

THE GRIT

Sandia Heights Homeowners Association

December 2003

MERRY CHRISTMAS! **THE PRESIDENT'S PAGE**

COMMERCIAL DEVELOPMENT IS COMING TO TRAMWAY BLVD

Eckerd Drugs is building a store on the west side of Tramway next to the gas station (San Bernardino). It will not (for now) have an alcohol permit. The plans do call for a drive-through prescription window. A bank and other stores may be added in the future. The builder of the store is aware of all Sandia Heights lighting restrictions.

PNM WANTS \$612,000 TO BUILD GAS LINE THROUGH SH NORTH

Public Service of New Mexico (PNM) has notified the SHHA that they want an upfront deposit of \$612,000 (\$4371/household in Sandia Heights North) to cover the cost of building a main natural gas line. There would be additional costs to homeowners to provide service lines to the homes. We are considering several ways to raise the money including: a bake sale, an economic development loan, and a silent wine auction. Additional suggestions and donations will be accepted.

PINON REMOVAL

The Executive Committee is considering whether the SHHA should pay for a company to remove dead pinon trees to reduce the spread of bark beetles. If you know of any dead/dying pinons in your neighborhood, please call the SHHA office at 797-7793 so we can determine the extent of the problem. **This is very important. We don't want to end up like Santa Fe with thousands of dead pinons because of letting the beetles spread.**

HAVE A SAFE AND JOYOUS HOLIDAY!

Let's all join together in celebrating the Holidays, living in the best community in New Mexico. It is a pleasure walking through the neighborhoods in the evening, seeing the decorations. Say hello to your neighbors with a smile.

NEW BOARD MEMBERS NEEDED

There will be openings for six new SHHA board members in the 2004-2005 term. If you are interested in serving as a board member please submit your resume to the SHHA office.

Treasurers Report-Cheryl Iverson
CASH FLOW - November 2003

Condition November 30, 2003

RECEIVED

ACC	\$135.00
Advertising	\$6,231.64
Members Dues	<u>\$11,743.03</u>
	\$18,109.67

Cash in Banks	
Checking	\$25,339.14
CD	\$32,716.19
Petty Cash	<u>\$25.71</u>
Total Cash in Bank	\$58,081.04

EXPENSES

Committee Expense

CS & Membership - Halloween	\$347.02
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Communications	
Little Grit	\$890.80
Grit	\$314.81

Covenants	
Handbooks	\$101.05

Executive Committee	
Community Assoc Membership	\$620.00

Total Committee Expense	\$2,273.68
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D&O Insurance	\$5,335.00
Umbrella	<u>\$4,212.50</u>
Total Insurance	\$9,547.50

Office Expense	
Comcast	\$59.33
Computer Lease	\$800.00
Copier Cost	\$391.51
Electricity	\$61.41
Office Lease	\$952.17
Postage Meter	\$636.42
Security	\$11.59
Telephone	<u>\$166.82</u>
Total Office Expense	\$3,079.25

Office Staff	\$1,965.50
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Sandia Services	\$1,084.00
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Total Disbursed	\$17,949.93
Received less Disbursed	\$129.74

Other Assets (at Cost)

Computers & software	\$5,023.46
Due from Advertising Sold	\$0.00
Event Signs	\$164.54
Holiday Decorations	\$77.25
Inv Glass/Mugs	\$749.09
Office Accessories	\$1,207.06
Office Furniture	\$5,396.44
Postage in meter	\$88.90
Postage Bulk	\$174.45
Prepaid Expense	\$300.00
Prepaid Rent	\$991.10
Security Deposits	<u>\$1,075.75</u>
Total Other Assets	\$15,248.04

Total Assets	\$73,329.08
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Liabilities

Legal Reserve	\$20,000.00
Prepaid Advertising	\$0.00
Total Liabilities	\$20,000.00

Cash in Banks less liabilities	\$38,081.04
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PARKS & NEW DEVELOPMENT

By: Tim Hale

The following update on Cedar Hill Park is from Adrienne Candelaria:

The park design is nearing completion. A grading and drainage plan has been submitted to the Bernalillo Public Works Department and is being reviewed. I anticipate approval of the plan by early December. The final landscape plan will be based on the approved grading and drainage plan.

The park elements remain unchanged in terms of the features. We have a playground area, viewing area, walking trails (one paved asphalt), turf area, bocce court, 1/2 basketball court, a small parking area (3 cars), will restore any disturbed land at the east end, and install plants, trees, shrubs and irrigation. We had to "bench" two areas to accommodate these features. The top or highest level is nearest the townhouses on the east end and will remain in its natural state. A portion of the existing trail will remain, and a portion will be re-routed to the east and south to come around the turf area, which is on the second level. The playground, viewing area, basketball court, and bocce court are on the lowest level closest to the parking area and main entrance. This area is ADA accessible via a short concrete walkway that connects to an asphalt trail that wraps around the playground and basketball court. If funds allow, we'll install a drinking fountain. We intend to install a shade structure over a portion of the viewing area depending on funds available. Our budget is \$153,000 and we can use up to an additional \$15,000 from park impact

fees. The County is considering legislative funding.

The County Arts Board has allocated up to \$50,000 for public art at this site. This is a significant increase over the original allocation and we're very pleased. The arts board will handle the process for advertising and selection. The intention is to have the park construction completed prior to artists preparing their proposals so that the art piece(s) have a connection to the site.

I anticipate having the landscaping plan completed by January and out to bid in February or March, with construction starting soon after the bid is awarded.

Please call me at 314-0399 if you have any questions.

The GRIT is published bi-monthly as the official newsletter of the

**Sandia Heights
Homeowners Association**
2B San Rafael, NE
Albuquerque, NM 87122

Phone: 505-797-7793

Fax: 505-856-8544

Email:

shha@sandiahomeowners.org

www.sandiahomeowners.org

Office Hours

11am – 3pm

Monday – Friday

Mandatory Membership in SHHA?

By: Ralph Rudolph

We've all heard some Board members and ex-members express the thought that membership in SHHA should be mandatory, as it is with High Desert or other communities. Why should the nonmembers reap the benefits of SHHA without paying a cent for its support?

I personally hold an opposite viewpoint. I believe that membership in SHHA should be voluntary, that SHHA must prove to Sandia Heights residents that membership in our organization is beneficial and in their best interest. I believe that this provides the motivation to continually improve our Association and to keep it focused on self-improvement, which is good. Mandatory membership removes this need for self-improvement, and it removes the necessity to be as nice as possible.

There are HA's where membership is mandatory, and there are some horror stories about what they have done. In one typical case, a husband and wife split up and the husband failed to pay her support so she was unable to pay her HA dues. The HA slapped a lien on her and she subsequently lost the home for failure to pay. And it wasn't her fault!

In any case, I do not believe that under current conditions we could make membership mandatory. Perhaps 66% of our residents are members of SHHA, while a change in our covenants to make membership mandatory would require affirmation by 75% of our residents, a task that would prove quite difficult.

COMMUNITY SERVICE & MEMBERSHIP COMMITTEE

By: Mona Lee Schilling

The first Halloween Party given by SHHA was a big success and promises to be an annual event. At least sixty children in a marvelous array of costumes attended to enjoy the wonderfully entertaining magician, Salomey the Swamy. He was truly the star of the party, captivating both children and parents alike with his magic and humor. Also very popular was the Apple Bobbing, the Mummy Wrap, the Cake Walk, the mysterious Haunted Boxes and a Fire Engine. A Bulletin Board will be set up at the SHHA Office with pictures of the event. Please stop by to see the happy faces!

Congratulations are in order for Chairman Chuck McLeod who assigned the talented Ruth Frazier as sub-chairman to plan the event. Ruth and her committee of Mark Boslough, Ed Cohen, Mona Lee Schilling and Wendy Wells did a fine job.

The committee continues to move forward, planning a Town Hall Meeting in 2004, a concert to be held sometime in January or February and of course, the popular Wine Tasting in March of '04.


FREE CLASSIFIED ADS FOR MEMBERS AND THEIR CHILDREN

To place an ad please call the SHHA office at 797-7793 or send a text copy of the ad to:

SHHA@sandiahomeowners.org


Submission deadlines for 2003 are 3/14, 5/9, 7/11, 9/12 and 11/14

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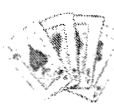

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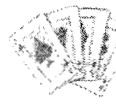
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"ALPHA Winter Series," 1/27-4/6
ALPHA Preview Dinner: 1/20/04

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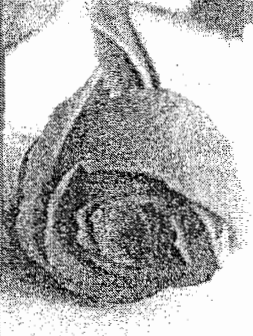
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Sandia Heights Wildflower Club

At our November 19 meeting, Dan Caudillo gave a very informative presentation on "Fall Clean Up." He graciously donated two very nice hand crafted pens that he makes using exotic wood. The pens were raffled to raise funds. The winners were Joann Zembic and Don Peterson. (Shown left to right, Dan, Joann, and Don.)



Many thanks to Jenison Klinger for hosting this meeting and Dan for his great program and raffle prizes.

On November 21, Dan demonstrated his "Fall Clean Up" techniques at the garden of George and Bonnie Hight (shown to the right of Dan). He showed us how to trim native grasses and prune perennials, shrubs, and trees for future growth, as well as fire prevention.



To become a member, please send a check for the annual membership fee of \$8.00/person or \$10.00/couple payable to the Sandia Heights Wildflower Club to: Susan Cook, 1842 Tramway Terrace Loop NE, Albuquerque, NM 87122.

Reminder to the members:

The annual memberships were due in September. If you have not paid yours, please send it to Susan Cook.

Future events:

Diane and Milton Mueller are hosting the next meeting at 7:00 p.m. on January 21, 2004 at their home, 1216 Rockrose Road. The program speaker is Dan Caudillo and his topic will be "Problems with Piñons and Ponderosa Trees." Dan will show slides of the different types of diseases that are plaguing our trees and provide solutions on how to save them from future problems.

All Sandia Heights residents are invited to join us for this very informative program.

RADIANT FLOOR HEATING

By: Tom Zink

As a recent home purchaser, my wife and I are concerned about an article in the October 21st Albuquerque Journal regarding faulty heating hoses. These hoses are used in radiant floor heating. Our home has radiant floor heating and uses small rubber tubing to circulate the fluid. I have tried to find out, with little success, who might have been involved as a subcontractor to Robert Smith Builders, installing the heat plants. My question to the Association is whether there has been any question raised by other owners or concern that this problem exists here? In the article Goodyear Rubber seems to agree that such a problem has been discovered and a U.S. District Court judge tentatively agreed to a \$236 million dollar settlement. It would be a shame if some of the Sandia Heights homeowners missed out on this if they have a problem. I intend to discuss this with the proper New Mexico Department to see if they can help. I'd appreciate hearing from any residents on this.

SHHA MEMBER CLASSIFIEDS

(Free for SHHA Members, youth first)

<p style="text-align: center;">Call Heather for Babysitting</p> <p>Reliable 17 yr old with transportation Available after school & weekends, references available 796-0601</p>	<p style="text-align: center;">Retired Hospice Nurse</p> <p>House sitting & Pet Care Sandia Heights resident References available Call Anne: 856-6896</p>	<p style="text-align: center;">Looking for Intermediate Tennis Player</p> <p>Call Judy: 296-3516</p>
<p style="text-align: center;">Experienced Tutor</p> <p>Elementary, Middle & High School Sandia Heights resident Current High School Teacher, references available Contact Lynn: 856-6605</p>	<p style="text-align: center;">Messy House?</p> <p>Need a reliable, hard working cleaning lady? Call: 332-9155</p>	<p style="text-align: center;">Loose Cancelled Stamps</p> <p>USA 1930s, 1940s, 1950s Call Bill: 856-2622</p>
<p style="text-align: center;">Responsible Sitter</p> <p>14 yrs old, Red Cross Certified Call Hilary: 856-7023</p>	<p style="text-align: center;">Newcomers Alert!</p> <p>Meet other nice folks new to Albuquerque Activities and social events Call: 798-9769</p>	<p style="text-align: center;">Piano Lessons</p> <p>Sandia Heights resident Beginner thru Intermediate Call Anne: 821-5274</p>
<p style="text-align: center;">Experienced 17 yr Old Babysitter</p> <p>Available after school & weekends Call Becky: 821-0482</p>	<p style="text-align: center;">Boulders Wanted</p> <p>Call Doug: 858-3406 For Sale: Used red bricks Call Doug: 858-3406</p>	<p style="text-align: center;">House Cleaning</p> <p>Experienced cleaner, references available Call Dora: 315-2295</p>
<p style="text-align: center;">11 Year Old Girl</p> <p>Available for house and pet sitting Call Calisa: 856-1283</p>	<p style="text-align: center;">Septic Tank Products</p> <p>Personalized service 100% satisfaction guarantee Call Bill or Carol: 266-8482</p>	<p style="text-align: center;">You Call, I Haul</p> <p>If you need help hauling Call Travis: 856-6764</p>
	<p style="text-align: center;">15 Year Old Boy</p> <p>Available for odd jobs and house sitting Call Patrick: 856-1283</p>	<p style="text-align: center;">Experienced 15 yr Old Worker</p> <p>Odd jobs, watering, mail pick up, walking pets References available Call Jordan: 856-1483</p>
		<p style="text-align: center;">Responsible 14 yr Old Babysitting & odd jobs</p> <p>Call Sarah: 821-2326</p>

GOOD NEWS! There is a new Invisible Fence dealer in town. My son and I started a new Invisible Fence dealership in September and we have already helped many of you with batteries and repairs. Invisible Fence of Albuquerque is dedicated to honest and reliable customer service.

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GARDEN CALENDAR

By: Dan Caudillo

EARLY DECEMBER

- December is the least windy, has the highest relative humidity, receives the most snow and is the second coldest month of the year.
- Bulbs forced indoors (for holiday color and fragrance) should be placed in a bright, sunny window now.
- Continue to feed birds throughout the winter.
- Select an ice melt that is safest to use around plants or use sand.
- Poinsettias are native to Mexico and come in many colors and variations. Place in a well lit area but away from any heat source.
- Complete your Fall/Winter cleanup prior to the holiday season!
- Two main types of cut Christmas trees are Douglas Fir and Noble Fir. Check to see if your tree is fresh by grasping a branch and pulling along the stem. Needles should remain on the tree and not in your hand.
- Use a humidifier indoors and it will eliminate sore/scratchy noses and throats.

MID-DECEMBER

- Don't forget to water outdoor plants once every two weeks. Water in the middle of a clear day. Many plants die for lack of winter water.
- Remember to set out your electric luminarias.
- December 22 is the first day of Winter.
- If you plan on having a living Christmas tree this year, place in garage for 1 or 2 days, then indoors for a maximum of 4 to 5 days, but keep away from heat registers. Selection of living Christmas trees include, Austrian Black Pine, Colorado Blue Spruce and Austrian Pine.
- Cut fresh evergreens for the holidays. Place cut branches in a bucket of water and place in the garage until ready to use.

LATE DECEMBER

- A luminaria tour is an excellent cultural event for out-of-town company. Tours usually occur on the 24th of December.
- December 25. Merry Christmas!
- Plant living Christmas tree outdoors. Recycle cut Christmas Tree at Rowlands Nursery.

EARLY JANUARY

- January is the coldest month, receives second most snow and has the second greatest relative humidity.
- Happy New Years Day!
- Use winterizer fertilizer on cool season lawns.

MID-JANUARY

- Many Garden Seminars are given, so watch the local newspaper for time and dates.
- To encourage spring sucker growth on raspberries, cut old stems to the ground.
- Raking yard of debris helps keep insect and diseases in check.
- Water your garden about every two weeks in the afternoon on the warmest days.

LATE JANUARY

- This is a great time to plan for your new spring landscape.
- Cut branches of forsythia, pussy willow, winter jasmine, flowering quince, spirea, apple, peach, and cherry. Place in a vase and blooms will appear in 1 to 3 weeks.
- Begin to prune fruit and ornamental trees.
- Transplant shrubs and trees now to minimize transplant shock.
- If you have an outdoor pond with fish, remember to thaw a hole by melting the ice and not by cracking the ice by striking it, the vibration can injure fish.

COVENANT COMPLAINT PROCESS

All Sandia Heights residents are legally responsible for abiding by the Covenants. If you don't have a set of the Covenants for your Unit, they are available on the SHHA Website www.sandiahomeowners.com or at the SHHA office. We encourage you to obtain a copy and read them. When we compare the number of complaints received with the large number of homes, we are pleased to find that the complaints are a very small percentage of the total. We can conclude that most residents do want to abide by our Covenants rather than deal with problems created by non-compliance.

The Covenant Support Committee (CSC) of SHHA consists of volunteers, many of whom have time constraints on our efforts to resolve Covenant violations. So guidelines have been established for response to complaints received. The most significant parts of these guidelines are:

1. Complainant must be a member of SHHA.
2. A formal complaint must be filed using the form available from the Website or the office. Phone calls or "notes" from complainants are not acted on by the CSC.
3. Experience shows that the CSC has been far more effective in Covenant enforcement when the involved parties have discussed the problem prior to filing a complaint. So, except in rare instances, CSC will not investigate complaints if the complainant has not contacted the alleged violator for a resolution.

When the above three conditions have

been verified, the complaint is assigned to a CSC member. The assigned member will visit the site of the alleged violation to verify its validity. If verified, both the complainant and the violator will be contacted personally to try to resolve the issue without further CSC action. This approach has been successful in the vast majority of situations since it was started.

The CSC wants to thank our residents who have cooperated in resolving the issues we brought to their attention, as consideration for our neighbors and familiarity with the Covenants is the major key to a pleasant existence with minimal problems in Sandia Heights.

JUNIPER HILL ROAD SPEEDING

By: Stephen Shelton

I read Marlene Flor's letter in the November Little Grit concerning vehicle speeds along Juniper Hill Road between Cedar Hill and Tramway Road. I agree with much of her analysis. However, I offer a correction to the data and suggestions to solve the problem. The statements by some residents that the speed limit has recently been reduced from 25 mph to 15 mph is incorrect. I have lived at 10 Juniper Hill Rd since 1986. The speed limit sign in front of my house has been 15 MPH for those 17 years. The real problem for Ms. Flor and me is the curve in the road between lots #10 and #12. The curve produces a blind driveway for both #10 and #12 and a limited vision driveway for several other houses. Only yesterday I was almost hit leaving my driveway by a SUV going at least 40 mph. Last year I chased and clocked one of our neighbors at over 60 mph after he almost hit me coming out of my driveway. I understand the tendency of people to hurry into or out of the neighborhood, but we really need a way to slow people down from both directions going around the blind curve between #10 and #12 Juniper Hill Rd.

FALL/WINTER YARD CLEAN UP

By: Dan Caudillo

What is Fall/Winter Clean-Up?

Fall and winter clean up involves trimming trees, shrubs and perennials as well as raking and disposing of debris. This is done during the non-growing (dormant) season, which runs from about mid-October through April.

Benefits of Fall/Winter Clean Up

The immediate result from Fall/Winter clean up is a neat yard where unsightly old plant growth is removed. Fire danger is reduced when dead plant material has not been allowed to accumulate around the property. Many plants actually benefit from pruning back old growth. Controlling excessive plant growth makes moving about the garden safe. Because plants are pruned during the dormant season, there is less plant stress. Be sure to avoid pruning early season flowering shrubs such as forsythia, lilac, wisteria, winter jasmine and snowball. They should be pruned after they bloom in spring, but no later than early July.

How to Prune Your Plants

Whether you decide to perform your dormant season trimming in mid-October, January or wait until April is entirely up to you. You may also decide to trim a little at a time over the course of the dormant season. First, trim perennials and native grasses all the way to the ground. Next year's growth will emerge from the roots and not from the stems as with shrubs and vines. Do not trim, to the ground, any evergreen perennials such as candytuft, pineleaf penstemon, germander etc. Just remove the old flower stalks. Cutting perennials and native grasses can be done with a weed eater, pruning shears or grass shears depending upon the stem thickness and size of the area.

Next, trim deciduous and evergreen shrubs and vines. Prune deciduous shrubs to remove last year's flower stalks. If last year's growth was too excessive, you can usually prune the plants a bit heavier - this is especially true for chamisa and Russian sage.

Evergreen shrubs can be pruned to shape and vines should be pruned to shape the plant up and to control growth in a desired direction. This is also a great time to tie vines on a trellis or fence prior to next season's growth. Plants like cherry sage are considered perennials but in Albuquerque their growth habit is that of deciduous shrub. So, trim off old flower stalks instead of pruning it all the way to the ground (as you would normally do with perennials), as this will probably kill this plant. Most shrub/vine trimming chores can be tackled with a few garden tools such as a lopper, hedge trimmer, hand pruners and occasionally a handsaw. Be sure your tools are sharp, in good working order and wear gloves.

In Albuquerque, pruning most roses occurs in the second week of March to the first week of April. This includes all rose types except climbing roses, which will not receive its first pruning of the year until after the first bloom (May). Rose pruning is essential because roses bloom best on new growth. Hybrid tea and grandiflora roses are cut back to 18 to 24 inches tall on the main canes, and weaker canes are completely removed so that only 4 to 6 of the sturdiest canes remain. Floribunda and shrub roses are trimmed in a similar manner as you would trim deciduous shrubs.

Now, let us discuss tree pruning. Be sure to remove dead wood, any errant growing branches, or any excessive growth. The dormant season is an ideal time for heavier pruning of trees as the 'shock' to them is minimized. Evergreen trees have a slower growth period in winter but do not go fully dormant in winter, so limit your pruning to light shaping and dead wood removal. It is always better to trim small amounts over the years than to wait until excessive growth occurs and do a heavy pruning.

Lastly, rake area and dispose of all debris in a trash can or trash bags. If you have a truck, disposal will go faster as branches will not have to cut to fit the trash container. The closest dump is the Eagle Rock Dump, which you can reach by going west on Paseo del Norte and taking a right on Louisiana and then left on Eagle Rock. This dump is open 5 days a week (Wednesday through Sunday) and phone number is 857-8381.

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SHHA Halloween Party at Futures for Children October 2003

