



President's Comments:

Bob Francis, President

The extended drought has created a high fire danger in the Sandia Heights area. We are asking all residents to be mindful of the fire danger and to remove dead trees and brush. Please help us make Sandia Heights safe for all our residents. The Eagle Rock refuse center is located near Alameda, 2 blocks north of San Pedro NE.

Good progress has been made toward the development of Cedar Hill Park. We have met with Bernalillo County officials to gain an understanding of how the funding process works. *(See article on this page by Bob Christman).*

Representatives of Sandia Heights Services [The Utility Company for Sandia Heights] will be at the August 14th Board of Directors meeting to discuss their recent application for a water rate increase.

Several elected officials have been invited to the September Board of Directors meeting to discuss additional funding of Cedar Hill Park's construction, the redistricting of our New Mexico state representative, and the city/county unification effort.

You are always welcome to attend our Board of Directors meeting. If you want us to reserve time for you to speak to the Board please call the office [797-7793] and let us know.



Cedar Hill Park Update:

by Bob Christman

Representatives of SHHA had a meeting with Tim Cummins, District 4 County Commissioner, and the Bernalillo County Park Department on August 2, 2002 to discuss the progress on Cedar Hill Park. The discussion included SHHA offering a \$19,000.00 contribution from its Open Space Fund towards Park design and construction. Approval of the \$19,000.00 donation from the SHHA Open Space Reserve will be decided at the SHHA Board of Directors August 14, 2002 meeting. The money would be added to the County's Cedar Hill Park Trust Fund. The County was very appreciative of the offer and indicated this would add enough money to the Cedar Hill Park Fund to start the process of going out for bids to design and begin construction of Phase I of the park.

Phase I of the Park could be parking places (probably four), swing sets, shade pavilion, and maybe a walking trail. These items are being discussed and will be finalized when the park is designed and approved. The County is prepared to start the paperwork and proceed during the next several months.

Presently there is money available from the original bond that was used to purchase the property in December 2000 and funds provided by our State Legislature. With the addition of the funds from SHHA, there is now enough money to actively proceed with design and construction of Cedar Hill Park – Phase I.

This project has been the result of six years of neighborhood and SHHA effort to prevent an approved high density housing development of nineteen units from being built on the subject property.

Cedar Hill Park will be connected to the Tramway Blvd. Trail and accessible for use by the entire community.

Sandia Heights – The Peak of Living!



Treasurer's Comments:

By Rick Nelson, Treasurer Email: rnelson444@aol.com

Entering my third year as SHHA's treasurer and working on the third SHHA Budget gave me cause to reflect on the many questions that have been raised with respect to the reason for some association expenditures.

There are always various opinions on what projects should have top priority within any homeowners association, especially one as large as ours. Thus, we who volunteer to work for the betterment of our community are often between that proverbial Rock and a Hard Place. Having been a member of SHHA since 1989 gives me enough background to say that I have no doubt that each BOD has tried to make those choices that they felt would best serve our community, certainly we have tried.

Now some data about the \$124,923.72 spent in the 2001/2002 that may be of interest and help explain where our funding comes from and where and why it goes.

FUNDING for 2001/2002: [major sources]

- 2.6% from fees for Architectural review.
- 11.3% from Advertising in the Grit and Directory
- 74.5% from Members dues
- 8.5% from reserves

WHERE DID IT GO in 2001/2002: [a few items]

- 12.8% for Publications/Communications
- 1.1% for Little Cloud Park trees and those blue markers by our fire hydrants
- 9.2% for insurance, officers and directors liability protection, plus general liability and property protection. Many companies have had rates increased 50% or more. So far our increase has only been 33%.
- 11.8% legal fees, a very small percent is for legal action taken by SHHA, (*see Jake Chavez's Note on pages 10 and 11*). A hard fact is – years past \$50.00 per hour – today \$150.00 per hour for legal counsel.
- 16% for office rent, lights, phone, security, cleaning, supplies and etc. – this has provided a much needed place to work, to keep 30 + years of records and a place for you of the community to make contact with the association.
- 27.9% for staff, everyone gets better service with the staffed office and not having someone keep files at, and work from their home as was done in the past.

Hope this answers a few questions! Always feel free to call or write to ask for information or to let us know your feelings.



Communications /Publications Committee

By Jim Cook, Chair

Following the Board election at the June Annual meeting, we welcome two new members to the Committee: Cheryl Iverson and Ralph Rudolph.

As noted in the last Grit issue, the Committee's primary objective this year will be to get the SHHA website current. The Board and Committees sections of the website have already been updated and work is being done on the forms and covenants sections right now. We would like to know what information you would like to have available on the website. We welcome your comments and suggestions on how we can make the website more useful to you. Please email all comments and suggestions to:

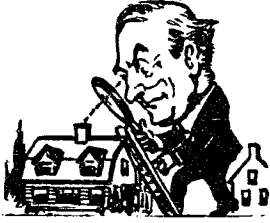
shha@sandiahomeowners.org.

We're also working on updating the information for the annual Residents Directory that will be published in January. Last year we put a lot of work into automating the directory database, which substantially reduces the staff time needed to produce the directory. Now we want to make sure that the information in the directory is accurate. Please look at your listing in the directory and send any changes to the SHHA office. If you are not an SHHA member, you can contact the SHHA office to verify the information that is in the directory.

Last year, we published the Residents Directory cover in color for the first time and we had a beautiful picture of the Sandia Mountains taken by Rick Nelson on the cover. We're looking for another great picture for the 2003 Residents Directory cover. If you have a special picture of a scene in our community that you would like considered for the next cover please submit it to the SHHA office.

This issue of the Grit continues the Gardner's Calendar and Theme Gardens article series from Dan Caudillo. As always, we encourage you to submit articles, letters, and suggestions on things that you would like to see in the Grit. Let us know how we're doing so that we can make the Grit ever better.

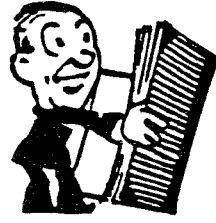




Architectural Control Committee Goals for 2002/2003 Board Year

By John M. Coffey, Chair

- Continue to enjoy and improve upon the open communication established with SHHA members in the last Board year.
- Ensure that plans and work detailed in project applications are fully compliant with applicable declaration of restrictions/covenants before ACC approval..
- Continue to improve guidelines/standards/criteria for employment by ACC members and all property owners to more effectively and fairly determine compliance with those specific covenant restrictions that are currently vague and subjective.
- Provide at least one member to any group formed by or under the SHHA Board to develop a draft set of restrictive covenants for employment by SHHA property owners in the revision of the restrictive covenants for their particular units.
- Examine feasibility and develop formal procedures to more effectively employ electronic means (telephone and e-mail) to formally communicate with SHHA property and homeowners submitting inquiries and applications to the ACC. Give SHHA property and homeowners the option to receive ACC decisions and related letters via e-mail instead of US postal mail.
- Work closely with the Covenant Support Committee (CSC) to ensure the ACC and CSC are employing the same standards and criteria in enforcing compliance with existing covenants for each unit within Sandia Heights.
- Ensure that the ACC portion of the SHHA website is complete and current. Work with and support the Communications and Publications Committee website manager to maintain the currency of the ACC portion of the website.
- Develop and submit at least one ACC article for each Grit publication.



Covenant Support Committee

By Frank Soper

Any resident who has studied the Covenants for Sandia Heights must be aware that there is significant room for improvement. The Sandia Peak Tram Company established the majority of the covenants in the early 1970's as units were developed, and they have never been amended.

SHHA was given the responsibility for covenant enforcement in 1991. Due to many vague areas within our existing covenants it is often difficult to determine the validity of a complaint.

For the 2002/2003 Board Year, the major goal of the Covenants Support Committee is to develop a set of model covenants to be used as a guide for the residents of each unit to update the covenants for their unit. We may need two or three models to encompass the diverse dwelling types within Sandia Heights. Because this effort will initially require a huge amount of research into the existing covenants, which the six CSC members cannot expect to complete without help from other residents, we are RECRUITING/BEGGING for assistance. If you can donate a few hours each week toward the benefit of all residents, please call Frank Soper (856-5560) or the SHHA office (797-7793).

Another goal for this term is to significantly reduce the volume of complaints we receive concerning residents who have allowed their tall trees to become a view screen for their neighbors and those who do not remove trash/debris from their property in a timely manner. More information about these annoyances will be forthcoming.





All the Trash That's Fit to Print

By Ralph Rudolph

Sandia Heights is a very special and beautiful community with high quality architecture, spacious lots, and unique high desert landscaping. These combine to make any stroll through our neighborhoods a feast for the eyes. But it takes effort to keep our community beautiful, not just on the part of the SHHA, but from *you* as well.

The Covenant Support Committee works hard to make sure that all homeowners pay attention to the various covenants which exist to assure that our community remains attractive, and we are all fortunate that most homeowners do willingly comply with most of these legal requirements. But there is one glaring example that is frequently violated by many homeowners: trash disposal.

Many homeowners probably don't know that Bernalillo County has rules about trash disposal, such as that trash should not be put out earlier than 5 P.M. on the day prior to pickup or later than 7 A.M. on pickup day, and that trash should not remain on the curb for more than 24 hrs. Believe it or not, there *are* fines for violating these rules! These can be found at Bernco.gov if you are curious.

(Editors note: The link to Bernalillo County ordinances is: <http://www.bernco.gov/ordinances/>. Ordinance Chapter 70 – Solid Waste, Section 70-36.)

Let's face it. A stroll through our community is not enhanced by various trash bags, boxes and barrels that remain at the curb for days on end. And, of course, our various animal friends do have a bit of a habit of tearing into some of this trash, scattering it about, which creates even more of an eyesore. So, please, do your part to keep our community attractive.

"But", you may say, "I will be out of town a few days, so I have to put my trash out early. I'm sorry that this is not in compliance, but I have no other choice. I sure don't want it stinking up my house!"

Not so! You have several other choices.

- First, you can ask one of your neighbors to take the trash to the curb for you. (It will be helpful if you invest in several trashcans with rollers. They're available at many locations for reasonable prices. Get the ones with lids that lock, as trash doesn't necessarily smell good). Tell your neighbor that you'll return the favor if they are out of town.
- Second, we have several neighborhood youngsters, some of whom advertise in *The Grit*, who would be happy to earn a few extra dollars taking the trash out for you. All it takes is a phone call. Now, wasn't that easy? You've just helped make this a nicer place to live. Thanks!

We are frequently asked what to do with hazardous wastes such as poisons, insecticides, solvents, batteries, pool chemicals and such. Do *not* include them in your trash! Rinchem, Inc., located at 6133 Edith Blvd, phone 345-3655, will accept them. They are open 8:30-4:30 weekdays, and 8-3 on Saturday. There's a bonus for visiting them: They have a free re-use center and you can pick up paints etc. that you may need for some small job around the house.

If you have any questions on trash or recycling, please feel free to call the SHHA office at 797-7793, 11-3 on weekdays. You'll find the staff courteous and helpful.

NOTICE

**Representatives of
Sandia Heights Services
will be at the next SHHA Board of
Directors meeting to explain and
answer questions about their recent
application to the State of New Mexico
for a water rate increase.**

You are welcome to attend!!

This meeting is on Wednesday August 14th at 7:00 PM. The Meeting will be at the William Sibrava Sheriff's substation at 10401 Holly, NE (the corner of Eubank and Holly, one block north of Paseo del Norte.)

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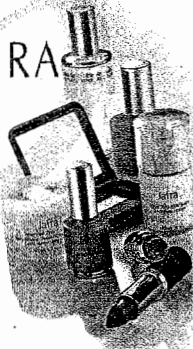
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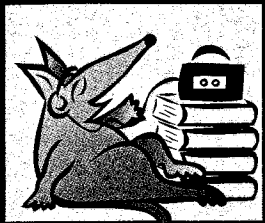
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FREE CLASSIFIED ADS FOR MEMBER'S CHILDREN

To place an ad for member's children please call the SHHA office at 797-7793 or send a text copy of the ad to: SHHA@sandiahomeowners.org. Office hours are 11AM-3PM Monday through Friday.



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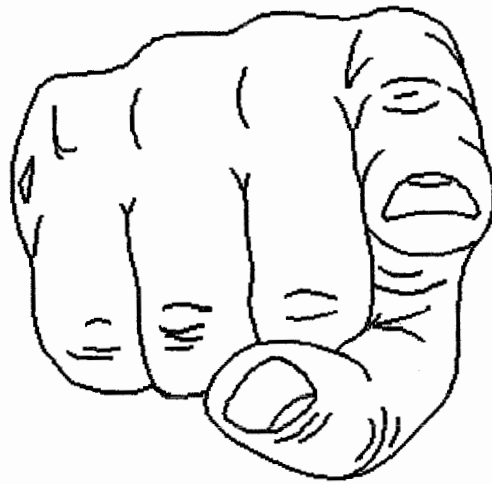
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kurt_kornman@cable.comcast.com



SPECIAL REWARDS FOR INFORMATION leading to convictions:
\$2000 for major vandalism in Sandia Heights, \$1000 and \$5000 additional
for arson at 96 Juniper Hill Rd. on Jan 14, 2000. Call the SHHA office
at 797-7793 for more information.

SHHA NEEDS



YOU!!

ALL SANDIA HEIGHTS RESIDENTS:
SHHA wants to serve ALL of you

We Need

Your Input, Your Concerns, Your Opinions, Your Participation
If our community is to continue to grow and improve

**WE NEED EVERY RESIDENT
TO BE A MEMBER OF SHHA**

There are a number of important issues coming up this year:

Increase in Water Rates

Acquiring more Open Space and Parks

Covenant Revisions

Consolidation of Bernalillo County with Albuquerque

So come on board - Join your neighbors

Let's make this community even better than it already is

Contact the SHHA Office to become a member now.

P: 797-7793; E-mail: shha@sandiahomeowners.org

All of us – together – can make a difference.



Holiday Lights in the Heights

By Kit Anderson

You might think it's too early, but the Second Annual SHHA Holiday Lights in the Heights, a project with electric luminarias, is already under way. Under the Community Service and Membership Committee, plans are being made to continue and expand last year's very successful beginning, and we're looking for your ideas.

Holiday Lights in the Heights is a way to celebrate the holiday season in a distinctive way in our distinctive neighborhood. Electric luminarias are beautiful with the architectural styles we have, and using them respects the wishes of residents for low light levels. Last year, residents purchased electric luminaria at the wholesale price, and neighbors shared hints and tips for displaying them and attaching them to stucco.

SH resident Kit Anderson, a professional organizer, has again volunteered to make the electric luminaria available at wholesale prices (plus the required tax) through her company, Anderson Organizing Systems, and we'll share last year's displaying and attaching tips, plus any new ones residents contribute. Watch for ordering and other information in the next issue of The Grit.

But for now, start brainstorming. How can you use electric luminaria to decorate your home for the holiday season? Would you like to add to the celebration this year? Some ideas to stimulate your creativity: a neighborhood block party on December 7th so people can put up luminaria together, help each other, or just meet and talk in our yards; a Best Use of Electric Luminaria contest, for which we would need donated prizes and volunteer judges. What would you like to do? Call Kit at 856-3667 and let her know so we can add your ideas and put things in motion.



New Fire Fighting Capability Added to the Sandia Heights Area

By Richard Abruzzo

At the beginning of the current fire season, the Forest Service contacted Sandia Peak Utility Company about possible locations for a dip tank to provide quick response fire fighting capability with a helicopter. Several factors were considered before selecting the site adjacent to the Sandia Peak Utility offices. Obviously a water source was needed at the site. Also, the site had to be free from major obstructions in order to allow safe arrival and departure of a helicopter. Following site section, a small fire hydrant was installed by Sandia Peak Utility Company personnel, a temporary 700-gallon dip tank was installed by Forest Service personnel, the helicopter flew some practice approaches, and an operating plan was developed that everyone hoped would never be put into effect.

On June 4th an afternoon lightning strike started a small fire in the Sandia Mountain Wilderness just above the Elena Gallegos Picnic area. Very quickly the helicopter was seen circling the area, assessing the situation. The helicopter then ferried several fire fighters to the site and began flying loads of water from the dip tank to the fire. A circling twin-engine airplane also dropped two smokejumpers on the fire to join the others that had arrived by helicopter. The helicopter comes to a hover over the dip tank and then slowly lowers a 100-gallon bucket into the tank to fill the bucket and then flies off to dump the water on the fire. A dozen or so trips were completed before darkness fell and the helicopter retired for the night. The personnel on site kept the fire contained through the night and the fire was fully extinguished by the next day.

On July 12th there was a fire just above Sandia Heights south of the Tram. This fire was extinguished in much the same manner as the June 4th fire, and again the fire fighters were able to use the helicopter, to fly loads of water from the dip tank to the fire.

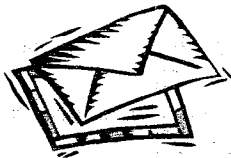


The Dip Tank

The Helicopter



The July 12th fire above us.



Letters to the Editor:

Legal Fees

As a member of the Sandia Homeowners Association since our move to Albuquerque and Sandia Heights in 1996, my husband and I were greatly disturbed by the budget report in the latest Grit. As paying dues members, we find it highly objectionable that a significant part of our dues is going towards lawsuits, especially those against our own neighbors! We are curious as to just what are these "major covenant violations" and who is the one authorizing all these lawsuits! We refuse to pay increased dues, only to have it go towards legal fees and increased insurance premiums, secondary to lawsuits. As elected members, I feel it is the SHHA Boards responsibility, to be able to work with all residents of the Sandia Heights community and NOT take them to court!

Kim Federici

Editor's Note: This topic was discussed extensively at the July SHHA Board Meeting. For the last year, 13% of total SHHA revenue was expended on legal fees. See Treasurer's report on page #2 for more detailed information

Bernalillo County Ordinance

Sec. 6-56. Animal waste.

"It is unlawful to permit an animal to defecate on Public or Private Property other than the property of the owner of the animal unless such animal waste is immediately removed and properly disposed of by the person having custody of the animal."

Leave only Paw Prints:

I recently returned to New Mexico after living out of state for 12 years. Returning to Albuquerque is a dream come true for me, and living in Sandia Heights is something I never dared dream. When I was in college I used to hike in the foothills here. My dog and I could walk for hours and not see another person and never a mountain bike. Albuquerque has grown and things have changed in some places so much that I don't recognize them anymore.

Sandia Heights is now fully populated with people and dogs who walk the streets and the nearby foothills trails. What I have noticed, which is disappointing to me, is that some people do not clean up after their dogs.

Why Sandia Heights???

Fourteen years ago, this November, my Wife, Gloria, and I started looking for another home here in Albuquerque. We decided on Sandia Heights even though we, as all, paid a premium for all the things that make up this unique community. Some reasons for making Sandia Heights our home:

- It is country - with winding roads and open space, yet near the City with its hospitals, entertainment and shopping.
- The clean smell of Mountain air rushing down from the Sandias
- A glimpse of a deer, a rabbit, maybe a roadrunner, and all the other wild ones who share this space with us.
- The views of the Mountains and the City below us, what great views we have!!
- The guarantee provided by the recorded Covenants that this would not change.
- Just look around, what we love is easy to see.

For these and other things we came, we stayed, and we work hard to help keep our paradise the wonderful place that it is.

How sad we would be should it change!! Please help your association preserve what we have!!

Rick Nelson

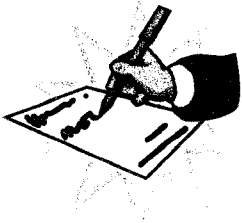
Sandia Heights is a premier home location in Albuquerque; not the sort of place one would expect to find such disregard for maintaining a clean and respectful exterior.

On the trail access I use, I found the accumulation of dog feces truly unbearable and such an unpleasant change from my memories that I cleaned it up. I hauled approximately 100 pounds of dog feces back to my house for proper disposal. It was an extremely unpleasant task. At least on that portion of the trail, I have wiped the slate clean for dog owners that have not in the past felt the need to pick up after their dog. Out of consideration for all users of the trail and as part of your responsibility as a dog handler; we respectfully ask you to please pick up after your dog.

Sincerely,

Vivian, Pecos (Shepherd Cross 8 y.o.) & Rio (American Eskimo a.k.a. Spitz 12 y.o.)





A Note:

From Board Member Jake Chavez

As a second-year Board member, I believe it is appropriate to share some observations about the SHHA, its Board of Directors and some of the committees that I have assisted this past year. Specifically, I am focusing here on matters faced by the Board and its committees relating to our myriad covenants in Sandia Heights. I am also asking for your support to increase membership dues in order to make it possible for our committees to be effective in covenant support and enforcement. I believe our current dues of \$5.00 per month are ridiculously low if considering only what the association does for its members in the areas described below.

There are other needs, of course, that would be better met with additional financial resources, and perhaps other Board members will address those needs in subsequent articles. For now, the matter of covenant support and enforcement seems to me to be reaching a critical stage requiring adequate financial resources in order for us to successfully continue this important aspect of the Association's legal obligations.

Before discussing covenant support and enforcement, I wish to state that the immediate past Board has been excellent. I see the current Board as no less capable. Although there are always differences of opinion on issues considered by the Board, during my tenure, its members have demonstrated an attitude with only one goal: to make Sandia Heights fulfill its potential as a great place to live.

As you know, Sandia Heights was conceived and established by a group of individuals acting as developers, platting and developing the various parts of Sandia Heights apparently piecemeal over some period of time. As a result, the covenants changed as each unit was platted. Today we have 36 units in Sandia Heights and 36 sets of covenants. I believe none of these covenants contain identical clauses.

(Editor's Note: You can view all covenants online at: <http://www.sandiahomeowners.org/covenants.html> or you may obtain a print copy of the covenants for your unit at the SHHA office.)

From the time the first units were developed in the 1960s until the mid 1990s, for all practical purposes, covenant enforcement was the province of an architectural control committee established and maintained by the developers. All the covenants provide

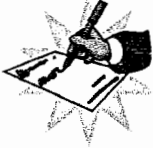
that decisions of the architectural control committee "are final". Those of us on the current ACC have no knowledge whether the committees appointed by the developers ever took legal actions to enforce the covenants or whether anyone challenged a final decision of those committees in court. Nor do we know whether any property owner exercised his or her right to take legal action to enforce the covenants.

In the late 1980s and mid 1990s, the developers of Sandia Heights and the SHHA (apparently organized by the developers) executed agreements through which the responsibility for covenant enforcement was assigned to an Architectural Control Committee (ACC) to be established and maintained by the SHHA. Since then, each SHHA Board has appointed members to serve on an ACC. I believe it to be obvious that covenant enforcement can be a most difficult task—requiring a judicious approach to each decision and a staunch resolve to enforce it once made. It is evident from records kept by SHHA that these committees have struggled to establish and maintain a process for covenant enforcement.

During the past year, the ACC has been fervent in fulfillment of its tasks. The ACC has, during this time, adopted a process for its operation, revised applications for new construction and additions and promulgated written standards for various aspects of covenant interpretation and for granting variances. The ACC has been sued twice and has filed one lawsuit to stop unauthorized construction. The defense of decisions made by the ACC has indeed been difficult, but nevertheless successful. I believe the ACC has earned and therefore deserves appreciation and respect from the SHHA membership.

No one can prevent the filing of a lawsuit (even one that's frivolous) by someone determined to do so. When the ACC (and usually the entire Board) is sued, a defense must be mounted. However, having to file a lawsuit to enforce the covenants weighs heavily on the ACC, if for no other reason, because it is an expensive process. It is also an unpleasant process for the participants.

In fulfilling its obligations, certain trends have become clear to the ACC. Sandia Heights is now almost completely developed. Many homes are selling for the second or third time. Some of the remaining undeveloped lots have remained undeveloped because the topography of the lot is not well suited for the kind of structure most individuals would like to build. Consequently, as new homeowners move into Sandia Heights there is a trend to make extensive additions to existing structures or to place large homes on lots not well suited for that purpose. Both of these trends lead to expectations on the part of new and potential



homeowners that the ACC will readily grant variances to limits imposed by the setback requirements included in almost all covenants.

The setback provisions in Sandia Heights' covenants are intended to create the openness and the views we have here and the ACC views this as a critical attribute to be preserved. The ACC examines requests for variances to setback provisions very carefully and applies a clear standard in order to determine whether a variance is justified. Increasingly, the ACC receives requests for variances to setbacks that cannot be justified, and there is no choice but to deny those requests.

There is also a tendency today to initiate litigation or to simply engage in unauthorized construction because of the ACC's disapproval of proposed building plans. The ACC strives to ensure its decisions are appropriate and fully within the law and it intends to follow through and defend its decisions as necessary—even to the point of litigation. Counsel hired by the SHHA during the past year has supported the ACC's decisions and successfully defended them in litigation.

I believe the provision in the covenants declaring that decisions of the ACC are final is valid and enforceable. And, I believe the ACC is on the right track to protect the beauty and character of Sandia Heights. However, staying on this track will most likely lead to continued litigation at least until a successful track record is established to discourage those who consider litigation or blatant violations of the covenants as a means to attain improper objectives. This means that, in the near term, we will most likely experience some significant increases in litigation expenses resulting from ACC actions.

I wish in this note also to discuss efforts of the Covenants Support Committee (CSC) to improve our covenants. This committee will propose to the entirety of Sandia Heights a revision of all the covenants to make them clearer, stronger and more uniform. It is believed that these steps would lead to better understanding of the covenants and a greater motivation than exists now on the part of residents to abide by them faithfully.

I, for one, will sponsor an effort to include mandatory membership in SHHA as a provision in the revised covenants. In many instances where developers have foreseen the utility of a homeowners association, they have established it through clauses in the covenants and made membership mandatory. After observing the

SHHA for the past year, I have come to believe such a scheme is appropriate and effective.

As you know if you have read your covenants, 75 percent of the owners in any unit must agree to any changes in the covenants. The process of changing covenants in all units is a legal process necessarily involving some formalities and requiring a considerable effort. This means that there will be some additional expenses that cannot be avoided even though your faithful volunteer board members will do the work and, we hope, by others we will try to recruit.

I will mention another factor that may result in additional expenses for the Association. That is the growth of trees planted by the earlier residents of Sandia Heights. Some of these trees have grown very large, and in many cases, now obstruct views of the city or the mountains previously enjoyed by homeowners. Planting and maintenance of such trees is a violation of the covenants and is becoming a serious enforcement issue for the CSC. It may be necessary for the SHHA to bear the cost of some tree removal in the near future, and in some cases, this cost could include litigation expenses.

In conclusion, I believe very strongly that the Board's efforts described above are both necessary and appropriate if the beauty and character of Sandia Heights are to be preserved. If we are to continue these efforts we must have additional financial resources in order remain a fiscally sound non-profit organization. Specifically, the Association's reserves must be increased substantially. To this end, I ask that you also recognize these efforts as necessary and appropriate by supporting an increase in membership dues.

Whether to increase dues and the amount of any increase rests with the Board. I know the Board will be interested in your views. Thus, whether you agree with me or not, please communicate to the Board your feelings on these matters—remember, we're here for you and you are welcome at all Board meetings.

(Editor's Note:

The SHHA office: is located at 2-B, San Rafael {just behind the Subway}

Hours are: Monday through Friday, 11 AM to 5 PM,

The phone number is: 797-7793

Email is: SHHA@sandiahomeowners.org.

All SHHA Members and Sandia Heights residents are encouraged to attend SHHA board meetings.

SHHA Board meetings are normally at 7:00 PM on the second Wednesday of each month at the William Sibrava Sheriff's substation at 10401 Holly, NE (the corner of Eubank and Holly, one block north of Paseo del Norte).

See the SHHA website for upcoming meeting information:

(<http://www.sandiahomeowners.org/board.html>).



The "Natural" Interpretation of Road Regulations

By Wallace Cooper

Living in the Heights, I am a frequent driver of Tramway Boulevard. I often get very upset when I am behind a driver traveling just 50 MPH. I have to move quickly into my passing routine. People should know by now that all speed signs are posted at least 5 MPH slower than the actual speed intended.

But even if the driver ahead of me, in the outside lane, is traveling this extra 5 MPH, he or she often slips back a few miles per hour for some unknown reason, causing me to take drastic steps. I am forced to pass him as soon as possible at 75 MPH (the intended 55 MPH plus 20 MPH more in order to pass quickly). This really annoys me – especially if the driver is a senior, who always should walk to their destination anyway. They are just not as alert as I am. You ought to see how quickly I can bolt back and forth without even using a turn signal or hitting anyone. Sometimes I have to pass four or five other drivers within a mile. This becomes especially annoying when I have to make a right turn in front of a sluggish driver a couple blocks down the boulevard.

Drivers like this do not understand that one has to interpret the meaning of the road laws, realizing that these laws only apply to drivers who are less capable than I and, that my schedule is more important than any antiquated safety considerations. I can read the speed signs and if I choose, correct the interpretation of the law for myself. If other drivers cannot, they should be arrested for obstructing the natural interpretation of the laws.

As a safe driver, I have good judgment, am courteous, and have reasonable patience. I also have a car that can pass most others and when I plan correctly, I can pass 90% of the lamebrain drivers on the road in just a few miles. This is the way I demonstrate my concern for the safety of others.

Another annoyance is drivers who insist on entering my lane that are not yet traveling as fast as I am. I pull up fast behind them so they know they have intruded on my lane. Then, when they haven't

accelerated to the traffic's speed within the given time, I hit the throttle, swerve around them, and cut in. This instructs them on correct merging procedures, and prevents my losing any time getting to the next intersection.

We all understand that speed limits on Tramway Boulevard should be increased to 55, so we can interpret that as 60. If the lights were set at 60, we would never have any traffic problems caused by speeding. And, we would not need to run red lights, providing we abide by our interpretation of the meaning of the yellow light within six or so car lengths.

We should all follow my example, and concern ourselves with the safety of others. Become conscious of the lives of others. Road regulations are there for the less informed drivers. People who die on the road for most reasons are simply obeying laws that must be interpreted by knowledgeable drivers like me.

Editors Note: Mr. Cooper's tongue-in-cheek article is worth reading to see if you or someone you know exhibits any of his "Natural Interpretation" behaviors at times. Speeding continues to be a community concern and it's very easy to unconsciously exceed the posted speed limits especially when you've just turned off the Tramway Blvd. Speedway.



Wanted – Your Words

By Jim Cook

Do you have an idea for an article or series of articles? Got a topic you want to discuss? Ever wanted to write a short story or a poem? Have a home maintenance, gardening, or other useful tip to share? If so, grab a pen or your word processor and start writing.

The Grit staff is always looking for articles, poems, stories, tips, letters, and just about anything else you would like to write about that would be of interest to the Sandia Heights community. Contributing something to the Grit gives you a chance to write about something of interest or concern to you or to share your knowledge and expertise on something that will benefit others.

Submissions for the next Grit issue are due September 13. Drop your prose by the office or email it to shha@sandiahomeowners.org.

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An Experiment

Comments Wanted

We've had so many requests from Sandia Heights residents and local businesses for additional advertising space and commercial classified advertising that we decided to try an experiment in this issue.

This is a prototype section for Commercial Classified Advertising. We took some of the many ads that have been requested and produced a page of what this section would look like so that you the readers would have a chance to provide feedback on its value to you. As most Grit readers know, we have been able to cover the cost of all SHHA publications with advertising revenue this last year. This section would allow us to increase our advertising revenue, which we can use to provide additional services to SHHA Members. Let us know what you think.

We'll consider all comments when we set price, space, and availability policies. Send comments by E-mail to shha@sandiahomeowners.org or by postal mail to the SHHA office.

Why Join the SHHA?

By Jim Cook

By now, you may be wondering if the Grit collided with a PBS pledge drive. In this issue, we've published several different articles and perspectives about becoming an SHHA member. Over the last few months we've published several articles about different SHHA activities and services provided to SHHA Members and Sandia Heights residents. However, until now, we haven't published one article that attempts to communicate all of the reasons for becoming an SHHA Member.

Like all homeowner associations, one of the SHHA's major responsibilities is enforcement of the community's restrictive covenants. There are many different perspectives about covenants but most will agree that Sandia Heights' unique character and high desirability is due in no small measure to the restrictive covenants put in place by the original developer. However, covenants alone do not make a community. The SHHA provides a wide range of additional services to help enhance the desirability of Sandia Heights as a truly great place to live. Current SHHA services provided are:

- **SHHA Office and Staff** – In the just under two years that the SHHA office has been open and staffed, it has become “information central” for Sandia Heights residents on a wide range of topics, issues, and activities.
- **Contractor Evaluation Book** – Over the years, SHHA Members have filled out forms evaluating their experiences with providers of services ranging from air conditioning to xeriscaping. These evaluations are maintained at the SHHA office and may be used to check out how well a service provider has performed for other members of the community.
- **Community Representation** – The SHHA represents the interests of the Sandia Heights community at large in many different ways. Several SHHA Committees have worked extensively with city and county agencies to:
 - Improve road safety
 - Obtain open space for parks
 - Oppose commercial developmentOngoing community representation activities form important relationships that significantly improve the responsiveness of these agencies to concerns of the Sandia Heights community.
- **Community Events** – The SHHA's two major events are the annual wine tasting and the annual

meeting. These events provide Sandia Heights residents the opportunity to meet others within the community.

- **The Grit and Little Grit** – The SHHA's newsletter provides information about SHHA activities, local events, and information on issues of concern to Sandia Heights residents. It also provides all residents with an opportunity to speak out on topics of concern and interest to them.
- **The SHHA Website** – The SHHA's website provides a presence online where Sandia Heights residents can obtain information and forms at any time.
- **SHHA Residents Directory** – The annual Residents Directory is available only to Sandia Heights residents. SHHA Members receive one copy as a benefit of membership and reduced cost for additional copies.
- **Sandia Heights Resident's Guide** – Published as an insert in the annual Residents Directory, this guide is a rich source of local information from arroyos to wildlife and xeriscaping.
- **Security Alert Email List** – Available only to SHHA Members, SHHA staff send alerts about incidents affecting security such as vandalism or burglary.

It takes money and time to provide each of these services. Although we've been very successful in increasing outside income in the last year, dues still provide the bulk of the SHHA's income so if you enjoy any of these services and want to see them continued and enhanced, your support by becoming an SHHA member is critical.

Over the last year, a number of new service ideas have been discussed. Among these ideas are: free or low cost tram tickets, use of SHHA facilities such as the high-speed, large-format copier and high speed Internet connection, relationships with local businesses for discounts or additional services to Members, expanded website, and more online services. We would like to know what services you would like to see the SHHA provide. Send us an email or drop us a brief note to let us know what services would give SHHA Membership more value to you. We would appreciate your comments on why you've chosen to be or not to be an SHHA Member. Let us know what we're doing right for you and what we could improve on. It's the only way we can make the SHHA better for everyone.

E-mail: shha@sandiahomeowners.org

Mail: SHHA, 2B San Rafael Ave NE

Fax: 505-856-8544


Phone: 505-797-9303

Sandia Services would like to thank the Sandia Heights Community for the generous and thoughtful gifts given to the sanitation and security staff. Sandia Heights Security is a division of Sandia Services. To sign up for security service please call John Pickering at 856-6347.

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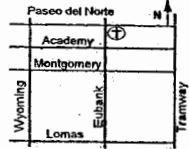
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Tom Smidt, attorney, wishes to thank all of his Sandia Heights client neighbors for their support and referrals over the past 25 years.

505-830-2200 Fax 505-830-4400



Gardner's Calendar

By Dan Caudillo

Early August

- Use a pesticide with Thiodan® to control borers. See your nursery professional for details.
- Plant lettuce, carrots, beets, radish and broccoli.
- Your allergies may be caused by pollen from blue gramma and buffalo grasses.
- Place straw hay beneath melons, watermelons and pumpkins to prevent rotting of fruits.
- Continue weeding your gardens to prevent reseeding—especially from spurge.
- Last chance to divide iris.

Mid-August

- Continue deadheading perennials and annuals to extend the blooming season.
- Plant onion sets for a second crop.
- Plant seeds of cool season biennials such as pansies, sweet william, canterbury bells and forget-me-not.
- Monsoon rains continue so coordinate sprinklers with rain amount.

Late August

- Fertilize cool season lawns (blue grass and fescues) as well as the rest of the garden.
- Be sure to mow cool season lawns tall (3 to 4 inches) to keep the roots cool.
- What's blooming in August? Desert willow and vitex (trees); roses, Russian sage, blue mist spirea, butterfly bush, black dalea, crepe myrtle, pareyella, bird of paradise, and rose of sharon (shrubs); silver lace vine and trumpet vine (vines); cherry sage, Mexican evening primrose, red valerian, licorice mint, agastaches, zauschneria, blue plumbago, confederate rose, and pitcher sage (perennials); daylily and canna lily (bulbs); dahlia, geranium, lobelia, nasturtium, verbena, cosmos, zinnia, coleus, marigold, aster, and alyssum (annuals).

Early September

- September 2 is Labor Day.
- As temperature cools, this is a great time to plant cool season grass sod or seed (blue grass and fescues), just before hard freezes arrive.
- New Mexico State Fair runs from September 6 to 22.

Mid-September

- A great time to cut down unwanted trees before the sap begins to reverse flow to the roots, which will decrease the amount of suckers the following spring.
- Time to shop for fall bulbs to include; crocus, tulip, hyacinth, muscari, daffodil, and narcissus.
- Plant cool season annuals such as pansy, viola, dianthus, snapdragon, and primrose.
- Best time to plant peony.
- Need a new riestra? Buy a fresh one now.
- Do not feed plants later than mid-September, except for roses, which can be fed for another 2 or 3 weeks.

Late September

- Bring houseplants back inside before early freezes arrive.
- Reduce watering frequency as plant needs become less and to prepare plants for their winter dormancy.
- Look for specials on plant and related supplies going on sale this and next month.
- What's blooming in September? Desert willow (trees); roses, Russian sage, chamisa, rosemary, butterfly bush, black dalea, crepe myrtle, bird of paradise, and rose of sharon (shrubs); Silver lace vine and trumpet vine (vines); cherry sage, Mexican evening primrose, catmint, coral bells, autumn joy sedum, mums, red valerian, licorice mint, zauschneria, blue plumbago, confederate rose, and pitcher sage (perennials); daylily, liatris, and canna lily (bulbs); dahlia, ornamental kale, pansy, viola, snapdragon, english primrose, lobelia, geranium, nasturtium, verbena, cosmos, zinnia, coleus, marigold, aster, and alyssum (annuals).





Designing The Moonlight (Twilight) Garden

By Dan Caudillo

It's Saturday night and the workweek is far behind you. There's a full moon out tonight as your guests begin to arrive for dinner under the stars. As daylight fades, nighttime activities begin. Here in Sandia Heights summertime nights couldn't be more perfect. The evening cools all memory of the day's blistering heat and insect activity seems to be at a minimum. This ambiance is one of the reasons you chose to live in Sandia Heights.

You become aware of the night garden. The warm nighttime breeze carries scents from nearby plants and the air gently caresses the wind chimes. The warm glow from candles provides just enough light to walk about as you watch the shadows dance against the stucco wall. The light-colored plants surrounding the area glow from the moonlight, giving you a sense of openness. Your friends arrive. They dine, they drink, they enjoy each other's company, and the evening goes perfectly....but the best thing about tonight is that you have many moonlight encounters ahead to enjoy.

What I just described was an evening enjoying your moonlight or twilight garden. A romantic evening can be spent with just your spouse, with a few couples, or a large gathering of friends. The twilight garden is unique from any other garden theme as it is the only one that is used during the evening hours. And as a result, this garden makes full use of plants and garden items at night.

What Should I Consider When Selecting A Site For My Twilight Garden?

- Any size of yard from a small patio off the master bedroom (especially for couples), an enclosed courtyard, to a large yard area.
- Consider an area that takes advantage of an attractive view such as the city lights or a sunset to the west or in the east where the tram lights can be seen ascending/descending the Sandias.
- Choose an area close to the kitchen where food and drink is readily available.

What Should I Include In My Moonlit Garden?

- Most notable are the plants. Light colored flowering and foliage plants appear to 'glow' in the evening moonlight adding to the natural light of the area. Flowering plants not only include white but light yellow and pastels. Not every plant used needs to be in this light color scheme (because it will not be as

interesting during the daytime) but use enough of them to achieve the desired effect. If planting space is a problem, try putting plants in containers. Include fragrant plants (flowers and foliage) as well as plants with an interesting branching structure that provide interest when highlighted with candle or electric lights. A listing of these plants follows this article.

- Sounds are pleasurable and can set the perfect mood. This can include music, wind chimes, and water. Sounds should not be too dominant, as conversation will most likely make up the majority of the evening's sounds.
- Candlelight or electric lights provide the best light to move safely around the garden. Electric lights can be either low voltage or solar powered. If candlelight is used, be sure to put them in areas where the risk of fire is minimized. Candles can also provide a wonderful fragrance and deter insects.
- Be sure to use wide and stable walking surfaces, as nighttime walking is more hazardous than daytime walking. Surfaces such as crusher fines, concrete, and flagstone can be light colored making it easier to see where you are walking. The use of lighting along pathways is desirable.

Plants For The Moonlight Garden:

Flowering Plants With Light Colors:

English Lavender, Cherry Sage (white), Indian Hawthorn, Roses, Fernbush, Crepe Myrtle, Potentilla, Mock Orange, Rockrose, Heavenly Bamboo, Abelia, Rose of Sharon, Apache Plume, Cliffrose, Spirea, Butterfly Bush, Moonlight Broom, Ornamental Grasses (many), Trumpet Vine (yellow), Clematis, Silver Lace Vine, Honeysuckle, Red Valerian (white), Yarrow, Queen Anne's Lace, Snow-In-Summer, Shasta Daisy, Columbine, Aster, Mum, Delphinium, Dianthus, Gaura, Daylily, Candytuft, Phlox, Mexican Evening Primrose, Oriental Lily, Baby's Breath, Bowles Mauve Wallflower, Nierenbergia (white), Sunrose, Basket-Of-Gold, Blackfoot Daisy, Catmint, Missouri Evening Primrose, Purple Cone-Flower (white).

Light Colored Foliage Plants (including variegated plants):

Russian Olive, Silverberry, English Lavender, Grey-Leaf Santolina, Chamisa, Big Sage, Sand Sage, Japanese Aucuba, Butterfly Bush (some), Euonymus, Holly, Weigela, Silver Buffaloberry, Miscanthus Grass (some), Vinca (some), Bishop's Weed, Lamb's Ear, Snow-In-Summer, Dusty Miller, Yarrow, Bowles Mauve Wallflower, Artemisia, Blue Fescue, Autumn Joy Sedum.

Fragrant Plants (flower and foliage):

English Lavender, Santolina, Roses, Cherry Sage, Rosemary, Mock Orange, Silverberry, Butterfly Bush, Indian Hawthorn, Lilac, Chamisa, Big Sage, Russian Sage, Sand Sage, Spanish Broom, Creosote Bush, Cliffrose, Golden Currant, Mahonia, Cherry Sage, Russian Olive, Honeysuckle, Carolina Jessamine, Wisteria, Star Jasmine, Sweet William, Chocolate Flower, Violet, Nasturtium, Phlox, Iris (some), Daylily (some), Creeping Thyme, Curry Plant, Penstemon (some), Catmint.

Specimen Plants (to highlight with lighting):

New Mexican Olive, Vitex, Desert Willow, Redbud, Ocotillo, Japanese Maple, Smoke Tree, Crepe Myrtle (tree type), Mimosa, Birch, Aspen, Mesquite, Chitalpa.

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**SANDIA HEIGHTS
HOMEOWNERS ASSOCIATION**
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Albuquerque, NM 87122

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MEMBERS CLASSIFIED ADS

Free for SHHA Members

**EXPERIENCED 16 YEAR
OLD BABYSITTER**

Great with kids.
Available after school
and on weekends.
Call 821-0482
and ask for **Becky**

**EXPERIENCED 14 YEAR
OLD WORKER**

Good for doing odd jobs around
the house while you are away.
Watering, picking up mail, taking
care of pets and **MUCH MORE.**
Call 856-1483 and ask for **Jordan**

BOULDERS WANTED

Preferable large ones!!!
If you need to remove boulders call
Doug Flax
858-3406

WANTED

Another female runner
for 3-4+ miles, easy pace in
Sandia Heights Area
Call **Kippur** after 2pm
858-3406

**14 YEAR OLD BOY
With Boy Scout Training and
11 YEAR OLD SISTER**

Available for babysitting and
house sitting
Contact **Patrick or Calisa**
At 856-1283

**RETIRED
HOSPICE NURSE**

Sandia Heights Resident with
superb references available for
House Sitting and Pet Care
Call **Anne** - 856-6898

13 YEAR OLD GIRL

With
YMCA Baby sitting training
Available for baby sitting
and pet care
Contact **Hilary**
At 856-7023

NEW RESIDENTS

to Sandia Heights wish to meet
Other non-smoking couples for
board game nights.
Doug
858-3406

FOR SALE

At the SHHA office
SHHA wine glasses and mugs
and the 2002 Directory

EQUIPMENT FOR SALE

Leaving New Mexico,
Selling all my cabinet shop
quality wood working equipment
and other misc. items
Justin
856-7833

**The SHHA Office has new hours to serve you better
Monday through Friday from 11:00 AM to 5:00 PM**

**The monthly SHHA Board of Directors Meeting
is held on the 2nd Wednesday of each month.
The meeting starts at 7:00 PM and is located at
The William Sibrava Sheriff's Substation**

*****RCRWSS**C-009
 8
 John & Viola Miller
 548 BLACK BEAR RD NE
 ALBUQUERQUE NM 87122-1816
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Representatives of the water company for Sandia Heights

"Sandia Heights Services"

will be at the next SHHA Board of Directors Meeting to explain about and answer questions about their recent application to the State of New Mexico for a water rate increase.

You are welcome to attend

7:00 PM, Wednesday August 14th at the William Strava Sheriff's substation at 10401 Holly, NE, (corner of Eubank and Holly, one block north of Paseo del Norte)

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 SHHA @ sandiahomeowners.org



**Sandia Heights
 Wildflower Club**



On June 8 Sandia Heights and their guests enjoyed visiting five marvelous gardens during the Annual Garden Walk. Each garden was unique and demonstrated a wide range of gardening possibilities for our desert climate, with waterfalls, native plants, exotics, cactus, and vegetables.

Many thanks to the gracious hosts:
Michele & Gordon McMillan
Sara & A.G. Warford
Carolyn & Ray Ching
Betty & Don Peterson
Karen & Gil Raff

The Sandia Height Wildflower Club members and other visitors, extend their appreciation to you for sharing the joy of gardening.
 For the garden enthusiasts: Watch for August issue of the Sunset Magazine, featuring one of the gardens on the tour, the home of Mr. & Mrs. McMillan.

At the May meeting the following were elected for the coming year:
Peggy Atencio - President,
Khondeh Payne - Vice President
Tom Cartledge - Secretary
Susan Cook - Treasurer.
 Members at large:
Diane Mueller
Hele Matthews
Ray Ching

Up Coming Event: [All Sandia Heights residents are welcome to join the members for any of our events.]

September 11th 6:00 P.M.
 Fall Patio Supper at the home of Peggy Owens at 1434 Honeysuckle Drive NE. If you are planning to attend, please bring a dish (salad, main course, or desert) to share. Please contact Khondeh Payne at 797-4306 if interested.

To become a member, please send a check for the annual membership fee of \$5 payable to the Sandia Heights Wildflower Club to Susan Cook, 1842 Tramway Terrace Lp, Albuquerque, NM 87122 to cover dues for one year.