

THE GRIT



Sandia Heights Homeowners Association

April 2007

President's Message:

Curbs -

We are aware that some curbs have been damaged by the snow ploughs. The county has been in the area driving around and making a list of needed repairs. If your curb has been damaged and not yet fixed, please call County Road Maintenance at 848-1540.

Rezoning Tramway 900 -

At the County Planning Commission (CPC) meeting on March 7, Mr. Mhoon's rezoning request was deferred until Wednesday, July 11. It was also understood that Mhoon's R-2 request will be amended to a Special Use Permit request. Mr. Mhoon's representative initiated this request and SHHA agreed to it. A Special Use Permit requires many different plans prior to approval by the CPC. The site development should include the lot layouts, road plan, drainage plan, utilities layout, etc. Once these are available, we will call a town hall meeting.

Proposed Unified Covenants

CSC has rewritten comments gathered from homeowners into version 19 and it is awaiting board action. If you wish to have a copy of version 19 please come to the SHHA office to obtain one.

Community Service & Membership Committee

- Sylvia Cline

The wine-tasting event we had planned for May had to be cancelled. We have not been able to find a location nearby and it has been difficult finding wine purveyors. We regret the cancellation of the event this year.

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. 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 flexible if your personal circumstances change, 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, please contact me at 301-4508, or by email at a1200c@netzero.com.



February 2007 Treasurer Report:

-Ed Whitten, Treasurer

Cash Flow – February 07		Account Balances	
INFLOW		Bank Accounts	
ACC income	\$220.00	Bank of Albq CD	\$38,639.74
CD's Interest	\$495.15	Bank of Albq Checking	\$14,184.11
Membership Dues	\$13,065.09	Bank of Albq CD #1	\$72,131.31
TOTAL INFLOW	\$13,780.24	Cash	\$1,364.92
		Total Bank & Cash	\$126,320.08
OUTFLOW			
Committee Expenses	\$3,648.65	ASSET ACCOUNTS	
Legal	\$1,404.19	Computers & Software	\$2,224.81
Office Staff	\$3,596.06	Office Furniture	\$1,382.70
Sandia Heights Services	\$1,487.90	Security Deposit	\$1,075.75
Office Operations	\$3,884.49	Misc.	\$1,354.08
EC Legal Reserve	\$2,052.01	TOTAL Asset Accounts	\$6,037.34
IRS Taxes	\$795.57		
TOTAL OUTFLOW	\$16,868.87	Liability Accounts	
		Improvements & Legal Reserve	\$90,000.00
OVERALL TOTAL	-\$3,088.63		
		OVERALL TOTAL	\$42,357.42

Announcements & Notices:

- SHHA Board Meeting – Wednesday, April 11, 7pm, William Sibrava Substation.
- Coffeehouse Saturday, April 14, at 7:30 p.m., Church of the Good Shepherd.
- Office Hours: 9am to 4pm, Monday through Friday.
- Notary public services are free to members only. Please call to make an appointment.
- When emailing our office, please put your last name and home address in the subject line.
- The Contractor Evaluation binder is a valuable tool for our members. If you have used a service in your home, please fill out a contractor evaluation and send it to the office.
- Check out the SHHA website at: www.sandiahomeowners.org for updates and neighborhood resources.

No More ACC Application Fees: Starting April 1, 2007 the ACC will no longer charge a fee for applications submitted to it by SHHA members. The no-fee policy applies to projects of all sizes and kinds. Fees will continue to be collected from non-members. The ACC, working in cooperation with the Board of Directors of the SHHA is pleased to add this new benefit to those others already enjoyed by SHHA members. If you are unsure of your membership status and wish to join, please call the SHHA office at 797-7793, our office staff is eager to help you.



Traffic Survey

The office received 370 surveys back. Thank you for the great response. The committee will be going over the survey responses. SHHA will meet with the County to discuss traffic safety and supply the county with the responses.

	QUESTION				YES	NO
1.	Do you use the Tramway walking/path?				254	122
2.	Are walking paths within Sandia Heights a priority for you?				173	196
3.	Would you permit a walking path on your property?				116	237
3a.	If yes, are you willing to accept liability & maintenance for the path?				52	140
3b.	If no, would having the county widen the main roads to include a narrow section for pedestrians be a priority?				146	163
4.	Do you believe speed humps have slowed traffic?				237	120
5.	Are you concerned with the impact that speed humps have on both fire trucks and ambulances in the event of an emergency?				133	221
6.	Have speed humps significantly improved your personal safety?				117	235
7.	Do you currently take responsibility for trimming the vegetation along the roadside that borders your property?				240	40
8.	Do you prefer to leave the trimming to the county road maintenance department?				187	170
9.	Do you favor some type of vehicular and pedestrian safety training for all residents?				55	287
10.	In order to tally responses by area, please provide your address:					
	N-0=2 N-1=7 N-2=5 N-3=1 S-1=15 S-2=16 S-3=25 S-4=15 S-5=10 S-6=16	S-7=27 S-7CC=9 S-8=10 S-8C=9 S-9=36 S-10=27 S-11=23 S-12=7 S-14=26 S-15=11	S-16=1 S-17=5 S-18=5 S-19=8 S-20=9 S-21=3 S-23=6 S-24=3 S-25=2 S-26=3	S-27=2 S-27A=1 27B=2 27C=4 S-28=3 28B=3 28C=3 No Address=15 Total = 370		

A survey from our Community Service and Membership Committee will be featured in our next publication. Thank you for taking the time to fill them out and sending them back to our office.





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.

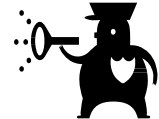


Stats and more from the Sandia Heights Security Patrol:

Security Tips: Mark all your valuables with your driver’s license number. Videotape the contents of your home. Keep the video and a list of valuables in a safe place.

2007 Call Type	# of calls	December 2006 Call Type	# of calls
Alarms	21	Salesman problem	2
Assault/battery	1	Theft	2
Car accident	2	Utility Co. assist	5
Family Dispute	1	Special request	5
Neighbor dispute	1	Customer assist	23
Fire	2	Dumped/spilled material	1
Lost/Found item	2	S.O. Assist	0
Lost/Found pet	8	Parking problem	9
Motorist assist	3	Vandalism	6
Motorcycle nuisance	3	Wildlife Report	1
Open Door/window	8	Vehicle burglary	2
Pet nuisance	1	Newspaper pickup	19
Speeding vehicle	1	Special patrol	18
Suspicious person	5	Homeowners on vacation	149
Suspicious vehicle	9	Total Calls	310

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



MAIL THEFT:

Recently we have been notified of several mail thefts. A flag that is left up on your mail box alerts mail thieves that you have mail in your box. Please be advised that it would be safer to take your mail to a collection box at the Post Office or hand it to your mail carrier.



ACC ACTIVITY LOG

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

8 Juniper Hill Road – Enclose mailbox. Approved.

44 Rock Ridge Court – New house. Neighborhood Review Meeting held. Design changes for covenant compliance: Relocated to remove west side from front setback, northeast end reduced from two to one story above grade, southwest roof line lowered to meet height limit, east side porte coche disapproved (in front setback). Approved with conditions.

48 Pinion Hill Place – Replace roof & re-stucco. Approved.

50 Rock Ridge Drive – Re-stucco. Approved

148 White Tail Road – Replace damaged patio cover. Approved.

154 Juniper Hill Road – Replacement of windows & doors started without ACC approval. Owner immediately obtained application. Approved.

178 Big Horn Ridge Drive – Replace roof. Approved.

426 Live Oak Lane – Landscaping. Approved.

502 Black Bear Loop – Remove & fill in swimming pool. Approved.

725-9 Tramway Lane – replace windows. Approved.

804 Tramway Lane – Replace rain gutters. Approved.

873 Tramway Lane Court – Replace roof. Approved.

913 Tramway Lane – Replace roof. Approved.

924 Tramway Lane – Replace roof and doors. Approved.

1025 Tramway Lane – Addition, variance to side setback requested. Lot has adequate buildable area. Variance denied.

1056 Red Oaks Loop – Repaint Trim. Approved.

1124 Marigold Drive – Rebuild sunroom & re-stucco. Approved.

1219 Rock Rose Road – Replace and add windows. Approved.

1234 Goldenrod Drive – Landscaping and driveway modification. Driveway relocated to avoid arroyo intrusion. Approved.

1241 Rockrose Road – Re-stucco. Approved.

1551 Eagle Ridge Lane – Widen driveway. Approved.

1698 Quail Run Court – Convert to refrigerated cooling. Approved.

1912 Quail Run Road – Addition & roof deck. Replace wood railings with stucco parapets and extensions to harmonize with main structure. Approved.

1930 Quail Run Drive – Replace windows & re-stucco. Approved.

2034 Quail Run Drive – Replace windows & garage door. Approved

2826 Tramway Circle – Re-stucco. Approved.

2882 Tramway Place – Addition. Meets requirements of applicable covenant revision. Approved.

7704 Cedar Canyon Place – Re-stucco & repaint rim. Approved.

7729 Cedar Canyon Court – Replace roof. Approved.

7730 Cedar Canyon Court – Replace roof. Approved.

8217 Indigo Court – Re-stucco. Approved.

12605 Carmel Court – Replace damaged patio cover. Approved.

12709 Colony Place – Refrigerated air unit installed without ACC approval. Owner immediately submitted an application for approval. Neighborhood Review completed. Unit constitutes a noise nuisance per County noise ordinance and not screened from view. Disapproved. Owner to take corrective action prior to the start of the 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.

Sandia Heights Coffeehouse Concert Series Presents



Boulder Acoustic Society in Concert!

Join us for an extraordinary, all-ages, alcohol-free evening of music and food with your friends and neighbors! Please bring along a favorite dessert. Suggested donation \$15, seniors & teens \$10, kids over 6 \$5.

Sat., April 14, 7:30 p.m., Church of the Good Shepherd

7834 Tennyson NE, from Tramway Blvd., west on Tramway Terrace, right on Tennyson

“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.

Boulder Acoustic Society - “Killer, Wonderful. Everything from obscure Jim Kweskin jug band song to astounding classical pieces, jaw-dropping gypsy jazz and cleverly reworked covers. Way cool.” – Marty Jones & the Pork Boilin’ Poor Boys.

Doors to the Church Lower Hall will open at 6:45. No reservations are needed, there is plenty of seating. Refreshments will be available, but feel free to bring a favorite dessert. For more information or to volunteer, contact Linda Bolton, 856-7100/nlightsmgt@aol.com.

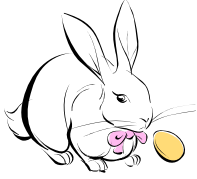
Sandia Heights Coffeehouse Concert Series is an all-volunteer production of your SHHA Community Service & Membership Committee.

Proposed T-Mobile Cell Tower Update

- Ed Whitten, SHHA Treasurer

T-Mobile has proposed a different solution to their original plan for a Cell Tower at Futures for Children. Their new plan seems to be a much more acceptable solution. As a result of this changed plan, T-mobile will be asking for a 90 day deferral on their request to the County Commissioners which was originally scheduled for 27 March.

We have been talking and meeting with T-Mobile on this new plan and we will continue to work with them with the intent of reaching an acceptable solution to most residents, Futures for Children and T-mobile. At a meeting recently with representatives from Brushwood, members of SHHA Executive Committee and the T-Mobile representative, it was agreed that the proposed Cell Tower might be acceptable to most residents with a few conditions. T-Mobile has agreed to work within these conditions. They will keep us informed as the detail plans evolve and to Futures position. Likewise, we will keep you informed on these detail plans and follow on hearings.



Home Safety Tips

Chores like reorganizing closets and tackling a thorough spring cleaning can put families at even greater risk for falls and poisoning – the two leading causes of home injury in America. The Home Safety Council urges families to keep safe practices top of mind while cleaning up and cleaning out your home, garage and yard.

1. When cleaning out closets or reorganizing, always keep stairs, steps, landings and all floors clear.
2. Carry loads you can see over, and keep one hand free to hold banisters and railings
3. Five gallon buckets are often used while cleaning and present a serious drowning danger to young children. Never leave a bucket or any standing water unattended and store buckets empty and upside-down.
4. Follow safety recommendations when using harsh products, such as wearing gloves and masks. Do not mix products together because their contents could react with dangerous results.
5. Never use gasoline as a cleaning solvent and never use or store gasoline in your home, even in tiny quantities. Because its vapors can readily ignite, it is too dangerous to use gasoline for any purpose other than as a motor fuel.
6. When cleaning out cabinets, separate dangerous products and medication and lock them up, out of reach of children.
7. Remember to reduce clutter and safely tuck away telephone and electrical cords out of walkways. In homes with children, make sure toys and other items are always safely put away when not in use.
8. If you need to climb, use a stepladder or ladder. When using a ladder, stand at or below the highest safe standing level. For a stepladder, the safe standing level is the second rung from the top, and for an extension ladder, it's the fourth rung from the top. Before using, make sure the rungs are dry.



Concealed Cell Phone Facility at Tramway Blvd & San Rafael

The County Planning Commission (CPC) will hear a request from an agent of T-Mobile for a Special Use Permit to install a cell phone antenna and related equipment at 2-B San Rafael Ave NE (same building that houses the SHHA office.) An existing enclosure on the roof at the western end of the building would be heightened by a few feet and the antenna would be installed inside. The Architectural Control Committee (ACC) has informed T-Mobile that the covenant for unit 16 specifically prohibits “public utility use or structure” on any tract in the unit. The CPC hearing is scheduled for Wednesday, April 4, 2007 in the Vincent E Griego chambers, Concourse Level II, City/County Building, One Civic Plaza NW, Albuquerque, NM.



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

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Community Event Bulletin Board:

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

Sandia Wildflower Club

The Sandia Heights Wildflower Club will hold a progressive dinner on Saturday, May 19, 2007, to show off three of our members' gardens. We will have appetizers at the first home, dinner at the second home, and dessert at the third home. New members are always welcome, and you may call Sue Caudill at 301-4508 for more information. Annual membership fees are \$8 for a single member, and \$10 for a couple. To become a member, please send your membership dues to Khondeh Payne 1232 Goldenrod, NE, Albuquerque, NM 87122.

