHHA Board was contacted by the Sandia Peak Tram Co. in March, 1992 regarding the proposed transference of architectural review responsibilities for Unit 20 from the Tram Co. to the SHHA. This would bring the total number of subdivisions under the control of the SHHA Committee to 25. Seven subdivi-

sions would still remain under the purview of the Tram Co. Architectural Control Committee. In consideration of the increased problems and expenses associated with the architectural review function, the SHHA Board voted to require mandatory Association membership as a pre-requisite to taking on architectural review responsibilities for any additional subdivisions in the Sandia Heights Master Plan area. A joint effort on the part of the SHHA staff and residents in Unit 20 to amend the Unit 20 covenants and provide for mandatory membership is ongoing, with transference of the architectural review responsibilities for this subdivision still pending.

Many of the problems and issues faced by the Architectural Review Committee during the past 12 months are covered by Legal Advisor Lou Mande in the Legal Issues section of this Annual Report.

RECYCLING

Bill Heflin, '91-'92 Director and Committee Co-Chair
 Janey Brink, '91-'92 Director and Committee Co-Chair

Recycling has become a part of the lives of Sandia Heights' residents. The SHHA Recycling Program earned \$999 from recyclables during the 1991-92 fiscal year. The funds are being held in reserve for donation to a worthy community improvement project, with some consideration being given to the Tramway Landscaping Project.

Hours of collection were reduced to between 9 a.m. and 11 a.m. on the fourth Saturday of every month, because the private company that receives the material from the City of Albuquerque trucks decided to close at 1 p.m. on Saturdays. Our collection hours were reduced to give the trucks time to unload. In spite of the reduced hours, collections have remained strong. We were disappointed to learn that the City could no longer take brown, green, or clear glass, because the private company would no longer take

glass. Steel/tin cans were no longer accepted for the same reason.

Janey Brink is taking over as Chair of the Recycling Committee, since Bill Heflin completed his 3-year term on the SHHA Board. Recycling volunteers are always needed to help keep up the good work. While not everyone can work each Recycling Saturday, the following people deserve recognition for regular work: Marilyn Christenson, J.D. Eiland, Gina Waller, Kip Nicely, Pete Alexander, Natalie Johnson, Norm Mayer, Beverly Grady, Bill Stabler, Billye Gamsby, Marguerite Cackley, Louis Milyko, Michael Carlson, Victoria Burch, George Mombell, Bonnie Wilder, Claude Sellars, Arnold Ronnebeck, Lynda Burch, Joycelyn Wallace, Joan Wilkes, Marty Hill, Pat Johnson, Suzanne Leurs, Jenny Vanetsky, James Grossman, Lucy Grinley (Girl Scouts), Sam Besonhaver, Karen Kvam.

COMMUNITY SERVICES

Lisa Stewart, '91-'92 SHHA Secretary and Committee Chair

The work of the Community Services Committee centers around programs to welcome and acclimate new residents to the Sandia Heights community and promote community spirit.

The monthly SHHA Community Coffees during 1991-92 were organized by Beth Stoll. Thanks to the efforts of Beth and the SHHA members who hosted coffees in their homes, both new and "old" residents of the community were afforded a regular opportunity to get together and get acquainted.

The Association's welcome letters and comprehensive new residents' packets, touted by many new residents as one of our most useful services, were prepared and mailed by the SHHA staff to 196 new residents in the Sandia Heights community during the past 12 months.

The annual Holiday Bazaar for 1991, sponsored by the SHHA to benefit neighborhood artists and our District 5 County Volunteer Fire Department, had to be canceled due to new County rules governing use of County Fire Stations for fund raising activities. Bazaar Chair Lucy Russell and members of the planning committee have found a new location for the 1992 Bazaar at a Roger Smith model home off Tramway Blvd.

The Homeowners Referral Program, under the administration of Director John Beeder and the SHHA Executive Assistant, continued to be one of our most popular member services. New referrals from SHHA members on contractors/service providers are submitted on a regular basis, keeping the referral file up-to-date and providing an excellent source of information for our members. An average of 10 calls per week are received to access information contained in the file.

The Sandia Heights' "Viva La Diferencia" t-shirts are still a favorite among residents and can be purchased anytime from the SHHA office or annually at the Spring Fling picnic and the Holiday Craft Bazaar.