



THE

GRIT



Sandia Heights Homeowners Association

November/December 2007

President's Corner

Sandia Heights Services and SHHA

Ever wonder why your SHHA dues show up on your water\Garbage bill from Sandia Heights Services? Just what is the relationship between the two? Well that story goes back to the inception of Sandia Heights because it is "outside" of the city and remote in many respects. Of course the residents needed water and garbage and some residents began a form of "neighborhood watch." About the same time the original developers were turning over the Architectural Control Committee duties to the residents which evolved into the SHHA. With these groups all being focused on the same objective, a better community, working together toward a better community became an obvious alliance.

Today, we work closely with Sandia Heights Services as we know that their commercial services are critical to the well being of our community. I got out my bill the other day and found that for a sum total of \$20 we get membership in SHHA (\$8) AND Security Protection (\$12)! For a mere \$32 more we are members of the pool! Now, in my 30+ years in the military I got the opportunity to live in a lot of communities and I can tell you I never saw rates this low for this level of service. So what brought this to my attention? My security alarm. I was out of town and had a failure of a motion sensor inside my home. Of course the alarm triggered and I got a call from ADT. So now what do I do? Well I had the Sandia Heights Security cell number in my phone directory so I gave them a call at midnight. I got a prompt answer and a promise to check and call back. In about 15 minutes I get a call back with a report that all windows and doors were checked and all was OK--I slept fine that night. They also pick up my papers if delivery does not stop when I'm gone and they have responded to suspicious traffic in my neighborhood. As for the pool--heck I couldn't buy chemical supplies and maintenance for the \$32 it costs to belong. Of course I get the services of the SHHA for only \$8 and that puts over 20 folks (mostly volunteers) working for me to maintain the character of our community.

I'm not paid or compensated in any manner by either SHHA or Sandia Heights Services--but I do know a good deal when I see one, and I would encourage you to consider joining the Association and taking advantage of the services offered by our friends at Sandia Heights Services. Just because you are getting this GRIT does not mean you are a member of SHHA--we send it to non-members as a courtesy. So when you get your next water bill please take a look to see just what you are getting and consider adding membership in SHHA, security and maybe the pool--I doubt there is a better deal in NM.

Please Support our Advertisers!

While the Grit is a small local newsletter it does reach a large population base within Sandia Heights. Our advertisers help make it possible for us to bring this newsletter to you on a monthly basis. Need painting? Need a Realtor? How about furniture? Lawn\Garden\shrub care? How about fitness or personal services? Do you want a house or window cleaning service? Construction\Remodeling or plumbing? New to the area and want a church nearby? You can find all of these and more in the Grit you are holding. Give them a call and remember to say you saw it in the Grit. They support you--give them a try!

September 2007 Treasurer Report: Ed Whitten, Treasurer

CASH FLOW		ACCOUNT BALANCES	
INFLOW		Bank Accounts	
ACC income	\$25.00	CD	\$91,359.41
Directory Advertising	\$4,073.14	CD	\$35,428.57
GRIT advertising	\$2,829.27	Checking	\$12,805.27
NM Gross Receipts Tax	\$282.83	Cash Accounts	\$1,195.39
Membership Dues	\$12,816.91		
TOTAL INFLOW	\$20,027.15	Total Bank & Cash	\$140,788.64
OUTFLOW		ASSET ACCOUNTS	
ACC Committee Expenses	\$51.55	Miscellaneous	\$1,379.21
Communications Committee	\$1,491.43	Office Equipment	\$4,973.06
Executive Committee	\$185.67	Office Furniture	\$5,651.99
Legal fees	\$336.66	Software	\$932.34
Community Service & Membership	\$1,300.00		
Office Expenses	\$7,715.04	TOTAL Asset Accounts	\$12,936.60
TOTAL OUTFLOW	\$11,080.35		
		Liability Accounts	
OVERALL TOTAL	\$8,946.80	Improvements & Legal Reserve	\$86,421.96
		OVERALL TOTAL	\$67,303.28

Our Arroyos And You ~ Sy Caudill, President



As anyone living in Sandia Heights knows, arroyos are extensive and pervasive in our neighborhoods. Most of us live on or close to an arroyo. They make fine paths for deer, roadrunners, bear, coyotes and a myriad of other creatures living in our unique community. I'm sure most of us enjoy the animals and assorted other denizens in the arroyos. However, recently we have had reports and complaints of other travelers in the arroyos. We have had reports of off-road vehicles, mostly quads or four wheelers being ridden in some arroyos.

It is imperative that each of us takes responsibility for our actions and those of our family members. In order to maintain our community we must all respect the property rights of others in the community. The arroyos are, in most cases, private property, with many homes sharing the arroyos, as can be seen from any plat map of lots in Sandia Heights. In some cases one land owner may have 300-400 feet of arroyo before the next lot begins; in other cases the lot line may not include the arroyo. In all cases the arroyos are private property and anyone using them without the permission of the property owner is trespassing and is in violation of New Mexico statutes. I'm encouraging each of you to report cases of violations to the office and we will continue to monitor and get the appropriate officials involved if necessary. I'm an off-road rider myself, there are many places to use these vehicles in our wonderful state—Sandia Heights is not one of those venues. Let's all work to keep our community enjoyable for all.

Community Services and Membership Committee News ~ Kerney Bolton, Chair

New! Tram Passes for SHHA Members

The world's longest aerial tramway, an attraction for visitors from around the world and located right in our own backyard has become a little more accessible to Sandia Heights Homeowners Association members. Just in time for the holidays, beginning November 15, 2007, up to four round-trip Tram Passes will be available for SHHA members, each day, free of charge! (A \$17.50 value for adults, \$15.00 for seniors, \$10.00 for kids under 12, for a total savings of up to \$70.00 per day)

Here is how it works:

- First come, first served.
- Pick up your pass(es) at the SHHA office, 2B San Rafael, and provide a deposit of \$5.00 per pass (check or cash).
- Turn in your used ticket stub(s) at the SHHA office and receive a full refund of your deposit.

Details:

- Passes will be issued for a particular date and may be used only for that date.
- Of course, passes are available only during days and hours that the Tram is available to the public.
- Depending on demand, preference may be given to first time Tram Pass users before repeat users.

Sandia Heights Coffeehouse Concert Series Presents . . .

Association members who enjoyed September's show were not only entertained by movie & TV personality and singer-songwriter Tim Grim, dined on great food, and enjoyed mixing with good friends and neighbors but discovered that the event was free. Beginning a new policy, all Coffeehouse events will be free of charge for Sandia Heights Homeowners Association members. Ticket sales will replace the suggested donation for non-members.

Suggestion . . .

For those of you who are not yet SHHA members, your Community Services and Membership Committee says join up and save on Tram Passes and Coffeehouse Concerts; support your Association . . . it's working hard for you.

Can you identify this landscape? What do you see that is missing? See PICTURE, Page 8.



Bylaws Committee ~ Marsha Thole, Chair

At its October meeting, the Bylaws Committee discussed the 'officers' article for the revised bylaws. Those positions are: president, vice president, secretary, and treasurer. One of the things that always comes up in such a discussion is term limits (sounds like Congress, doesn't it?!). No one wants a dynasty in charge, and these days an association has mechanisms to prevent that from occurring. In reviewing the bylaws of several other larger HOAs in Albuquerque, one of the things they have in common for officers is that, besides being elected yearly by the Board of Directors, the officers have no term limits.

The person's term as an officer on the board may end in one of four ways: (1) The officer serves the one-year term and resigns from the board; (2) The officer resigns at a point other than the end of the term (in which case, the board would need to fill the vacancy); (3) The officer is removed because he or she is no longer qualified or eligible to serve (e.g., no longer a member of the HOA), or (4) The officer is removed by the Board for cause. Given the difficulty that many boards have in finding and keeping hardworking volunteers (and SHHA is no different in that regard), it is reasonable to remove term limits for officers. Where do you stand on this issue of term limits for your board officers? We'd like to hear from you. Just call the office to leave your comments on how long officers should serve. No names are needed.



Executive Committee

President – Sy Caudill
Vice President – Ed Tull
Secretary – Larry Desonier
Treasurer – Ed Whitten

Board Members

Andy Anderson
Kerney Bolton
Alyson Clark
Dick Cline
Frances Desonier
Pete Heinstejn
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

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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: Report suspicious vehicles, persons or activities to the Sheriff’s office and Security Patrol. It’s impossible to patrol every neighborhood constantly. You can be the eyes and ears that help protect your community.

Month of September Call Type	# of calls	Month of September Call Type	# of calls
Breaking & entering	2	Suspicious Vehicle	10
Alarms	26	Salesman problem	1
Car accident	4	Theft	1
Fire	2	Threat Personal	2
Fireworks complaint	4	Utility Co. Assist	11
Loud music	1	Special Request	2
Lost/found item	1	Customer Assist	11
Lost/found pet	7	Dumped/Spilled Material	4
Mailbox Vandalism	1	Noise Complaints, Suspicious noises	2
Motorist Assist	7	S.O. Assist	1
Motorcycle nuisance	2	Parking Problem	3
Open Door/window	8	Vandalism	5
Pet Nuisance	1	Wildlife Report	1
Rescue assist	1	Vehicle Burglary	1
Snake Call	13	Newspaper Pickup	31
Speeding vehicle	1	Special Extra patrol or observation	11
Suspicious person	8	Homeowners on vacation	202
		Total Calls	388

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



Mark your calendars . . . Saturday January 19, 2008, Sandia Heights Coffeehouse Concert Series presents . . . James Talley, Nashville folk-country singer/songwriter.

Tally has performed widely throughout Europe and the U. S., and twice at the White House. His songs have been recorded by Johnny Cash and Alan Jackson.

CMT columnist Chet Flippo – “one of the best singer-songwriters to ever come out of Nashville.” Hear James Talley at - jamestalley.com & myspace.com/jamestalleymusic.

ACC Activity Log

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

6 Juniper Hill Road – Install soffits & rain gutters. Approved.

53 Rock Ridge Court – Refinish house and trim. Approved.

106 Whitetail Drive – Replace roof. Approved.

119 Whitetail Road – Re-stucco. Approved.

173 Big Horn Ridge Drive – re-stucco. Approved.

335 White Oaks Drive – Replace roof. Approved.

359 Big Horn Ridge – Remove hot tub. Approved.

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

431 Live Oak Loop – Detached motor home garage. Neighborhood Review completed. Approved with condition.

452 Live Oak Lane – Change order to extend porch on addition under construction. Approved, meets all covenant requirements.

507 Black Bear Loop – Install rain gutters. Approved.

508 Black Bear Road – Replace front door, re-stucco, & refinish trim. Approved.

623 Cedar Hill Road – Replace roof. Approved.

645 Cougar Loop – Re-stucco and refinish trim. Approved.

668 Blackhawk Drive – Replace roof & re-stucco. Approved.

726-26 Tramway Lane – Re-stucco. Approved.

760-16 Tramway Lane – Repair stucco. Approved.

795-E Tramway Lane – Convert heating & cooling system by adding roof-mounted ductwork and furnace/AC equipment. Installed prior to ACC approval. Owner immediately submitted application. ACC took sound level measurements. Approved with conditions. Installation with conditions will meet covenant requirements.

808 Tramway Lane – Re-stucco. Approved.

1038 Tramway Lane – Landscaping. Work completed without ACC approval. Owner submitted application immediately. Plantings Approved. River rock Disapproved. Natural vegetation replaced with river rock and not adjacent to the house. Remove river rock and replant native vegetation.

1044 Red Oaks Loop – Repair stucco & refinish trim. Approved.

1111 San Rafael Avenue – Re-stucco. Approved.

1121 Marigold Drive – Previous application for free-standing wall Disapproved. New plans submitted to repave driveway, remove free-standing wall & enlarge patio. Approved, meets all covenant requirements.

1170 Laurel Loop – Addition. Approved.

1179 Laurel Place – Relocate/replace retaining wall & concrete garage entrance pad. Approved

1199 Bobcat Boulevard – Replace retaining wall. Approved.

Continued on page 8

Continued from page 7

1224 Rockrose Road – Re-stucco. Approved.

1455 Bluebell Drive – Refinish trim.
Approved.

1462 Bluebell Drive – Replace retaining wall.
Approved.

1476 Morning Glory Road – Free-standing
wall enclosure. (Previously disapproved)
Redesigned. Approved, meets all covenant
requirements.

1511 Eagle Ridge Road – Replace roof.
Approved.

1849 Tramway Terrace Loop – Replace
windows & re-stucco. Approved.

1937 Quail Run Loop – Landscaping.
Approved.

1835 Tramway Terrace Loop – Repair roof,
replace garage door, & refinish trim.
Approved.

1933 Quail Run Loop – Replace windows.
Approved.

2310 Calle de Rafael – Replace garage door.
Approved

2870 Tramway Circle – Roof top deck.
Disapproved. Covenant does not permit.

7711 Cedar Canyon Place – Replace roof &
re-stucco. Approved.

7744 Cedar Canyon Road – Replace roof.
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.*

PICTURE, Page 3. You were right if you identified Sandia Heights with Sandia Peak in the background. This picture was taken in the early 1960's near the

current intersection of Tramway Blvd, and San Rafael looking northeast. What's missing? If you said TREES you were right again!

Sandia Heights – A New Urban Forest? ~ Kerney Bolton

Mountain and valley views are perhaps our greatest asset and a major reason why many of us moved here. Slowly, almost imperceptibly, Sandia Heights has been moving from mostly open grasslands punctuated by yucca and cholla toward dense urban forest. Yes, there used to be occasional clusters of live oak and juniper scrub and some magnificent old spring-fed cottonwoods, but the proliferation of trees which we see today is a byproduct of residential development and unintended by the covenants. Slowly, inexorably, trees are taking our magnificent views away.

Surface water run-off from roofs and streets has concentrated natural sources of water and allowed invasive, non-native species to grow where none could survive before. As a result, nature has provided us with enormous numbers of Siberian elm and a wide range of mixed conifer seedlings. If you have some of these young interlopers on your property, please consider removing them before they become a nuisance and much more expensive to remove. While you are at it, please also be a good neighbor and take a look at trees that you or a previous owner might have planted and, if they are obstructing your neighbor's views, consider pruning or removal.

The ACC is doing its part and asks for your support. For some time now the ACC has been disapproving applications to plant tree species that can be expected to exceed 26 feet at maturity or to plant trees that are not adjacent to your house. Design Guidelines for Landscaping are available on the SHHA website at sandiahomeowners.org or at the SHHA Office, 2B San Rafael, behind the Quail Run Shopping Center. They include listings of trees that will prosper in Sandia Heights without unduly obstructing views, and guidelines on where they may be planted.

With homeowners and the Association working together, we can stop and even reverse the loss of our treasured views and recapture the open spaces that are protected by our covenants.

Community Event Bulletin Board

Not all of these groups are sponsored by SHHA. Information is provided to keep residents informed

SOSH - SINGLES OF SANDIA HEIGHTS

At nearly 40 members, SOSH is moving right along. One very good reason for joining us is that the days are getting shorter. So, you might say, what does that have to do with SOSH? Many people don't like to drive in the dark, particularly if they are attending an event in Santa Fe, or even down at Popejoy. Well, we have members who don't mind driving at night, so that you don't have to hibernate for the winter all because the days are shorter.

If you are just reading about SOSH for the first time, we are a group of friendly, socially inclined folks up here in Sandia Heights, ranging in age from the 40s to the 80s (mentally, some of us are still in our 20s!). To reiterate--we are *not* Match.com! We just like to eat, drink fine wine (or good water!), taste different cheeses, listen to various music, and try out restaurants, check out new sites, and anything else, limited only by your not paying attention to all the neat things going on in New Mexico. (Actually, since I just returned from France on a tour focusing on castles, cuisine and wine, I am drooling to go back to their fresh food and wuuuuunderful wines. So, forgive me when I say the only thing I missed while I gone was the green chile.)

Interested in joining SOSH? Call Marsha Thole at 856-3352 to get added to the membership roster, and start having fun!

Church of the Good Shepherd Preschool's Vendor Night

Friday, November 2 5:00 to 8:00 p.m.

Start your holiday shopping early and support the preschool's educational programs.

The Sandia Heights Wildflower Club cordially invites you to attend the November 14, 2007, meeting featuring Bob Francis as the guest speaker. He is a master gardener and the author of Garden News, which is featured in the GRIT. His talk will focus on Plants in Sandia Heights. The meeting will be held at Charles and Connie McDonald's home at 1405 San Rafael Place (phone 797-2620) at 7:30 pm. New members are always welcome.

Future events for the Sandia Heights Wildflower Club:

January 16, 2008: TBA

March 19, 2008: Roses

May 17, 2008: Progressive Dinner

June 14, 2008: Garden Walk

Sandia Heights Wildflower Club

Photo Contest

The office is 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 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!





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

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*Have a great Thanksgiving
and*



Happy Hanukkah, Merry Christmas

And a Happy New Year

From the SHHA office

