

THE GIBBIT

Sandia Heights Homeowners Association

October 2007

President's Corner

How Do I.....?

Ever wonder just how you get something done by your association? Let's say you want to put up a garage—who do you call? What happens next? What do I need to submit? Maybe a new neighbor moved in and has a lot of moving boxes stacked out front for weeks on end—who do you call? Chamisa too high at the corner—safety hazard? Who do you call? There is a water leak in the street—who do you call? Your homeowners association has made this real easy, just call the office at 797-7793 or if that fails give me a call at 301-4508. We will take it from there—that is about as easy as you can get. In some cases we may have you fill out paperwork for the Architectural Control Committee—there is always a catch. But in most cases we will just initiate the necessary actions or refer you to the proper business, such as Sandia Heights Services for water questions. In any event, you will get a response and an explanation.

Our latest example is the rezoning for an office building in unit 16. The owner had asked to rezone from A-1 to O-1 and this presented a possible problem in the future, as O-1 allows a very broad scope of possible businesses. We met with SHHA legal advisors, had a town hall meeting and discussed with the property owner—who by the way attended the town hall meeting with his staff. As a result, the owner asked for a deferral and is in the process of requesting a special use permit under the existing A-1 zoning, which will allow the office that they plan on building, but does not allow for the many uses that would have been open under O-1. We think we have the problem solved to the satisfaction of all involved.

As I see the priorities for the SHHA, we are here to maintain our property values and unique surroundings by applying the covenants that are an integral part of our property deeds. We do this by reviewing new construction, modifications and landscaping, as well as enforcing the other covenant restrictions. We also act as your voice on matters of road safety, parks and land use in the community. Of course we have a myriad of other functions but we all volunteer to keep our community the unique and enjoyable place that we all love to come home to after a day or week or month away. I would encourage you to join us in helping maintain this unique area, please give me a call if you have 3-5 hours a month to offer YOUR association. It's the only way we are able to support the many functions that keep our community an enjoyable and safe area.

Sy Caudill
301-4508

August 2007 Treasurer Report: Ed Whitten, Treasurer

CASH FLOW		ACCOUNT BALANCES	
INFLOW		Bank Accounts	
ACC income	\$75.00	CD	\$73,642.56
Directory sales	\$10.00	CD	\$35,004.77
Membership Dues	\$13,376.13	Checking	\$20,755.41
GRIT advertising	\$158.72	Cash Accounts	\$1,618.49
TOTAL INFLOW	\$13,619.85		
		Total Bank & Cash	\$130,021.23
OUTFLOW		ASSET ACCOUNTS	
Committee Expenses	\$1,663.51	Miscellaneous	\$1,379.21
Insurance	\$11,516.00	Office Equipment	\$4,973.06
Office Staff	\$4,791.94	Office Furniture	\$5,651.99
Sandia Heights Services	\$1,530.09	Software	\$932.34
Office Operations	\$2,962.76		
		TOTAL Asset Accounts	\$12,936.60
TOTAL OUTFLOW	\$22,464.30		
		Liability Accounts	
OVERALL TOTAL	-\$8,844.45	Improvements & Legal Reserve	\$86,421.96
		OVERALL TOTAL	\$56,535.87

SHHA TO PURSUE OPEN SPACE FOR 900 TRAMWAY LANE

With the one-year deferral of the owner's rezoning request until July 2008, the SHHA Board has authorized another effort to seek County and/or State funding to acquire that 10.3 acres for open space. Faced with urban expansion, the County undertook an initiative a few years ago to levy a special tax to create an open space fund. Its purpose is to permit the acquisition of property for open space before such land becomes swallowed up in urban development.

As a neighborhood, Sandia Heights is pretty much developed. The only undeveloped property of significant size that is left is this 10.3 acre parcel. Our intent would be to work with the County to preserve this land for recreational and environmental purposes and as a habitat for wildlife.

The immediate challenge is to find the funding for the acquisition of this property. At its September 12 meeting, the Board voted unanimously to support and endorse this initiative. George Connor, until recently Chair of the County's Open Space Advisory Committee and a former member of SHHA's Board, has been appointed to head up this effort.

The benefits to Sandia Heights residents of preserving this land as open space are:

- walking trails
- enhanced pedestrian safety on Tramway Lane
- corridors and habitat for wildlife
- grand view of Sandia Mountains for all passing by
- preservation of the last free flowing natural arroyos in NE area
- saving undeveloped 10.3 acres for future generations

STATUS OF RUBBERIZED ASPHALT ON TRAMWAY

The State Engineer has informed us that in the preparation phase of the resurfacing they couldn't continue with the resurfacing process because the condition of the road was much worse than anticipated. They are now looking for additional funds to remill the road before resurfacing it. The State still plans on resurfacing it with a rubberized asphalt but cannot say when it can be done.



October 8. You can leave the information anonymously. Whether you sign your name makes no difference--it won't be used. We just need your comments.

Sandia Heights Road Maintenance ~ Ed Whitten

Representatives of SHHA met with the Road Maintenance Engineer, Public Works Division, to discuss the detail planning for the 2007 Sponsored Paving Projects in Sandia Heights. The 2007 Legislative Appropriations for Sandia Heights were \$575,000, thanks to SHHA's efforts and the support of our State representatives Bill Rehm and Kathy McCoy.

The county is following our 5 year plan of priorities as best as they can. All of our "Year One" roads (13 road segments) have been completed (except Big Horn Ridge Place and Big Horn Ridge Court, due to a gas line issue which is being worked). In addition, they have completed four "Bulbs" (small cul-de-sacs) of our out-year priorities.

The 2007 Expenditure Projects to be completed in 2008 have fewer segments than last year but are much longer. They include: Live Oak Rd, Juniper Hill Rd (North and South), Juniper Hill Loop, Tramway Circle and Eagle Ridge Drive. We requested that an effort to coordinate the road maintenance schedule with Sandia Services refuse pick-up be considered. We also requested that a work order be issued to repair some of the curb damage done last winter.

This year's appropriation has not yet been contracted over to the County, so it will be a while before any further road work begins. We will publish any tentative schedules when we learn of them.

We learned that school bus routes have priority on maintenance (which we support). If you know of specific road maintenance that is urgent, please let us know.

SHHA also plans to work with the State Highway Department on requesting "median landscaping" on Tramway and Paseo.

BYLAWS COMMITTEE ~ Marsha Thole, Chair

Your committee is faithfully moving forward with drafting revision bylaw articles. We are going to be discussing the terms of office for the board officers as well as board members (directors) at our October meeting. We strive to get volunteers from the different units so that we have a wide variety of perspectives on issues your Board tackles every month. Some units have never been represented on the board; some boards have never had a representative from the units on the west side of Tramway. We would like to avoid these situations.

Directors are elected to a 3-year term, but we seem to lose people before their term is up. What is your take on the term limits for board members? Are they too long? Is there a better way to elect board members? If you have hesitated to volunteer to be a board member, what were your reasons? Has a different arrangement proved to be successful in other associations to which you have belonged? Your input is important to us. If you have an opinion on this, please call the office or email the office (put "bylaws input" in the subject line) by



Executive Committee

President – Sy Caudill
Vice President – Ed Tull
Secretary – Vacant
Treasurer – Ed Whitten

Board Members

Andy Anderson
Kerney Bolton
Alyson Clark
Dick Cline
Frances Desonier
Larry Desonier
Pete Heinstein
Jim Irving
Don Keller
Deborah B. Liebner
Suzanne L. Popejoy
Burt O’Neil
Mona Lee Schilling
Marsha Thole
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:

Security Tips: Form a neighborhood watch program. Only a few neighborhood watch programs have been established in Sandia Heights. Studies have shown that these programs typically reduce residential burglaries, vandalism and vehicle theft by as much as 30 percent. Contact the Bernalillo County Sheriff’s Dept. at 798-7000 for more information.

Month of August Call Type	# of calls	December 2006 Call Type	# of calls
Breaking & entering	1	Salesman problem	3
Animal Control	1	Theft	2
Alarms	33	Threat/personal	1
Car accident	1	Utility assist	7
Family Dispute	2	Special request	1
Neighbor Dispute	2	Customer assist	13
Loud music	3	Dumped/spilled material	1
Lost/found pet	3	Noise complaints	4
Motorist assist	8	S.O. assist	2
Motorcycle nuisance	2	Parking problem	5
Open door/windows	6	Vandalism	16
Pet nuisance	3	Vehicle burglary	1
Snake call	9	Newspaper pickup	19
Speeding vehicle	2	Special patrol	15
Suspicious person	22	Homeowners on vacation	253
Suspicious vehicle	5	Total Calls	446

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



A Note from the Sandia Heights Services Manager

The Security Patrol would like to remind everyone that school has started back now, so please be aware of your speed throughout the subdivisions. There are many school bus stops with children at or near them in the mornings and afternoons.

Also as a reminder, the sanitation crew cannot take paints, flammables or old tires and batteries, as these are considered hazardous waste by the landfill.

Please comply with the County ordinance and limit your cans, bags and barrels to 40lbs. County ordinance also states that all refuse must be at the roadside no later than 7:00 AM of the day of collection and no earlier than 5:00 PM of the day prior to collection.

ACC Activity Log

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

2 San Rafael – Medical office building. Special Neighborhood Review completed. No action taken pending receipt of a complete preliminary or final application.

2-B San Rafael – Install concealed cell tower. Neighborhood Review completed. Approved with conditions.

9 Juniper Hill Road – Re-stucco. Approved.

20 Eagle Nest Court – Replace windows. Approved.

21 Cedar Hill Road – Repair roof, re-stucco, replace driveway, re-paint. Approved.

40 Cedar Hill Place – Replace roof. Approved.

89 Juniper Hill Road – Re-stucco. Approved.

92 Juniper Hill Road – Remodel with additions and walls. Neighborhood Review completed. Plans revised. Approved with condition.

331 White Oaks Drive – Remodel. Neighborhood Review completed. Approved.

403 Live Oak Loop – Tree house platform. Disapproved. Not permitted in front setback.

429 Live Oak Lane – Replace roof & re-stucco. Approved.

549 Black Bear Road – Landscaping. Approved.

577 Black Bear Road – Replace windows. Approved.

620 Cedar Hill Road – Re-stucco. Approved.

682 Blackhawk Drive – Repair roof & patio stairs. Approved.

725-8 Tramway Lane – Replace windows, reseal driveway. Approved.

726-16 Tramway Vista Drive – Replace roof. Approved.

743 Tramway Lane – Front entry roof & shading device repair/replacement. Project started before application to the ACC. Conditional stop-work order issued. Owner immediately submitted an application. Approved.

760-12 Tramway Lane – Replace roof. Approved.

820-C Live Oak Road – Repair stucco. Approved.

867-E Tramway Lane Court – Move & replace fence with wall. Neighborhood Review completed. Approved with conditions.

867-F Tramway Lane Court – Move & replace fence with wall, add patio and patio cover. Neighborhood Review completed. Approved with conditions.

941 Bobcat Boulevard – Install security doors. Approved.

1133 Marigold Drive – House remodel. Neighborhood Review completed. Approved with conditions.

1138 Marigold Drive – Re-stucco. Approved.

1184 Laurel Loop – Re-stucco. Approved.

1207 Marigold Drive – Replace windows. Approved.

Continued on page 8

Photo Contest

The office has already received many photographs, and we're still 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 or degradation of the composition.
- Photos must be in color, and may be submitted digitally, as a hardcopy, or by email to 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!

Community Event Bulletin Board

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

SOSH - SINGLES OF SANDIA HEIGHTS

With more than 30 members now (age range from 40s-80s), SOSH is gearing up for several great fall activities. We had a great time at the Creedence Clearwater concert at the State Fairgrounds on opening day, not to mention pigging out on the usual fair food (hey, it's only once a year). Why not be part of the social scene right up here at the base of the mountains? If you are staying home and watching brainless shows on TV, or your social life could use a jumpstart, or you have new clothes that you have *never* worn, then now is the time to make a change in your life. Just pick up the phone and call the coordinator, Marsha Thole (856-3352), and put your life into gear with a few social activities to round out the year. (Was that a great rhyme or what?!) P.S. Don't call her before 10 a.m. Her night life extends into the wee hours, and we do mean wee...

GARDEN NEWS from Bob Francis, resident

Here come the Asters

In our neck of the arroyos, Aster plants are starting to bloom. Thanks to the nice summer rains and some cooling weather, we are starting to see several wild flowers blooming. Also showing their colors are the Threadleaf Groundsel. Threadleaf Groundsel looks like a Chamisa when they are young and now their yellow flowers are coming. The yellow flower almost looks like a daisy.



Starting to phase out now are the Purple Verbenas and the Blazing Star. We still have some Cleome (white and pink) flower. The Brickle Bush continues its invasion into Sandia Heights. I have spotted numerous Brickle Bush in the area. Brickle Bush is now showing up in the Quail Run area, (Unit 20).

Now is the time to stop the Brickle Bush from spreading. Cut it down now before it goes to seed. If you are having problems with Brickle Bush, or can't identify the plant, call the SHHA office and I will come out to take a look at your property.

In my next article I am going to discuss some of the secret gardens I have found in Sandia Heights.

Finally, here is a teaser for you: The Apache Plume has two things going for it. In fact, it is so unique that its uniqueness is included in its real name. Next time I will give you the clue.



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

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Neighborhood Announcements:

- SHHA Board Meeting – Wednesday, October 10 at 7pm SHHA office
- Office Hours are from 9am to 4pm, Monday through Friday
- Notary public services are free to members only, please call to make an appointment
- Check out the SHHA website at: Sandiahomeowners.org for classified ads, updates and neighborhood resources
- Make sure your children wear reflective clothing and carry a flashlight on Halloween so others, including drivers, can see them better.



HAPPY HALLOWEEN

