

THE  
LITTLE



Sandia Heights Homeowners Association

September 2004

## President's Message

At our July and August Board Meetings, we voted on changes to our Bylaws that a year of experience has shown to be necessary. We also finished voting on all the Committee Charters and they will shortly be posted on our website so members can understand the responsibilities of our committees. The next step is for our members to approve of the Bylaws changes. **Therefore we will hold a Membership Meeting on October 16<sup>th</sup> at the Church of the Good Shepherd at 10 AM to vote on the changes. This meeting will also be a Town Hall Meeting** where members can express their ideas and/or concerns regarding Sandia Heights and ask questions of our officers and committees. Refreshments will be available. **Please check with the office as this date nears, as it is tentative.**

A copy of our current Bylaws are available online. Go to the **Board** link and you will see a **Bylaws** link about a quarter page down. You can also stop by the office and ask for a copy. These are the changes the Board approved:

**Section 3.6 Election of Directors:** Add a sentence at the end: "It should be noted that nominations "from the floor" are not permitted." Explanation: a clarification of how Directors may be elected.

**Section 3.11 Business Transactions.** Change "The Board shall establish an agenda..." to "The President shall establish an agenda..." Explanation: the Board has no way to establish an agenda. This is always up to the President.

**Section 3.14 Resignations and Removal of Directors:** *Second sentence:* Change the word "and" to "or" following "New Mexico Non-Profit Corporate Laws or these Bylaws..." Explanation: To correct a simple mistake.

**Section 5.1 Standing Committees:** Change the first sentence to read "Standing Committees are those established in Sections 5.3 to 5.10 of the these Bylaws." Explanation: this makes room for a new Section 5.2.

Change third sentence to read "No Officer as defined in Sections 4.4-4.7. except for the Treasurer who automatically heads the Finance Committee and the President, who automatically heads the Executive Committee, may serve as a Chairman of a Standing Committee." Explanation: we forgot to list that the President heads the Executive Committee.

Change fourth sentence by inserting the word "other" before Standing Committees. Explanation: Clarification of how Standing Committees elect Chairmen.

Change sixth sentence to read "Decisions and actions of all Standing Committees must be reported at each regular Board meeting and may be subject to Board review except those of the Architectural Control Committee." Explanation: the Covenants do not allow for review of ACC decisions.

**Section 5.2 Special Status of Architectural Review Committee:** This is a new section. "Although the Architectural Control Committee is herein defined as a Standing Committee of SHHA, it is also a separate entity deriving its power from the various Unit's Declarations of Restrictions, dating to the direct transfer of responsibilities from the prior ACC's. It should be understood that should SHHA (for unknown reasons) cease to exist, the ACC would continue to exist." Explanation: clarification of the duality of the ACC to end years of debate.

## **Flat Roof Problems!**

-Bob Francis

Flat roof problems in Sandia Heights are a very common occurrence. Many of the houses built 25 years ago have flat roofs and poor drainage.

The code for flat roofs has been changed in the last 10 years. So-called flat roofs are not required to have a slight slope. With the slope that is now required, most of the newer homes, (10 years or less) have decent drainage.

If you have a flat roof with a low spot that collects water, you may have a problem and the low spot should be corrected. If the low area collects one inch of water or more and is more than two feet wide, the weight of the water can add to the problem, making the area even lower.

There are several roofing companies in the Albuquerque area that can eliminate the low spot. If the low spot is over the garage, a drain can be put in to take care of the problem. If the roof is more than 15 years old and or is in disrepair, the entire roof should be replaced.

Low spots on your roof can be eliminated using lightweight material made of foam. For the do-it-yourself crowd, you must remove the rock before gluing down the lightweight material. Then the lightweight material must be covered with roofing material and sealed with tar or plastic. The area should probably be re-rocked.

## **Status of W. L. Jackson Park**

by Bob Christman

The park construction is ahead of schedule and looks like it will be complete by the first full week of September. The installation of the play equipment will follow. The trees and bushes have been planted and are now being watered by the new irrigation system. The paths

throughout the park have been graded and will remain decomposed granite. The turf/sod will be installed next week as the base preparation is finished.

As most residents are aware by now, the items put on hold due to lack of funds were the basketball half court, the bocce court and the shade structure. Sometimes the unexpected happens. The Akerson Family Foundation donated the shade structure for the W. L. Jackson Park. This shade structure is presently being installed as a special effort by the contractor, Accent Landscaping, and will not affect the completion date of the park.

The "Art Work" that has been chosen for the park is the "Lizards". Public opinion did influence the final decision of the choices on display in the SHHA Office. Thank you to those who stopped by the Office and indicated a preference. The unanimous choice was the "Lizards"! We would expect to be using the W. L. Jackson Park by the next article in the Grit!

### **Neighborhood Announcements:**

- SHHA Board Meeting – September 8th
- Office Hours are from 9am to 3pm, Monday through Friday
- Contractor Evaluations are a very helpful tool for our residents. If you've had work done on your house, please come in and complete an evaluation
- We now have a notary public in office. These services are free to members only. Please call to make an appointment
- Check out the SHHA website at: [Sandiahomeowners.org](http://Sandiahomeowners.org) for updates and neighborhood resources

## **PARK ARTWORK**

by Sherri Olsen

In January 2004, the Bernalillo County Public Art Program published a prospectus for artwork submissions for the W. L. Jackson Park project. On June 1, 2004, 10 artists' proposals were received. At the June 21st Arts Board meeting, the Arts Board selected three finalists. The three finalists' proposals were presented at the Annual Sandia Heights Homeowners Association meeting on July 14 and remained on display in the community through the month of July. On August 11, the Arts Board, along with designated community input, voted unanimously in favor of recommending artist Don Kennell's proposal entitled "Sandia Allegory". The recommendation will be presented to the Bernalillo County Board of Commissioner at the September meeting. Mr. Kennell's proposal includes two large lizard sculptures suitable for children climbing and seating, and three pottery shard benches. Mr. Kennell's sculpture will be located within the central area of the park. Installation of the lizards and shards is planned for early spring.

## **Covenant Support Committee**

by Frank Soper

Two of the suggestions received from the members at the SHHA Annual Meeting are being addressed in this article. The first suggestion was that the CSC create a set of Unified Covenants (UCs). The second suggestion was that we stop trying to improve the covenants, keep the old ones and make local corrections as needed. These suggestions are obviously from "opposite sides of the fence". Records show that for at least the past 12 years SHHA Directors have documented the need to change our original sets of covenants.

Approximately 20 volunteer members of the Covenant Review Group have developed, over the past two years, a set of covenants which can be applicable to every Unit in Sandia Heights. Our goal has been to make the covenants less ambiguous and enhance property values. Only those involved can fully appreciate the massive research and development efforts this project has required.

The UCs package is now in the legal review phase, using an outside land use attorney. Upon completion of changes required by that review, the UCs will be presented to the SHHA Board of Directors for approval and to a group of volunteer residents for their critique.

During the coming eight months a resident outreach program will bring the UCs provisions to each property owner. We will need more volunteers for that effort.

In response to the second suggestion, the existing covenants require that if a property owner in a Unit desires to amend their covenants, they must obtain the verified approval of 66% (one Unit) or 75% of the owners in that Unit on a petition for amendment. SHHA does not perform this service, but can provide the required forms. The validated documentation must then be recorded with the Bernalillo County Clerk to become effective. Since 1965, the developers have filed five amendments and residents have filed four amendments to the covenants. Only two developer amendments dealt with "lifestyle" covenant changes. All existing lifestyle amendments have been included in the UCs in order to recognize changes which were needed.

## **Letters to the Editor**

The comments and opinions expressed do not necessarily represent the view of the SHHA

### ***Where's the Pride?***

In the long ago dark ages when the first units of Sandia Heights were opened, and for a considerable time after that, Sandia Heights was considered the prestigious area on the west side of the mountains in which to live. In fact, the wine glasses at the annual wine tasting still proclaim--“...The Peak of Living”. Then time, as it inevitably does, passed. Solid substance began to be replaced in places by veneer. And now the veneer is becoming cracked. Thus the question--WHERE'S THE PRIDE?

Not all of the comments to follow pertain to all of the units of Sandia Heights. However, I would encourage you to check your unit covenants (do you even know that there is such a thing that applies to you?) to see which of these comments may apply to you.

At the most recent meeting (5 June 2004) of the Sandia Heights Homeowners Association, approximately 50 people were in attendance. This, out of approximately 1500 members of the homeowners association, and from a total of approximately 2100 homes, all of whom are affected by the various Unit covenants of Sandia Heights. Where is the interest in your community? WHERE'S THE PRIDE?

Some of the unit covenants require screening (and maintenance of that screening) for roof mounted heating and cooling equipment, yet much such equipment is unscreened.

And much of that which is screened is not maintained and is sore need of repair. WHERE'S THE PRIDE?

At some homes, trash bags are set out as much as 4, 5, or 6 days ahead of the scheduled pickup. Do you care about the appearance of your neighborhood? Do you care about your neighbors? WHERE'S THE PRIDE?

The ban on Chinese elms is total in all units. Have you noticed lately? Have you forgotten how to use a small saw to correct the problem? WHERE'S THE PRIDE?

A gentleman at the last SHHA meeting brought up the issue of speeding in Sandia Heights. To paraphrase his remarks, he basically said--yes, contractors speed; yes delivery vehicles speed, BUT THE LARGEST NUMBERS OF SPEEDERS ARE US, THE RESIDENTS, AND OUR CHILDREN!! And my observations certainly agree with this observation. Do you care about your neighbors' quality of life? More importantly, DO YOU CARE ABOUT YOUR NEIGHBORS' LIFE? What gives you the right to speed, as you will, rather than obey the law as is done by the rest of the people? WHERE'S THE PRIDE?

Lots of trees have been planted over the years. Yes, they were meant to provide some character for your property. But have you noticed how tall they have become? Have you noticed that some of them are obliterating your neighbors view? Have you considered your neighbors' view to be as important as your own? Do you even care? WHERE'S THE PRIDE?

Sandia Heights, of all of the subdivisions in the metropolitan area, has the capability of being “The Peak of Living”. But to retain that position, it will take some effort, some concern, some care - and we must be aware that time could be running out! So I end as I began - WHERE'S THE PRIDE?

-Gene Church, Resident

### ***Note from the editor:***

Other letters were received but because of limited space we were unable to add them to this issue. They may appear in the October Grit Issue as space allows.

**Traffic chokers**

Thanks to the efforts of the Bernalillo County Fire Department and Public Works Department, San Rafael is going to get traffic calming devices called "chokers". We expect these safety features to slow down the speeders and make the street safe for pedestrians. If you live on San Rafael, your input is needed by the SHHA and the county to determine the effectiveness of the devices. In particular, the county would like to know how well they reduce the frequency of extreme speeding which puts pedestrians at risk on this residential street. There are plans in the office for your viewing. You may send your comments by email to: [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net) or [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org); or by mail to: Sandia Heights Homeowners Association, Attention Mark Boslough, 2-B San Rafael Ave. NE, Albuquerque, NM 87122

- Mark Boslough  
Traffic Safety & Environment Committee

**Trash Pick up**

The Bernalillo County Ordinance requires us to put our trash out no earlier than 5PM the day before trash pickup and no later than 7AM the day of trash pickup. The Trash pickup article in the Aug-Sept Grit improperly advised that if pickup occurs later in the day the 7AM "deadline" is not necessary. Sandia Heights Services must often revise its pickup route schedules, so it is required that all trash be put out by 7AM on your scheduled pickup day.

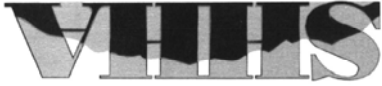
-Frank Soper  
Covenant Support Committee

***SHHA MEMBER CLASSIFIED***

(free for SHHA members as space allows)

<p><b>Experienced Pet Sitter:</b> Hardworking, positive attitude 15 yr. Old. Loves pet sitting &amp; odd jobs. Call Andy @ 821-0482</p>	<p><b>Responsible Sitter</b> Red Cross Certified Call Hilary: 856-7023</p>	<p><b>Newcomers Alert!</b> Meet other nice folks new to ABQ. Activities &amp; social events. Call: 798-9769</p>	<p><b>Wanted:</b> Local resident to teach beginning Piano to first grader either in our house (Spinnet model) or theirs, preferably on weekends. Also looking for local art instruction for third grader, on weekends too. Please call Sandy or Dave @ 856-7681 (Home), 550-1505 (Cell).</p>
<p><b>Retired Hospice Nurse.</b> Available for pet care. Call Anne @ 856-6896</p>	<p><b>Call Heather for Babysitting</b> Reliable, have transportation &amp; references. 796-0601</p>	<p><b>Experienced 17 yr. Old Babysitter</b> Nights and weekends Call Becky: 821-0482</p>	
<p><b>Need House Sitting, Odd Jobs?</b> Call Patrick: 856-1283</p>	<p><b>Experienced 15 yr. Old Worker.</b> Available for odd jobs, Call Jordan: 856-1483</p>	<p><b>Boulders Wanted</b> Call Doug: 858-3406</p>	

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