

THE
LITTLE



Sandia Heights Homeowners Association

March 2007

MHOON'S REZONING REQUEST POSTPONED

The zoning change from A1 to R2, for the property located at the corner of Tramway Blvd and Paseo Del Norte, is to be revised, according to Mr. Mhoon's representative, Architect Richard Bennett. This was announced at the SHHA's town meeting held on Feb. 5.

The revised request will be for a special use permit (SUP) for a planned residential development (PRD). With this revised request, we will have an opportunity to review a site development plan before it becomes an agenda item for the County Planning Commission. It is too early to tell when this revised request will be available for our review and for County review.

At that town hall meeting, Mr. Bennett made the following important points:

- a) they do not plan to build apartments
- b) they plan to leave the main arroyo as an attractive feature
- c) they would not exceed the 26' height limitation that is specified under R1
- d) they plan a high density for this development of 70 residences
- e) they welcome an exchange of views as they put together the site development plan for this property

Your SHHA officers will be working with our attorney for this matter, David Campbell, to state our position regarding this development. Many neighborhood concerns were raised at the town meeting as Sandia Heights was well represented by residents who took advantage of the opportunity to raise questions and issues with Mr. Mhoon's representatives, Architect Richard Bennett and Attorney Tim Flynn-O'Brien.

There should not be a hearing on Mr. Mhoon's R2 request on March 7. SHHA has set up email and phone contact lists for notification of important meeting times and last minute changes. If you would like to be included in the list, please forward your phone number or email information to the SHHA office. Also, check the SHHA website: sandiahomeowners.org for the latest developments on this matter.

WE NEED YOUR HELP AND SUPPORT

The SHHA is a totally volunteer organization with a prime objective of maintaining the unique character and exceptional living conditions in our community. In order to do this we need the support and help of the community in running the 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. The qualifications for the job are a love of this wonderful neighborhood and a desire to work with others to keep it vibrant. We need representation from all of the units on the board and we urge you to consider taking this opportunity to become a board member. Please review the duties of the committees and other functions of the board as listed in the Directory of Residents. If you are willing to serve as a board member, we urge you to contact Sy Caudill at 301-4508, or by email at a1200c@netzero.com.

January 2007 Treasurer Report

-Ed Whitten, Treasurer

January Cash Flow		Account Balances	
Inflows		Bank & Cash Accounts	
ACC Income	\$460.00	CD #1	\$72,131.31
GRIT Advertising	\$349.83	CD #2	\$38,144.59
Membership Dues	\$12,753.89	Checking	\$16,784.68
Total Inflows	\$13,563.72	Cash Accounts	\$2,348.13
		Total Bank & Cash	\$129,408.71
Outflows		Asset Accounts	
Committee Expenses	\$8,416.43	Computers & Software	\$2,224.81
NM Gross Receipts Tax	\$1,399.23	Office Furniture	\$1,382.70
Office Staff	\$3,318.92	Security Deposit	\$1,075.75
Sandia Heights Services	\$1,486.14	Misc.	\$1,354.08
Office Operations	\$2,499.60	Total Asset Accounts	\$6,037.34
Total Outflows	\$17,120.32		
		Liability Accounts	
Overall Total	-\$3,556.60	Improvements & Legal Reserves	\$90,000.00
		Overall Total	\$45,446.05

Community Service & Membership Committee

13th Annual Wine Tasting - we're making plans for the month of May. Watch out for more details in your monthly water bill and future GRIT publications.

Walt Michael in Concert!

Well over 100 friends and neighbors braved the wind and snow for the music of hammered dulcimer virtuoso Walt Michael and fiddler extraordinaire Alexander Mitchell at the Church of the Good Shepherd for last month's Coffeehouse Concert Series presentation. The audience brought an impressive array of their favorite desserts and reveled in the music, food, drink, and camaraderie. This evening was once again made possible by our faithful volunteers, Carolyn and Ray Lobdell, Marsha Thole, Caroline Persson-Reeves, Eric Bolton, Sue and Sy Caudill, Debbie and Mark Liebner, and Sara and Gene Church. The Series is produced by Linda Bolton with sound and lights provided by Kerney Bolton. Thanks once again to Church of the Good Shepherd for their enthusiastic support.

Be sure to save Saturday, April 14, for the next show, the Boulder Acoustic Society – string band music like you have never heard before. ***BAS, A multi-national, multicultural, symphonic, swingin' band of young monsters who will bring you to the rocky mountain where they live and show you around the place... And you will like this place."*** [Darol Anger](#), violinist, fiddler, composer. ***"BAS? Killer. Wonderful. Everything from obscure Jim Kweskin jug band songs to astounding classical pieces, jaw-dropping gypsy jazz and cleverly reworked covers. Way cool."*** [Marty Jones](#), guitarist of *Marty Jones & the Pork Boilin' Poor Boys*

Check out their music at boulderacousticsociety.net. For more information contact Linda Bolton, 856-7100, nlightsmgt@aol.com.



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

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

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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:

Security Tips: many times if an alarm goes off multiple times or during storms, the Sheriff’s office will not respond at all unless there is a responsible party with the key and alarm code to silence the alarm.

January 2007 Call Type	# of calls	December 2006 Call Type	# of calls
Breaking & Entering	3	Utility Co. assist	3
Alarms	22	Special request	2
Car accident	1	Customer assist	19
Front Office	2	Dumped/spilled material	1
Mail box vandalism	1	S.O. Assist	0
Pet Nuisance	2	Parking problem	5
Lost/Found Pet	6	Vandalism	9
Motorist Assist	7	Wildlife Report	2
Open Door/Window	5	Vehicle burglary	0
Rescue Assist	1	Newspaper pickup	21
Suspicious person	5	Special patrol	14
Suspicious vehicle	13	Homeowners on vacation	213
Theft	3	Total Calls	360

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.

- 6 Juniper Hill Road – Replace windows. Approved.
- 18 Cedar Hill Road – Replace window. Approved.
- 24 Juniper Hill Road – New construction. Window trim, stucco, & stone material & color selections. Approved.
- 39 Cedar Hill Place – Addition. Revised drawings received. Neighborhood Review held. Approved.
- 44 Rock Ridge Court – New house. Revised plans received. Neighborhood Review held. Neighborhood Review Meeting scheduled.
- 45 Cedar Hill Place – New construction. Roof tile selection. Approved.

Continued on page 6

100 Juniper Hill Road – Convert garage to living space & enclose front entrance. Approved.

102 Juniper Hill Road – Replace windows – Approved.

345 Big Horn Ridge – Change stucco color. Approved.

441 Live Oak Loop – Replace heating and cooling equipment and garage door. Approved.

445 Live Oak Loop – Repair 2 second floor decks and add roofs over them. Approved subject to approval of metal roof color, LRV, and Specular Gloss values.

697 Bluebird Lane – Addition. Neighborhood review held. Approved.

727-4 Cedar Hill Lane – Add new window. Approved

795-A Tramway Lane – Wall & window reconstruction. Approved.

959 Antelope Avenue – Replace garage door. Approved.

974 Antelope Avenue – Replace windows. Approved.

1009 Tramway Lane – Request for variance for a pre-existing setback condition. Variance granted for the existing condition.

1046 Red Oaks Loop – Replace windows & doors. Approved.

1156 Laurel Loop – Replace front steps with stone. Approved.

1183 Laurel Loop – Replace garage door. Approved.

1224 Rockrose Road – New garage. Garage relocated out of side setback. Approved.

1429 San Rafael Ave – Add roof-mounted heating & cooling equipment, replace roof. Neighborhood Review held. Approved.

1551 Eagle Ridge Lane – Replace roof, restucco, replace windows. Approved.

1829 Tramway Terrace Loop – Replace roof. Approved.

1918 Quail Run Drive – Replace evaporative cooler with combined heating-cooling unit. Approved for roof mounting.

2307 Calle Ed Rafael – Replace roof. Approved.

2533 Tramway Terrace Court – Replace roof. Approved.

2808 Tramway Circle – Replace roof. Approved.

2882 Tramway Circle – Storage shed, replace gate, & repaint trim. Approved.

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.

Letter to the Editor:

I am both a resident of Sandia Heights and a member of the Sandia Heights Homeowners Association (SHHA.) Membership in the SHHA should be mandatory for all residents of Sandia Heights. Please let me tell you why I am in favor of this. SHHA is working on issues that affect ALL of us, not just the members.

We have an Architectural Control Committee dedicated to high standards in the appearance and condition of our neighborhoods. This promotes good property values and increases the desirability of living here. Recently Sandia Heights was cited in Business Week online as one of the top affordable suburbs in the U.S. SHHA can take credit for at least part of this. We have even taken action to protest when the special ambiance of our open spaces is threatened.

All of these services come at a price which should be shared by 100% of the Sandia Heights residents because all of us benefit from this. The Board Members and volunteers work hard but will get 'burned out' if they are not supported. We cannot afford to let this happen. Those of us who do not contribute are neglecting their civic duty.

It requires that all residents of Sandia Heights recognize that these amenities only can be preserved by giving either of your time or of financial support. Please join SHHA today.

Respectfully submitted,
Alyson Clark, resident

Covenant Support Committee

- Gene Church

We thought it would be informational to again inform the residents of Sandia Heights concerning the function and operation of your Covenant Support Committee (CSC).

First and foremost, the primary objective of the CSC is to preserve the beauty and property values of and within Sandia Heights.

But having said that, please be aware that the committee does not function as covenant police. We have neither the membership, nor, since we are volunteers with other responsibilities, the time to devote to such a process. Instead, we depend upon you, the concerned residents of Sandia Heights, to file complaints when you view something that is not in compliance with the covenants.

When you do file a complaint, we do need to know your name and phone number, as we often need further information. It is the policy of the Covenant Support Committee to NOT divulge the name of the complainant filing this report to the alleged violator. However, should the violation escalate to court proceedings, then the anonymity of the complainant can no longer be guaranteed. It is necessary that the complaint be submitted on the form obtained from the SHHA office or on-line from the website. Phone calls to the office, "notes" to the office, or anonymous filings or requests will not be acted upon by the CSC!

Since it is the membership of residents in the SHHA who underwrite the expense of maintenance for the office, staff, and possible legal support, you must be a member of the SHHA, and agree to a minimum one-year membership, in order for the CSC to pursue a complaint on your behalf.

Also remember that the covenants are legally binding documents, recorded with Bernalillo County, and they go with the property. They are binding on all, regardless of SHHA affiliation. Those residents who do not belong to the SHHA may contact the

offender directly, or if necessary, pursue compliance through legal means.

We on the CSC appreciate the support of everyone who is making the effort to maintain the wonderful experience of living in the most desirable neighborhood in the area, and probably within the state. Thank you!

W. L. Jackson Park Status

- Bob Christman

During the last several months we have been negotiating with Bernalillo County Parks Dept to finish the items left open. We have been successful in adding more benches than originally planned. The number is now 15 (original was 8) and they will be located around the bocce court, the grass area and the trails throughout the park. There will be a bike rack near the existing fountain at the park entrance and 2 new picnic tables for the shade structure. One of the picnic tables will have wheelchair access.

Everything has arrived and is being stored in a county warehouse, ready to be installed by the county maintenance personnel as weather permits. We expect this work will start in the next few weeks.

These furnishings will complete the park as originally designed for the enjoyment of all residents.

Volunteers Needed:

The Bylaws Committee is looking for 2 volunteers from the community (SHHA members) to serve on the committee. The committee currently meets monthly on the first Thursday of the month at 6:30 pm, and could meet during the day if all members agreed to that. You do not have to be a member of the Board to serve on this committee. Please call Marsha Thole at 856-3352 if you are interested.



Sandia Heights Homeowners Association
www.sandiahomeowners.org
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It's **SPRING**



Spring Forward and **RECYCLE**



When: Saturday, March 24, 2007

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 the signs!

Time: 9am – noon - note time change!

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

*Volunteers needed. Please contact Cheryl Ferguson @ 505-856-1403 or
cheryl@nmpolicymatters.com to help.*