

THE  
LITTLE



Sandia Heights Homeowners Association

May 2006

**SHHA ANNUAL MEETING**

**Church of the Good Shepherd on Tennyson, 10 AM – 1 PM, June 3rd 2006**

*Coffee, tea, hot chocolate and various refreshments will be available.*

Come and make your input known. Business to be conducted includes:

- Introduction of new officers elected by the Board.
- Presentations by the SHHA Committee Chairmen and Officers.
- Election of new Board members to replace outgoing Board members.
- Voting on amendments to the Bylaws. Our bylaws require a minimum of forty members and a majority vote to approve changes of Board Members to enact business.
- Town Hall Meeting for residents to express their concerns.

The SHHA Board needs to know the concerns of the community. Please plan to attend and make your input known. Democracy means involvement!

**President's Message by Ed Whitten**

The Board, at its April meeting, reelected Ed Whitten as President - pro term, Thomas Coyne as Vice President - pro term, Marsha Thole as Secretary and Dick Cline as Treasurer for 2006-2007.

The following is a list of candidates for the 2006/2007 Board of Directors from the Nominating Committee. Candidate profiles are on file in the office if you would like to review them. New Board Members will be voted on at the annual meeting in June.

**Returning BOD Member nominations**

Ed Whitten, 363 Big Horn Ridge Road NE

Kerney Bolton, 437 Live Oak Loop NE

**Appointed to fill vacant 2005/06 board positions – candidate for full term**

Ed Tull, 1456 Bluebell Drive NE

Gene Church, 1101 San Rafael Avenue NE

**New Board Member nominees**

Sy Caudill, 431 Live Oak Loop NE

Deborah Brannigan Liebner, 1471 Morning Glory NE

Suzanne Popejoy, 60 Juniper Hill Loop NE

Sue Tombaugh, 2321 Calle De Gabriel NE

*Because of the deadline to get the Little GRIT to print, there may be some names that are not on this list. We apologize for any omissions.*

## **Outdoor Lighting**

- Vicki Smidt

Unit covenants in Sandia Heights address the issue of outdoor lighting, and specifically restrict “unshaded flood lights.” A few Unit covenants also restrict “neon arc lamps or mercury lights.” Lighting restrictions in both Sandia Heights and they County appear to have the goal of minimizing light pollution and protecting the views of the night sky. These restrictions are enforceable by the Sandia Heights Homeowners Association.

Bernalillo County ordinances, which are not enforceable by the SHHA, govern this issue as well and through this code, Sandia Heights, (together with North Albuquerque Acres) has further restrictions (sec. 30-181 through 30-192). Those ordinances cite the goals of minimizing light pollution created by the excessive use of outdoor lighting by the residents of Sandia Heights.

Bernalillo County ordinances state that “outdoor lighting fixtures: may be used for, but are not limited to: outdoor lighting of buildings and structures, including building overheads and coping, outdoor lighting of recreation areas or parking lots, security lighting, on-premises signs, street lightings, landscape lighting, building mounted area lighting, and, building façade lighting.” Strictly prohibited are: searchlights, spotlights, floodlights or lighting fixtures used to illuminate off-premises signs. In addition, “[a]ll outdoor light fixtures...shall be (1) designed and operated as cutoff or shielded aimable fixtures, (2) equipped with and controlled by light and motion sensors or automatic timing devices, and (3) shall remain off between 11:00 p.m. and sunrise except for illuminating walkways or driveways.” A cutoff lighting fixture is one that is “designed, installed, and operated so that the light distribution meets the following criteria: the candlepower per 1,000 lamp lumens does not numerically exceed 25 (2.4 percent) at an angle of 90 degrees above nadir (horizontal) and 100 (10 percent) at an angle of 80 degrees above nadir. This applies to any lateral angle around the light fixture. “Shielded aimable means a technique or method of construction which

*The Little GRIT*

causes all the light emitted to be directed to the surface or to be illuminated, so that the emanating source of light is not visible from any angle except those angles that exist between the fixture and the target to be illuminated. The emanating source shall not be visible from any adjacent properties or roadways to minimize light pollution.” All provisions of the ordinance are available online through the Bernalillo County web site at [www.bernco.gov](http://www.bernco.gov) and are entitled “North Albuquerque Acres and Sandia Heights Light Pollution Ordinance, Sec. 30-171 – 30-180 Revised.

In Sandia Heights, we are fortunate to have beautiful views of the city and the Sandia Mountains. Keeping light pollution to a minimal level is the responsibility of all of us.

## **Community Services & Membership Committee**

**PLAYGROUPS:** Friday, May 21 at 11 a.m. we will have our first meeting and get together at the park at Cedar Hill for those interested in playgroups or co-op babysitting or just to get to know other families in the community. If you have any questions please call Vicki Criel at 615-3333, or email her at [vcriel@comcast.net](mailto:vcriel@comcast.net).

## **Capital Improvement Projects (CIP)**

- Ed Whitten

The CIP requests have been submitted to the county. The request included: resurfacing of 38 street segments less those covered by the \$450,000 from the state (the specific list of priorities was agreed to with county Road Maintenance and may be reviewed in the SHHA office), improved turf and play area in both Little Cloud and W.L. Jackson parks, purchase of forest access property and clean-up/landscaping of the Brushwood common area.

These requests like the Capital Outlay request to the state, may or may not be fulfilled, but at least we have formally submitted our desires to the county. This process is repeated every two years.

## Crime Prevention Tips from the Sandia Heights Security Patrol:



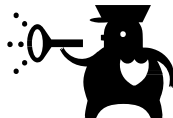
*Crime exists. Your vulnerability should not be ignored. Threat assessment is a means for you to calmly evaluate your risks.*

- Many burglars will spend more than 60 seconds attempting to break into a home. Make sure every external door has sturdy, well-installed dead bolt locks.
- Prune shrubbery and trees so they do not obscure windows or doors. Plant thorny bushes under your windows.

### Security Incidents for March 2006:

<u>Call Type</u>	<u># of calls</u>
Attempted B & E	2
Alarms	30
Family dispute	1
Loud music	2
Lost/Found item	1
Lost/Found pet	7
Mailbox vandalism	0
Motorist assist	5
Motorcycle nuisance	1
Open door/window	16
Rescue assist	1
Speeding Vehicle	2
Suspicious person	15
Suspicious vehicle	12
Salesman problem	3
Theft	6
Utility co. assist	2
Special request	2
Customer assist	18
Noise complaints/suspicious	2
Parking problem	1
Vandalism	9
Wildlife report	2
Newspaper pickup	54
Special Patrol	14
Homeowners on vacation	167
<b>Total calls</b>	<b>375</b>

If you have any questions regarding these incidents please call Sandia Heights Security at 856-6347.



### Executive Committee

President – Ed Whitten  
Vice President – Thomas Coyne  
Treasurer – Dick Cline  
Secretary – Marsha Thole

### Board Members

Kerney Bolton  
Mark Boslough  
Gene Church  
Vicki Criel  
Larry Desonier  
Jim Irving  
Bill Johnson  
William McCall  
Victoria Smidt  
Frank Soper  
Ed Tull  
William Wiley

### SHHA Office

2-B San Rafael Ave. NE  
Albuquerque, NM 87122

Phone: 505-797-7793

Fax: 505-856-8544

Web site: [www.sandiahomeowners.org](http://www.sandiahomeowners.org)

Email:

[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

## Shape Up and Ship Out



Enter for a chance to win a cruise\* on



**Curves**

The power to create your ideal

[curves.com](http://curves.com)

Over 3,000 locations worldwide.

797-2625

7849-D Tramway Blvd. NE

SEE PURCHASE REQUIREMENTS TO ENTER ON WEB. REGISTRATION WILL NOT GUARANTEE CHANCES OF WINNING. Open to residents, 18 years of age or older who are legal residents of the United States or Canada (if not where prohibited). Sweepstakes ends 06/30/06. Subject to Official Rules. The official rules at [www.sandiahomeowners.org](http://www.sandiahomeowners.org) or [www.curves.com](http://www.curves.com) for a full and complete set of rules. \*Prize value may be estimated on location or exchanged for a special fee reimbursement. Prizes will be awarded only to one winner. See Official Rules only at participating locations. ©2006 Curves, Inc. or its affiliates.

## PROPOSED BYLAW AMENDMENTS 6/3/06

**INTRODUCTION:** The SHHA Board of Directors recommends approving the following proposed bylaw amendments and requests your vote in the affirmative. The formal motion to be presented at the Annual Meeting is a Motion to Amend Something Previously Adopted (in this case, the Bylaws that have been in effect since June 4, 2005). If you have any questions regarding these proposed amendments, please contact the office. The amendments will take effect immediately upon the required vote.

### **PREAMBLE**

**CURRENT:** The purposes of the Sandia Heights Homeowners Association (SHHA) are to..., and to administer and enforce covenants, relating to the architectural appearance of the development, as well as to perform certain maintenance and care for the common areas of the development.

**PROPOSED:** The purposes of the Sandia Heights Homeowners Association (SHHA) are to..., and to administer and enforce covenants, particularly those relating to the architectural appearance of the development, as well as to perform certain maintenance and care for the common areas of the development.

**RATIONALE:** Present wording gives the impression that it is only those covenants related to architectural matters that are enforced, when, architectural is just one of several components in the covenants.

### **Section 2.4 Rules of Procedures:**

**CURRENT:** The rules of procedure provided in the latest edition of *Webster's New World Robert's RULES OF ORDER*, Simplified and Applied, shall govern meetings of the Association, but may be suspended at any meeting by Board vote.

**PROPOSED:** The rules contained in the current edition of *Robert's Rules of Order Newly Revised (RONR)* shall govern the proceedings of the Association.

**RATIONALE:** The currently identified book is not widely used at all, however it has been used to teach high school students basic parliamentary procedure. RONR (as the proposed edition is called) is the most popular and most widely used rules of procedures. Further, there is redundancy in the inclusion of two sections on the rules of procedures. Also, RONR is the publication that professional parliamentarians use as well. By using the word "proceedings" in the proposed version, it covers all meetings.

### **Section 3.1 Director Qualifications:**

**CURRENT:** Election/Appointment to the Board requires having been a home or property owner within Sandia heights at least one year, having been a member of the Association for at least one year, and having paid current dues.

**PROPOSED:** Election/Appointment to the Board requires being a property owner within Sandia Heights and a member of the SHHA.

**RATIONALE:** The 1-year ownership and 1-year Association membership requirements are deleted. This is more in line with other associations, and allows the Board flexibility to fill vacant positions immediately with interested people.

### **Section 3.12 Voting:**

**CURRENT:** Except as may be otherwise provided in these Bylaws, all matters before the Board shall be decided by a majority vote of a quorum of those Directors present.

**PROPOSED:** Except as may be otherwise provided in these Bylaws, a majority vote of the quorum present, including proxies, shall be required for motions that have been previously publicized to the Board no later than two days before a board meeting; otherwise a 2/3 vote shall be required, except for motions that are simple in nature and do not violate the 2/3 rule (example: adjournment may be decided by a majority vote).

**RATIONALE:** The wording in this section that "all matters shall be decided by a majority vote" violates Robert's Rules. Motions that are previously presented before the meeting may be decided by a majority vote at the meeting, assuming they are not motions that absolutely require a 2/3 vote; otherwise, a 2/3 vote is required for motions presented without notice at the meetings. Some motions require a 2/3 vote regardless of when they are presented. This is done so that important issues are given due consideration by the board members, and no one person is allowed to rush through a motion that, had members been given sufficient notice and allowed adequate discussion, may not have passed.

### **Section 3.13 Rules of Procedure:**

**CURRENT:** The rules of procedure provided in the most recent edition of *Webster's New World ROBERT'S RULES OF ORDER, Simplified and Applied* shall govern meetings of the Board.

PROPOSED: **DELETE**

RATIONALE: This duplicates Section 2.4.

**Section 3.17 Indemnification:**

CURRENT: Any person made a party to any action, suit or proceeding by reason of fact that he is or was a Director or employee of the Association or of any corporation for which he served as a Director or Officer at the request of the Association, shall be indemnified by the Association against damages and reasonable expenses, including attorney's fees, actually and necessarily incurred by him in connection with the defense of such action, suit or proceeding, or in connection with any appeal therein, except in relation to matters as to which it shall be adjudged in such action, suit or proceeding that such person is liable as a Director or employee of the Association under the Laws of New Mexico. The foregoing right of indemnification shall be deemed exclusive of any other rights to which any such Director or employee may be entitled as a matter of law.

PROPOSED: Any person made a party to any action, suit or proceeding by reason of fact that he or she is or was an Officer or Director, or who is or was an SHHA member appointed as an additional non-board member of any SHHA-appointed committee, or employee of the Association or of any corporation who served as an Officer or Director at the request of the Association, shall be indemnified by the Association against damages and reasonable expenses, including attorney's fees, actually and necessarily incurred by him or her in connection with the defense of such action, suit or proceeding, or in connection with any appeal therein, except in relation to matters as to which it shall be adjudged in such action, suit or proceeding that such person is liable as a Director or employee of the Association under the Laws of New Mexico. The foregoing right of indemnification shall be deemed exclusive of any other rights to which any such Director or employee may be entitled as a matter of law.

RATIONALE: This change protects other volunteers (members of SHHA) who are assisting the Board/SHHA.

**Section 4.7 Secretary:**

CURRENT: ...The Secretary shall perform the duties normally incident to the office of Secretary and other duties as may be assigned by the President or Board.

PROPOSED: ...The Secretary shall perform the duties normally incident to the office of Secretary.

RATIONALE: The change makes the job description consistent with the other officer position descriptions.

**Section 5.1 Standing Committees:**

CURRENT: Standing Committees are those established in Sections 5.3 to 5.10 of these Bylaws. Standing Committees shall have all the authority of the Board within the limits of their written charters, which must have Board approval, except that the Board may set spending limits for each committee, which if about to be exceeded, require Board preapproval. No Director may serve on more than two (2) Standing Committees without Board approval. No Officer as defined in Sections 4.4 to 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. All other Standing Committees shall elect their own Chairman, and may appoint additional nonvoting non-Board members to their committees as they may desire. Any official actions (those requiring a Committee vote) by a Standing Committee require a quorum of voting members of the committee. Decisions and actions of all Standing Committees must be reported at each Board meeting and may be subject to Board review except those of the Architectural Control Committee. The Chairman of each Standing Committee shall prepare a report for presentation at the Annual Meeting.

PROPOSED: Standing Committees are those established in Sections 5.3 to 5.10 of these Bylaws. Standing Committees shall have all the authority of the Board within the limits of their written charters, which must have Board approval, except that the Board may set spending limits for each committee which, if about to be exceeded, require Board preapproval. No Director may serve on more than two (2) Standing Committees without Board approval. No Officer as defined in Sections 4.4 to 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. All other Standing Committees shall elect their own chairman, although the Executive Committee may appoint an interim chairman if necessary. The chairman of any standing committee must be a Board member. A Standing Committee may appoint additional non-Board members to their committees with full voting status as they may desire, in accordance with their charter, who are members of the Association having paid current dues, with full voting status as they may desire. The exception is the

Architectural Control Committee, which may need to acquire outside expertise to conduct business. Any official actions requiring a committee vote by a Standing Committee require a quorum of voting members of the committee. Decisions and actions of all Standing Committees must be reported at each Board meeting, with a monthly written report submitted to the Secretary for the Association files. Committee actions (excluding those of the Architectural Control Committee) may be subject to Board. The Chairman of each Standing Committee shall prepare a brief year-end summary report for presentation at the Annual Meeting, highlighting activities for the period since the last annual meeting. All Committee chairs must also submit a detailed written year-end report to be filed with the Annual Meeting minutes.

**RATIONALE:** This requires that the chairman of any standing committee be a Board member to ensure continuity from a standing committee to the BOD. This incorporates the "Motion still in affect" 02-09-05-2 GEN. Also gives a voting right on the committees to non board members (who must be Association members). Allows the EC to appoint an interim chairman to a committee in special cases of small or inactive committees. Allows committees (like the ACC) that sometimes need the addition of voting volunteers to properly perform their duties. The change brings the section in accordance with the State requirements for official records for non-profit corporations.

#### **Section 5.4 Finance Committee:**

**CURRENT:** ...The Finance Committee shall arrange for an independent annual audit of the books, financial records and accounts of the Association. The methodology and results of the audit will be reported to the Board and to the Members in the Association's publication.

**PROPOSED:** ...The Finance Committee shall arrange for an annual internal financial review of the Association's financial records and accounts, conducted by a committee consisting of at least one board member and two other members, appointed by the Board. The Finance Committee shall recommend and the Board shall approve, the type of internal review to be conducted. The methodology and results of the review will be reported to the Board when completed and to the Members at the Annual Meeting. The Finance Committee shall comply with State Statutes regarding official audits.

**RATIONALE:** The Association's basic bookkeeping system is cash flow accounting in Quicken with

accrual accounting for prepaid advertising. Assets are carried at cost without depreciation. Further, the term "audit" carries a specific meaning when referring to the operations of corporations. The present section also charges the Finance Committee with arranging for an annual audit, but doesn't say when that should be. Neither does it say what sort of audit is required-- a full-blown accounting audit by a CPA, a review by a CPA, or something else. The proposed language calls it an internal financial review, which is the term that is now the accepted procedure for organizations such as ours. The Treasurer needs to research the state statutes for non-profits vis-à-vis a formal audit and its timeframe.

#### **Section 5.8 Communications and Publications Committee:**

**CURRENT:** The Communications and Publications Committee shall consist of a minimum of five (5) Board members excluding ex officio members and shall be responsible for the publication of the newsletter, the Annual Directory of Residents, and such other duties and functions as are set forth in its charter.

**PROPOSED:** The Communications and Publications Committee shall consist of a minimum of two (2) Board members, excluding ex officio members, and shall be responsible for the publication of the newsletter, the Annual Directory of Residents, the website, and such other duties and functions as set forth in its charter.

**RATIONALE:** This change reduces the necessary size of the communications committee since any major decision made by this committee would normally involve the complete BOD or the EC. It also adds responsibility for the website.

#### **Section 5.10 Traffic and Safety:**

**CURRENT:** The Traffic and Safety Committee shall consist of a minimum of three (3) Board members excluding ex officio members and shall work with the Association membership and Bernalillo County on traffic, road and safety related matters such as street maintenance, speed controls, walking paths, cable and utility projects, proper visibility along roadways, and such other duties and functions as are set forth in its charter.

**PROPOSED:** The Traffic and Safety Committee shall consist of a minimum of five (5) Board members, excluding ex officio members, and shall work with the Association membership and Bernalillo County on traffic, road and safety related matters such as street maintenance, speed controls, walking paths,

cable and utility projects, proper visibility along roadways, and such other duties and functions as are set forth in its charter.

**RATIONALE:** With all of the activity and proposals coming out of this committee, it is recommended that the minimum number of Board members be raised to reflect the amount of work and board involvement that are required from this committee. The rationale for this increase is to bring more participation and diversification to the committee and thereby provide more internal discussion and review before proposals and plans are presented to the BOD.

### **Section 7.1 Amendment Procedures:**

**CURRENT:**...Copies of the current and proposed Bylaws shall be made available to any Association member requesting them.

**PROPOSED:** Copies of the current and proposed Bylaws are available on the website and for reading in the Association office.

**RATIONALE:** If everyone wanted hardcopies, the Association would incur a significant expense. Just like other organizations and associations, members need to be directed to the website. Hardcopies could be available, if necessary, for a small copy fee to association members (IAW state statutes).

## **WILDFIRES . . . ARE YOU PREPARED?**

- Bill Johnson

### **Before Wildfire Threatens:**

- Post emergency phone numbers by each telephone in the house.
- Install Smoke Detectors in all living spaces.
- If you smoke, use your ashtray.
- Store and use flammable liquids properly.
- Don't keep combustible materials under decks or elevated porches.
- Keep at least two means of escape (either a door/window) in each room.
- Your name and address should be prominently posted at driveway entrance so it is visible and legible from both directions of travel.

### **Landscape Maintenance**

- Keep a clearing of at least 30 feet around your house as a defensible zone.
- Space the trees you plant carefully.
- Create "fuelbreaks" – using driveways, gravel walkways, or lawns.
- Thin and prune trees and shrubs regularly.
- Remove leaf clutter from your roof and yard.
- Mow regularly.
- Remove dead or overhanging branches.
- Store firewood away from your house.

### **Have A Fire Escape Plan**

- Have a family meeting to discuss what to do if there is a fire.
- Practice your plan.
- Plan two exits from every room.
- Keep calm.
- Close the door.
- Don't go back.
- Keep necessities in a suitcase/luggage and ready to go.
- Decide on a meeting place so you will know if everyone has gotten out safely.

### **When Wildfire Threatens**

- **Send The Alarm**
- **Walk Quickly, Don't Panic**
- **Stay Low And Go**
- **Don't' Go Back**

**Fire And Rescue 911**  
**Fire Prevention Hotline: 768-4200**  
**Fire Information Website:**  
[www.fs.fed.us/r3/fire/](http://www.fs.fed.us/r3/fire/)  
**Green Waste Drop-off: 281-9119**

# 12<sup>th</sup> Annual Wine Tasting & Silent Auction

**The Annual SHHA Wine Tasting is right around the corner!** The event will be held June 17, from 4-7 pm at the Futures for Children. Come sample wines from all over the world and socialize with your neighbors. This event will be catered, and there will also be live classical music and a silent auction.

Tickets are \$15 in advance for an SHHA member, \$20 in advance for non-members or \$25 at the door. Please fill out the reservation form below and mail or drop it by the SHHA office to reserve a spot on the guest list. If you are interested in helping to setup or cleanup please call Vicki Criel at 615-3333 or email her at [vcriel@comcast.net](mailto:vcriel@comcast.net). We hope to see you there!

---

## 2006 SHHA WINE TASTING RESERVATION

Saturday, June 17, 4-7pm. At Futures for Children,  
9600 Tennyson (across from County Line)

**\$15 per SHHA member in advance, \$20 per non-member  
or \$25 at the door**

*Please RSVP by May 17*

### WINE TASTERS:

Name \_\_\_\_\_ Name \_\_\_\_\_

Name \_\_\_\_\_ Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Amount enclosed \_\_\_\_\_

### Mail or drop off check to:

SHHA Wine Tasting  
2-B San Rafael Ave. NE  
Albuquerque, NM 87122

*Fine wine, delicious  
appetizers, live music, silent  
auction, friends – all right  
here in our community!*



---

## Lights & Flu

Greetings to all my neighbors in Sandia Heights.

I am writing about night light and bird flu. We live in a special area of Albuquerque and we can make it more enjoyable if everyone turns off their outside lights after 10pm. Light pollution is something we can control if we all turn them off it is in our covenants to turn them off.

Also, bird flu is not here yet. It can be carried by pigeons. Therefore, I am requesting that no one feed the pigeons and they will leave. Talk to your neighbor if they live on Tramway and have pigeons coming to their yard. If you have any other concerns please write to us at:

[SHHA@sandiahomeowners.org](mailto:SHHA@sandiahomeowners.org) ask the board.

- Bill Wiley



## ACC Activity Log

*The following is a summary of your Architectural Control Committee's activity since last month's GRIT. Committee actions include applications approved or disapproved, requests for variances and deviations granted or disapproved, and covenant enforcement for construction projects that have no prior written ACC approval.*

59 Juniper Hill Court: Landscaping & dog run. Project started without ACC approval. Owner immediately submitted an application. Landscaping approved. Dog run disapproved. Located partially in front setback and includes wire fencing. Owner immediately applied for new location without wire fencing. Redesigned dog run approved. Owner must remove disapproved fencing from front setback area.

313 Big Horn Ridge: Addition to residence. Neighborhood Review held. Project approved.

344 White Oaks Road: Landscaping. Neighborhood Notification issued. Project approved.

511 Roadrunner Lane: Remove existing dwelling and construct new residence. Neighborhood Review held. Preliminary approval of building footprint and location granted. Owner must provide data to establish building height above natural grade. Owner must relocate courtyard walls to reduce areas enclosed.

558 Black Bear Place: Landscaping. Neighborhood Review in process.

727-6 Cedar Hill Lane: Window replacement. Project Approved.

731 Tramway Lane: Replace existing fence with stucco & CMU wall. Application is under review.

742 Tramway Lane: Window replacement & re-stucco. Project Approved.

750 Tramway Lane: Re-stucco. Project Approved.

970 Antelope Avenue: Addition to residence. Neighborhood Review in process.

1012 Tramway Lane: Playground equipment. Project started without ACC approval. Owner immediately submitted an application. Application is under review.

1027 Tramway Lane: Driveway upgrade. Project approved.

1050 Red Oaks Loop: Addition to residence. Neighborhood Review held. ACC assessed view obstruction potential using 26' pole, photographic site-line survey and PhotoShop simulation. No significant undue view obstruction. Project Approved.

1118 Rockrose Road: Add dirt fill and retaining walls to create a level playing area outside of existing backyard enclosure. Project started without ACC approval. Stop work in place. Incomplete application received. Location of east side lot boundary is uncertain, owner to provide survey stakes. Requirements for Covenant compliance provided to the owner for this project.

1125 Marigold Drive: Playground equipment. Neighborhood Review held. Project disapproved. Equipment is too large for location, undue obstruction of views, not in harmony with its surroundings.

2897 Tramway Place: Replace courtyard wall gates. Neighborhood Review in process.

8245 Raintree Drive: Re-paint trim. Project Approved.

12624 Carmel Court: Construct fence, replace garage door. Fence approved. Garage door replacement disapproved. Covenant does not permit garage doors with translucent panels.

*Continued on page 7*

*Continued from page 6*

12700 San Rafael Avenue (Quail Run Shopping Center): Relocate dumpster. Project Approved.

12705 San Rafael (Proposed mixed use development): Owner request for Special Use Permit Amendment to increase residential density from 3 to 6 units. County Planning Commission hearing held. SHHA and ACC presented case for DENIAL. Commission tabled the request of six months, required owner to provide justification for the request, correct all plot plan violations of County requirements, and consult with SHHA, ACC, and homeowners to resolve concerns.

*Is there construction in your neighborhood? Do you want to know what is going on? The ACC Project Log is available at the Sandia Heights Homeowners (SHHA) website [sandiahomeowners.org](http://sandiahomeowners.org). Click on THE A.C.C. then on Architectural Control Committee Project Log to read about all projects currently under ACC management.*

## **Stop Home Invasions**

- Bob Francis

In the past several months there has been a rash of magazine sales people ascending on Sandia Heights. There have been at least 20 reports of thier coming onto homeowner's property, and at least 3 attempts of home invasion.

We understand that the sales people were dropped off on Tramway Road, Sandia Heights Rd and Juniper Road. They walk into the various neighborhoods and approach homeowners at their front door. This practice can be stopped. Here is what you need to know in order to protect your property.

First of all, there is a state of New Mexico law which allows you to post your property with "no trespassing" or "private property" signs or both. This law protects the homeowner in case the trespasser hurts themselves while on your property.

Second, there is no Bernalillo County ordinance which stops magazine sales. However, if you post your property, they cannot step foot on your property.

Third, the Sandia Security Service, and the Bernalillo Sheriff cannot stop the sales people unless your property is posted.

Fourth, the Bernalillo County Sheriff and the Sandia Security Service will respond to your call if your property is posted. Post your signs at the entrance of your driveway in a conspicuous place where they can be seen.

## ***Town Hall Meeting Cancellation***

As most of you know by now, the Town Hall meeting with the county regarding Speed Humps that was originally scheduled for 28 March was cancelled. The primary reason for the cancellation was the lack of proper county/SHHA/residents coordination. The meeting can be rescheduled if residents desire and the appropriate county coordination can be arranged.

## **HELP (REALLY, REALLY) WANTED**

- Bill Johnson

In the last edition of the Grit, a request went out asking for individuals to announce their candidacy for service on the SHHA Board of Directors. Unfortunately, we did not have a single person step forward as a candidate. Although the board serves many purposes, its mission can be summed up simply. The Association and the board help to keep Sandia Heights a great place to live. But it requires the effort of willing residents to invest time and energy to fulfill our goals. The board committees offer a variety of activities to satisfy the talent and interests of all who serve on the board. We need more members on the board to function successfully and effectively. You will find it is a rewarding endeavor. Please call Bill Johnson (821-5696) or email ([wjohnson119@comcast.net](mailto:wjohnson119@comcast.net)) if you wish to be considered for the board. Thanks, and I look forward to hearing from you.



Sandia Heights Homeowners Association  
 2-B San Rafael Ave. NE  
 Albuquerque, NM 87122

**PRESORTED STD.**  
 U.S. POSTAGE  
 PAID  
 PERMIT #375  
 ALBUQUERQUE, NM

PLEASE NOTE: Unfortunately we did not have enough space to publish the updated Classified Ads page. You may access this information on our website:

[www@sandiahomeowners.org](http://www@sandiahomeowners.org)

This is a good time to get out those cameras and take some beautiful photos. If you take a really good shot you might want to submit it

for the 2007 Directory. You have to be an SHHA member and you may send your entries to the SHHA office or email them to me at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net). I'm looking forward to some really great photos!

The association would much appreciate your references for people or companies you use to clean up your yards so that we can add these evaluations to our binder. Please fill out a contractor evaluation form and either mail or email it to our office. Thank you.



**Church of the Good Shepherd (UCC)**  
 Rev. Sue L. Gallagher - Pastor

---

**Where Good Things Are Happening**

8:30	Contemporary Worship With Band
9:15	Sunday School For all Ages
10:30	Traditional Worship with Choir (Nursery Available all Morning)



7834 Tennyson Street, NE;  
[www.cogs-ucc-abq.org](http://www.cogs-ucc-abq.org)  
[church\\_office@cogs-ucc-abq.org](mailto:church_office@cogs-ucc-abq.org)

**856-1004**  
**Open & Affirming Congregation**  
 Nationally Accredited Preschool Available