

THE GRIT

Sandia Heights Homeowners Association

February 2006

President's Message:

SHHA Needs You

We are always in need of volunteer help for our community, our various committees and the SHHA administrative activities. If you can help and want to serve your community, please step forward. As we work on various projects and issues within Sandia Heights, we are interested in hearing from our members. Your comments and ideas will help us improve our community. Contact me via the office or e-mail at shha@sandiahomeowners.org.

Traffic Survey

The Traffic, Safety & Environment Committee has put together a survey, included in this GRIT. We would appreciate your taking time to answer the questions, making your comments and returning it to the office by March 1. It takes about 3 minutes to complete.

Proposed Unified Covenants

In December a special board meeting was held to discuss the Proposed Unified Covenants. The majority of the board determined that more homeowner input is needed as well as preparing the presentation for the community consideration and vote. It has come to our attention that some people think that the proposed unified covenants have been passed. No vote has yet been taken. The proposed unified covenants have not passed. Each unit is still governed by its own set of covenants. If you have questions regarding your covenants refer to the covenants, for your unit which can be found on our website at www.sandiahomeowners.org.

Zoning Request Change Delayed for Property at Tramway Blvd and Paseo Del Norte

- SHHA Town Hall Meeting on Monday, Feb. 5, Church of the Good Shepherd
- Check www.sandiahomeowners.org in late January for the hearing date.
- Send email address for schedule change notification.
- Write County Planning Commission with your opinion.

The County Planning Commission's (CPC) hearing to consider the request to rezone the 10.4 acres at the intersection of Paseo Del Norte and Tramway Blvd was delayed for up to 60 days. It can be heard at either the Feb 7 or March 7 meetings, unless delayed further at one of these meetings. We won't know until about Jan 18 whether it will be heard on Feb 7. Again, we need a large turnout at the hearing. Please plan to attend.

Because this zoning request has been of such short notice, and over the holiday season of the year, it has been difficult to notify the 100+ interested homeowners of any schedule changes. To facilitate this, SHHA has set up a quick notification email alert system. If you want to be notified of schedule changes, send your email address to shha@sandiahomeowners.org and you will receive prompt notification of schedule changes on the CPC agenda involving this request. If you do not have email access, please contact Don Wortman 858-0744 to be put on a phone list.

The hearing was delayed because only four out of a seven planning commissioners were present

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on Jan. 3, so the CPC Chair offered to delay any item on the agenda at the request of the applicant. Mr. Bennett, the owner’s agent, requested a 30-day delay. The County suggested 60 days. A motion was passed delaying this matter for up to 60 days.

We are concerned that an R2 zoning change would allow high density, and possibly multiple story apartment buildings, on these 10.4 acres. R2 could allow structures in excess of 26 feet. This will block many homeowner views. As many of you know, the zoning request only specified the change for “development of multi-purpose housing,” and lacked plans.

SHHA will hold a Town Hall Meeting on this request on Feb. 5 in the sanctuary of the Church of the Good Shepherd at 7 PM. Mr. Bennett and Mr. Mhoon (property owner) will be invited to make a presentation of their development plans. David Campbell, our attorney, is planning on attending. Even if Mr. Bennett and Mr. Mhoon decide not to attend, this will be an important meeting to further clarify SHHA’s position on this request.

It is very important that we, as residents of Sandia Heights, continue to express our opposition to this rezoning request. If you have not done so, please send a letter to County Commissioner Tim Cummins at 1 Civic Plaza, 10th Floor, Albuquerque, NM 87102. Send a copy to the County Planning Commission, c/o Sanford Fish, Planning Director, at 111 Union Square SE, Suite 100, Albuquerque, NM, 87102.

Please contact Don Wortman, Board Liaison for this matter, at 858-0744, if you have questions or suggestions.

December 2006 Treasurer Report:

-Ed Whitten, Treasurer

Cash Flow – Dec 2006			Account Balances	
INFLOWS			Bank Accounts	
2007 Directory Ads	\$1,474.73		Bank of Albq CD	\$38,144.59
2007 GRIT Ads	\$420.02		Bank of Albq Checking	\$22,224.85
ACC income	\$190.00		CD #1	\$72,131.31
CD’s Interest	\$713.53		Cash	\$464.50
Membership Dues	\$12,600.39		Total Bank & Cash	\$132,965.25
TOTAL INFLOWS	\$15,398.67			
			ASSET ACCOUNTS	
OUTFLOWS			Computers & Software	\$2,224.81
Committee Expenses	\$1,069.92		Office Furniture	\$1,382.70
Insurance	\$5,475.00		Security Deposit	\$1,075.75
Legal	\$654.67		Misc.	\$1,354.08
Office Staff	\$3,478.25		TOTAL Asset Accounts	\$6,037.34
Sandia Heights Services	\$1,486.14			
Office Operations	\$2532.70		Liability Accounts	
TOTAL OUTFLOWS	\$14,696.68		Improvements & Legal Reserve	\$90,000.00
OVERALL TOTAL	\$701.99		OVERALL TOTAL	\$49,002.59

Announcements & Notices:

- SHHA Board Meeting – Wednesday, February 8, at 7pm at the William Sibrava Substation.
- Office Hours: 9am to 4pm, Monday through Friday.
- Notary public services are free to members only. Please call to make an appointment.
- 2007 Directories have been mailed to every SHHA member. Please notify the office if you have not received yours.
- Check out the SHHA website at: www.sandiahomeowners.org for updates and neighborhood resources.

WE NEED YOUR HELP AND SUPPORT

-Sy Caudill, Nominating Committee

The SHHA is a totally volunteer organization with a prime objective of maintaining the unique character and exceptional living conditions in our community. To do this we need the support and help of the community in running your organization. We are now beginning the process for finding new volunteer directors for 2007. Board members are elected for 3-year terms with elections at the Annual Meeting in June. The 3-year commitment is revocable if your personal circumstances change; you may submit a resignation letter, although we would like to have members serve at least one year. What are the qualifications for the job—just a love of this wonderful neighborhood and a desire to work with others to keep it vibrant. We need representation on the board from all of the units and we urge you to consider taking this opportunity to become a board member. The next few years will be an exciting opportunity for you to help plan the future of our neighborhood—your neighborhood. Please review the beige pages of the 2006 Directory of Residents, which lists the duties of the committees and other functions of the

board. If you are willing to serve as a board member, we urge you to contact Sy Caudill at 301-4508 or email: a1200c@netzero.com. What will be your goal--to preserve the Sandia Heights we all enjoy and love, serving as a member of the board is a rewarding opportunity and we hope you will join us in this effort. The board could also use more female members and parents with young children, to help bring more diversity to the needs of our community. We will accept volunteers from all units, but we would encourage homeowners in the following units to volunteer as they are not currently represented on the board: North: 2 and 3, South: 1 and 2, 5, 6, 7, 8C, 9, 10, 15, 16, 18, 19, 21, 24, 25, 26, 27A, 27B or 27C, 28A & 28 B.

Dog Houses Wanted!

Bernalillo county Animal control is asking for DOG HOUSES, used, but structurally sound or new.

We will pick up!!!!!!!!!!!!!!



Please help us keep pets warm this winter. Call Bernalillo County Animal Control 314-0280

SNOW REMOVAL

Most of the roads within Sandia Heights are County roads/streets, although there are a few private roads. If you need maintenance on your road/street, including snow removal, please call the county at 848-1503. The county is responsible for removing snow from the public roads. If you should need assistance with snow removal from your private driveway here are several people you can call:

Dave Carillo 220-9797

Lawnshapers 275-0773

Michael Franco 823-9782 Ext. 20



Executive Committee

President – Dick Cline
Vice President – Ed Tull
Secretary – William McCall
Treasurer – Ed Whitten

Board Members

Kerney Bolton
Sy Caudill
Gene Church
Thomas Coyne
Larry Desonier
Jim Irving
Deborah B. Liebner
Suzanne L. Popejoy
Burt O’Neil
Marsha Thole
Sue Tombaugh
William Wiley
Mike Winokur

Office Staff

Lena Martinez – ACC
Administrative Assistant
Sheraz Saint-Lôt – Publications &
Communications Editor

SHHA Office

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Fax: 505-856-8544
Web site:
www.sandiahomeowners.org
Email:
shha@sandiahomeowners.org

GRIT Editorial Policy is:

- Attempt to publish both sides of every issue, including constructive criticism; no abusive or insulting remarks.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.



Stats and more from the Sandia Heights Security Patrol:

Introducing this month’s featured security officer: Grant Williams has worked for Sandia Heights Security for 5 years. He and his wife, Tracy have 3 children.

Security Tip: Do not leave anything such as ladders or tools lying around that can be used to break into your house.

December 2006 Call Type	# of calls	December 2006 Call Type	# of calls
Breaking & Entering	4	Theft	2
Alarms	23	Utility Co. assist	2
Car accident	2	Special request	3
Fire	1	Customer assist	21
Front Office	1	Dumped/spilled material	2
Loud Music	1	S.O. Assist	1
Lost/Found Item	2	Parking problem	7
Lost/Found Pet	8	Vandalism	8
Motorist Assist	5	Wildlife Report	2
Motorist Nuisance	1	Vehicle burglary	4
Open Door/Window	10	Newspaper pickup	17
Loud Disruptive Party	1	Special patrol	14
Suspicious person	3	Homeowners on vacation	213
Suspicious vehicle	15	Total Calls	363

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



ACC ACTIVITY LOG

The following is a summary of your Architectural Control Committee’s activity since the last GRIT.

- 3 Juniper Hill Road – Retaining wall and walkway. Approved.
- 18 Sandia Heights Drive – Landscaping. Approved, subject to approval of tree specie with height less than 26’ at maturity.
- 44 Rock Ridge Court – New house. Disapproved, porte coche in front setback, height of house exceeds 26 feet.
- 100 Juniper Hill Road – Detached two car garage. Neighborhood Review held. Approved.

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203 Spring Creek Drive – Potential unapproved driveway alteration. SHHA is acting to correct other property-use violations at this address. ACC will act when driveway status is determined.

416 Live Oak Court – Re-stucco. Approved.

423 Live Oak Lane – Repaint trim. Approved.

558 Black Bear Place – Storage shed. Neighborhood Review held. Approved.

619 Cedar Hill Road – Replace garage door. Approved.

748 Tramway Lane – Replace doors. Approved.

785-17 tramway Lane – Re-stucco, replace windows, front door & gate. Approved.

820 Live Oak Road – Re-stucco project started prior approval. Owner immediately submitted an application. Approved.

973 Antelope Avenue – Front entrance addition. Approved.

1012 Tramway Lane – Landscaping & play set. Swing-set approved subject to moving play-set out of front set-back and into landscaped area, landscaping approved subject to approval of tree species with height less than 26 feet at maturity.

1178 Laurel Place – Replace roof. Approved.

1219 Rockrose Road – Replace roof, relocate/add skylights. Approved.

1224 Rockrose Road – Request for variance to place garage partially in side set-back. Variance denied.

1232 Goldenrod Drive – Roof mounted photo voltaic panel electric power system. Neighborhood Review completed. Approved, subject to panel elevation angle equal to or less than 20 degrees, panels to be centered in roof to maximize distance from adjacent parapets.

1241 Rockrose Road – Replace roof. Approved.

1413 San Rafael – Addition. Neighborhood Review held. Approved.

1701 Quail Run Court – Repair and re-stucco. Approved.

1918 Quail Run Drive – Replace heating/cooling unit. Approved for roof mounting.

1950 Quail Run Loop – Landscaping. Approved subject to approval of tree species less than 26 feet at maturity, trees to be planted no less than 35 feet apart.

2302 Calle De Rafael – Heating/cooling equipment. Approved for roof mounting.

2865 Tramway Circle – Convert existing patio cover to enclosed sunroom. Approved. Unit covenant revision now allows room additions to existing houses.

2871 Tramway Circle – After-the-fact landscaping. Approved.

2897 Tramway Place – Repaint trim. Approved.

8203 Indigo Court – Repair/replace canales. Approved.

8238 Raintree Drive – Landscaping. Approved.

12609 Colony Place – Refrigerated air unit installed without ACC approval. Owner immediately submitted and application for approval. Neighborhood Review completed. Unit constitutes a noise nuisance per County noise ordinance. Disapproved. Owner to take corrective action prior to the start of the next cooling season.

Check the ACC Project Log at the Sandia Heights Homeowners (SHHA) website sandiahomeowners.org. Click on THE A.C.C., then on Architectural Control Committee Project Log and read about all projects currently under ACC management.



The holiday of Valentine's Day probably derives its origins from the ancient Roman feast of *Lupercalia*. In the early days of Rome, fierce wolves roamed the woods nearby. The Romans called upon one of their gods, Lupercus, to keep the wolves away. A festival held in honor of Lupercus was celebrated February 15th. One of the customs of the young people was *name-drawing*. On the eve of the festival of *Lupercalia* the names of Roman girls were written on slips of paper and placed into jars. Each young man drew a slip. The girl whose name was chosen was to be his sweetheart for the year.

Legend has it that the holiday became Valentine's Day after a priest named *Valentine*. Valentine was a priest in Rome. The Emperor at that time, Claudius II, ordered the Roman soldiers NOT to marry or become engaged. Claudius believed that as married men, his soldiers would want to stay home with their families rather than fight his wars. Valentine defied the Emperor's decree and secretly married the young couples. He was eventually arrested, imprisoned, and put to death.

Valentine was beheaded on February 14th, the eve of the Roman holiday *Lupercalia*. After his death, Valentine was named a saint. As Rome became more Christian, the priests moved the spring holiday from the 15th of February to the 14th - Valentine's Day.

Home Safety Tips

Most accidents occur at home and many of them are preventable, so it is important that your home is as safe as possible. Here are some helpful tips from the U.S. Consumer Product Safety Commission on making your home a safer place for everyone.

Telephone numbers for the Police, Fire Department, and local Poison Control Center, along with a neighbor's number, should be readily available. Write the numbers in large print and tape them to the phone, or place them near the phone where they can be seen easily.

Take extra precautions in storing and using flammable liquids, such as gasoline, paint thinners, etc. They produce invisible explosive vapors that can ignite by a small spark at considerable distances from the flammable substance. Store outside the house.

Everyday substances as charcoal lighter, paint thinner and remover, antifreeze and turpentine may cause death if swallowed. These poisons should have child-resistant caps, be stored in the original containers with the original labels, and be kept locked up out of sight and reach of children.

Unvented heaters should be used with room doors open or window slightly open to provide ventilation. The correct fuel, as recommended by the manufacturer, should always be used. Vented heaters should have proper venting, and the venting system should be checked frequently. Improper venting is the most frequent cause of carbon monoxide poisoning, and older consumers are at special risk.

If you don't have a step stool, consider buying one. Choose one with a handrail that you can hold onto while standing on the top step. Before climbing on any step stool, make sure it is fully opened and stable. Tighten screws and braces on the step stool. Discard step stools with broken parts.

For all stairways, check lighting, handrails, and the condition of the steps and coverings. Stairs should be lighted so that each step, particularly the step edges, can be clearly seen while going up and down stairs. Consider refinishing or replacing worn treads, or replacing worn carpeting. Worn or torn coverings or nails sticking out from coverings could snag your foot or cause you to trip. The lighting should not produce glare or shadows along the stairway. You should be able to turn on the lights before you use the stairway from either end. If no other light is available, keep an operating flashlight in a convenient location at the top and bottom of the stairs.

Community Event Bulletin Board:

(Not all of these groups are sponsored by SHHA but the information is provided to keep residents informed)

Sandia Cork & Fork Update: The Sandia Heights Cork and Fork dining activity is off to a good start in its second season. We currently have 23 couples as regular members and 3 couples as alternates. The season opened with a cocktail party on September 17, followed by the first of our small group dinners on November 11, 2006. The remaining small group dinners are scheduled for January 13, March 10 and May 12, 2007, and consist of four or five couples getting together in the host's home to share food, drink and lively conversation. To learn more about our activities, call Larry Anderson at 821-3158, drop him an email at andersnm@aol.com.

Sandia Heights Wildflower Club

Jan Phillips will be featured as the guest speaker at the Sandia Heights Wildflower Club meeting on March 21, 2007 at 7:30 pm. She will speak on "Water Features & Smart Water Use." Ms. Phillips is the Director of Shady Lakes, and she and her family have owned and operated Shady Lakes since 1962. She is very knowledgeable and will be available to answer any of your questions. Come ready to learn new ideas and concepts for your yard & home! The meeting will be held at Dave and Norma Leeper's home at 801 Tramway Lane, NE. New members are always welcome. Annual membership fees are \$8 for a single member, and \$10 for a couple. To become a member, please send your membership fee to: Khondeh Payne 1232 Goldenrod NE Albuquerque, NM 87122.



Recycling Committee member Deb Benton and Bernalillo County Solid Waste Department employee Gib Wade help Ray Tuegel fill the roll-off with recyclables.

Neither snow nor cold nor wind....

Despite less than ideal conditions, Sandia Heights residents rallied to help do their part for the environment at the Recycle Drop-Off event on January 6th. Nearly 2 dozen families pitched in their Holiday recyclables at the second drop-off event that has been sponsored by the SHHA.

A committee of your fellow Sandia Heights residents has been working diligently for the past six months on raising the awareness of recycling in the community. We are working on bringing curbside recycling to our community in the future. However, before we can make curbside a reality, we need to show that the community supports recycling at these drop-off events.

Here are the details of the next drop-off day:

When: Saturday, March 24, 2007 Time: 9am – 12pm

Where: Sandia Heights Services Office on Tramway Road (East on Tramway at the 3-way stop -- half-way up to the base of the Tram on the right -- look for signs!)

What: Plastics #1 & #2, Newspaper, Junk Mail, Cardboard, Paper, Aluminum, Steel (Sorry, NO glass)

The impact of recycling is immense. If everyone in the U.S. would recycle one aluminum can per day, we would save the energy equivalent of 2.5 billion gallons of gasoline per year. Please do your part!

For more information or to volunteer, please contact Cheryl Ferguson at 856-1403 or via email at Cheryl@nmpolicymatters.com.



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www.sandiahomeowners.org
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Albuquerque, NM 87122

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*Happy
Valentine's
Day!*

