

THE  
LITTLE

GRIT

Sandia Heights Homeowners Association

July 2007

## President's Message by Sy Caudill

Thank you to all who attended the annual meeting on June 2. Six new directors for the SHHA Board of Directors (BOD) were nominated and confirmed. The BOD welcomes Andy Anderson, Alyson Clark, Frances Desonier, Peter Heinsteinst, Don Keller, and Mona Lee Schilling. Marsha Thole and Bill McCall were re-elected for a 3-year term. We look forward to their contributions in the upcoming year. We thank Thomas Coyne and Sylvia Cline whose terms expired.

A summary of our standing committees was presented. Most all of these committees could use volunteers to help with their projects. If you, or someone you know, would like to volunteer, please contact anyone on the board. There is a particular need for help on the Community Service & Membership Committee (CS&M), the Architectural Control Committee (ACC), and the Communications & Publications Committee. I would encourage anyone with an interest in these areas to volunteer.

A Town Hall meeting followed the formal BOD meeting. Several individuals shared their concern on matters in our community your inputs are always appreciated. The various areas of concern included – covenant and ACC enforcement, emergency response times, mandatory SHHA membership, 900 Tramway rezoning, repaving, speed humps/speeding, and pedestrian traffic.

If you have an area of concern, please contact us at the office or e-mail at [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org). We continue to welcome your input and I look forward to working with the BOD to bring our community closer together.

## Financial Note:

An independent annual audit for 2006 was conducted by a committee of 4, consisting of Bob Francis, chairman, Cheryl Iverson, Robert Des Jardin and Larry Anderson. All four are very qualified individuals and I would like to thank them for their time and effort in doing this important task. The audit review was conducted in accordance with our Bylaws and in compliance with the State Statutes. The report gave us a clean bill of health and also produced several procedural recommendations that are helping our every day operation.

The Board accepted this report and the result of the financial review is available in the SHHA office if you are interested. The next Independent Financial Review will be scheduled in 2008 to examine the financial records ending December 2007.



**Mark Your Calendar!** Be sure to save Saturday, Sept. 29, for the next **Sandia Heights Coffeehouse Concert** at Church of the Good Shepherd, featuring wonderful Indiana singer/songwriter Tim Grimm.

# May 2007 Treasurer Report

-Ed Whitten, Treasurer



CASH FLOW		ACCOUNT BALANCES	
<b>INFLOW</b>		<b>Bank &amp; Cash Accounts</b>	
ACC Income	\$100.00	CD #1	\$72,874.76
GRIT Advertising	\$477.65	CD #2	\$35,004.77
Membership Dues	\$12,944.79	Checking	\$27,552.92
<b>TOTAL INFLOW</b>	<b>\$13,522.44</b>	Cash Accounts	\$684.44
		<b>Total Bank &amp; Cash</b>	<b>\$136,116.89</b>
<b>OUTFLOWS</b>		<b>Asset Accounts</b>	
Committee Expenses	\$1,326.72	Computers & Software	\$2,224.81
Office Remodeling	\$3,022.00	Office Furniture	\$1,382.70
Office Staff	\$4,027.74	Security Deposit	\$1,075.75
Sandia Heights Services	\$1,487.90	Misc.	\$1,354.08
Office Operations	\$2,246.46	<b>Total Asset Accounts</b>	<b>\$6,037.34</b>
<b>Total Outflows</b>	<b>\$12,110.82</b>		
<b>Overall Total</b>	<b>\$1,411.62</b>	<b>Liability Accounts</b>	
		Improvements & Legal Reserves	\$85,000.00
		<b>Overall Total</b>	<b>\$57,154.23</b>

## PHOTO CONTEST!

We're accepting entries for our annual photo contest for the 2008 Sandia Heights Resident Directory. Submissions are due to the SHHA office by November 15. If you are the lucky winner, your photo will be featured on the cover of the 2008 Directory, and you will be acknowledged as the photographer. Submission criteria:



- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2007 Directory).
- Photos must be able to fit reasonably on the cover of the directory without loss of the composition.
- Photos must be in color, and may be submitted digitally, as a hard copy or by email to [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net).
- The resident must submit a statement that the photograph is an original taken by the homeowner, that he/she is not a professional photographer (in business as a photographer), and that you grant permission to SHHA to use the photo.

All entries may be picked up at the office once the Directory is published. Be creative and good luck!

ACC Reminder to homeowners: This is the time of year when homeowners start thinking about landscaping. As a quick reminder, do not forget to submit an application to the ACC if you are planning a major landscaping project, whether it is inside or outside your walls and fences. Keep in mind that trees must not exceed 26 ft. when mature, and that there are a number of trees and other plants that are banned by the County and SHHA. For some assistance, check out the *ACC Design Guideline for Landscaping* on the SHHA website [sandiahomeowners.org](http://sandiahomeowners.org), it contains a listing of pre-approved trees. Members are welcome to visit the office to review the Contractor Evaluation Book, if you are seeking information on landscapers. Minor replacement of individual dead shrubs and plants and general gardening upkeep are encouraged, and do not require an application. Please note tree replacements do require an application. You may refer to our landscaping guidelines on the website for more information.



**Executive Committee**

President – Sy Caudill  
Vice President – Ed Tull  
Secretary – William McCall  
Treasurer – Ed Whitten

**Board Members**

Andy Anderson  
Kerney Bolton  
Gene Church  
Alyson Clark  
Dick Cline  
Francis Desonier  
Larry Desonier  
Pete Heinstejn  
Jim Irving  
Don Keller  
Deborah B. Liebner  
Suzanne L. Popejoy  
Burt O’Neil  
Mona Lee Schilling  
Marsha Thole  
Sue Tombaugh  
Mike Winokur

**Office Staff**

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

**SHHA Office**

2-B San Rafael  
Albuquerque, NM 87122  
Office Hours: M-F, 9am-4pm  
Phone: 505-797-7793  
Fax: 505-856-8544  
Web site:  
www.sandiahomeowners.org  
Email:  
[shha@sandiahomeowners.org](mailto: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:**

**Security Tips:** Remove any personal identification from your key ring.

Month of March 07 Call Type	# of calls	call Type	# of calls
Breaking & Entering	1	Salesman Problem	4
Alarms	37	Theft	2
Fireworks Complaint	1	Threat/personal	1
Loud music	1	Utility Co. Assist	4
Lost/Found Pet	6	Special Request	3
Mailbox Vandalism	1	Customer Assist	13
Motorist Assist	8	Dumped/Spilled material	2
Motorcycle Nuisance	3	Noise	1
Open Door/Window	9	Parking problem	2
Pet nuisance	2	Vandalism	12
Loud disruptive party	1	Vehicle Burglary	1
Snake call	9	Newspaper pickup	18
Speeding Vehicle	1	Special patrol	18
Suspicious person	12	Homeowners on vacation	210
Suspicious vehicle	15	<b>Total Calls</b>	<b>398</b>

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.*

- 18 Cedar Hill Road – Shading device. Neighborhood Review held. Approved.
- 33 Cedar Hill Place – Remove deck & landscape. Approved.
- 42 Cedar Hill Place – Replace roof & re-stucco. Approved.
- 139 Big Horn Ridge Drive – Replace roof. Approved.
- 219 Spring Creek Lane – Repair parapets & re-stucco. Approved.
- 323 Paintbrush Drive – Replace roof – Approved.

*Continued on page 6*

*Continued from page 4*

349 Paintbrush Drive – Extend patio, add fireplace, replace roof & windows. Approved.

365 Big Horn Ridge Road – Replace roof. Approved.

410 Live Oak Loop – Re-stucco. Approved.

424 Live Oak Court – Re-stucco. Approved.

426 Live Oak Lane – Replace windows, doors, & gutters. Approved.

506 Black Bear Loop – Pave driveway, after-the-fact tree planting. Driveway approved. White fir, aspen, & Austrian pine disapproved; would exceed 26 feet at maturity. Trees must be removed.

527 Live Oak Place – Re-stucco. Approved.

545 Black Bear Loop – Tree stump carving. Approved.

547 Black Bear Road – Refinish trim. Approved.

554 Black Bear Place – Replace roof. Approved.

602 Cedar Hill Road – Repair deck. Approved.

615 Cedar Hill - New house construction, exterior light fixtures. Disapproved, fixtures do not comply with County light pollution ordinance. Corrective action required.

684 Blackhawk Drive – Add storm doors. Approved.

795-N Tramway Lane – Sunroom addition. Disapproved, not in harmony with adjacent building. Owner submitted a redesigned addition. Approved. Subject to approval of window size and style.

807 Tramway Lane – Landscaping. Approved.

944 Deer Drive – Re-stucco. Approved.

974 Antelope Avenue – Replace roof with light gray roofing material. Approved. Back side of parapets to be refinished to match stucco color, if visible.

987 Lynx Loop – Gutters, downspouts and greenhouse repair. Approved. Subject to approval of metal roof selection.

1111 San Rafael Avenue – Replace roof. Approved.

1424 San Rafael Avenue – Replace roof & windows and re-stucco. Approved.

1469 Morning Glory - Replace roof. Approved.

1501 Eagle Ridge Road – Replace roof, repair parapets & re-stucco. Approved.

1565 Eagle Ridge Court – Hot tub & storage building. Neighborhood Review in process.

1606 Quailwood Drive – Replace roof. Approved.

1833 Tramway Terrace Loop – Refinish stucco. Approved.

1913 Quail Run Drive – Re-stucco, mailbox, gate, privacy screen, landscaping and resurface driveway. Approved. Ponderosa pine disapproved; future undue obstruction of views.

1936 Quail Run Loop – Replace roof. Approved.

2131 Globe Willow Avenue – Replace evaporative cooler with refrigerated air. Approved subject to meeting County noise nuisance ordinance.

2420 Tramway Terrace Court – Replace roof. Approved.

2815 Tramway Circle – Replace Fence. Approved.

2870 Tramway Circle – Replace roof. Approved.

7724 Cedar Canyon Court – Replace windows. Approved.

12701 Carmel Court – Refinish garage door. Approved.

Outpost Ice Rink – Refrigeration equipment exceeds County noise nuisance sound level. Equipment enclosure will be built up an additional 4 feet to screen the equipment.

*Check the ACC Project Log 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](#) and read about all projects currently under ACC management.*



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## Community Event Bulletin Board:

### SOSH – Singles of Sandia Heights SOSH – Singles of Sandia Heights

SOSH IS OFF TO A SIZZLING SUMMER OF SOCIAL STUFF (hey, I couldn't find a synonym for social event that started with an 's'). Activities in the past month have included the Memorial Day ceremonies at the NM Veterans Memorial and a wonderful cookout (complete with burned hot dogs and buns--'cook' is a 4-letter word that some of us don't do), the Buddy Guy blues guitarist concert at the Lensic in Santa Fe, an Isotopes game, a cooking class with wine pairings at Le Café Miche, dinner at Pelican's, dancing, a day trip to Torreon for the Eastern Navajo Arts & Crafts Festival, and a day trip to the Harwood Museum of Art in Taos for the "Diebenkorn in New Mexico" exhibit, that had a great write-up in the *ABQ Journal*.

Upcoming activities include the Backstage Tour at the Opera (Santa Fe), a Chile Supper, the Paul Taylor Dance Company at the Lensic Theater in Santa Fe, a visit to the Unser Racing Museum, a Santa Fe day trip to the Georgia O'Keeffe and the Institute of American Indian Arts Museums and lunch, and tea at Another Place 'N' Time in their gardens in Tijeras. Men and women are welcome (age 40+, single, divorced, widowed, living alone due to a commuter marriage). The purpose is to have fun and socialize with others AND save on gas by carpooling! If your social life could be described as D & B (no, that doesn't stand for Dun & Bradstreet, it stands for Dull & Boring), then consider SOSH to liven things up a bit. For more information, please call Marsha Thole (856-3352).

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**T-Mobile Cell Tower Update:** We appreciate the responses we have received regarding the T-mobile Cell Tower proposal at Futures for Children and always want homeowner's inputs and comments on matters of concern within Sandia Heights. I would like to make sure that everyone has a clear understanding of the process involved with all proposals before the County Commission or the Planning Board. Anyone can, and seemingly does, put forth changes to their property that requires Bernalillo County approval. We strive to make sure we are aware of these actions and then we seek homeowner inputs to help formulate our position. Regardless of the position we take, we are only providing an "opinion" for the county to consider. We have no greater standing than an individual that elects to address the commission. We have no "veto" or other authority as the final decision on these matters is solely up to the commission. The view corridor is an issue for the commission, they must decide this issue, and it is not an area that we have any control over.

Having said that, we have a second internal issue that we must address. That is competing or opposing views of Sandia Heights homeowners. In many cases, as in the case of the cell tower, we have conflicting inputs. Some homeowners oppose or want to have input on the design\height or other aspects of the proposal. Others, as in this case, strongly support the cell tower as they have that service and they desire better reception and connectivity for their cell phones. In these instances we must craft our position to reflect both concerns--if at all possible. We have clearly stated that we want to minimize the impact on views, as this is a concern for many homeowners. On the other side we recognize that reception is a major concern for others and therefore we do not unilaterally reject the installation. Our goal is a balanced input to reflect the need for better reception while at the same time maintaining the unique character of the Sandia Heights neighborhood.

As I mentioned earlier, our standing with the commission is the same as any other person desiring to address an issue before the commission. I would strongly urge you attend the meetings when this issue is an agenda item and present your views to the commission.

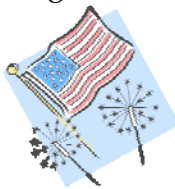


Sandia Heights Homeowners Association  
[www.sandiahomeowners.org](http://www.sandiahomeowners.org)  
2-B San Rafael Ave NE  
Albuquerque, NM 87122

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## **Announcements & Notices:**

- **SUMMER OFFICE HOURS:** Monday – Thursday 9am – 4pm, Friday 12pm – 4pm. (The next 10 Fridays are a half day for office training 18 May thru 20 July)
- SHHA Board Meeting – Wednesday, 11 July, 7pm at the SHHA.Office. Please note all future BOD meetings will be held at the office.
- Notary public services are free to members only. Please call to make an appointment.
- The Contractor Evaluation binder is a valuable tool for our members. The association would much appreciate your references for people or companies you use. Please fill out a contractor evaluation form and either mail or email it to our office. Thank you.
- Check out the SHHA website at: [www.sandiahomeowners.org](http://www.sandiahomeowners.org) for updates and neighborhood resources.



**HAPPY FOURTH of JULY!**  
**Have a Wonderful, Safe Holiday**