

THE

GRIT

Sandia Heights Homeowners Association

April 2008

President's Corner



Well if you haven't noticed spring is here--as evidenced by the gentle winds wafting through our neighborhoods! Besides winds, spring means our yards and all the vegetation will be rebounding and growing with the spring and summer rains. This growth is one of the factors that makes our area very desirable as a place to live. However, with home ownership in Sandia Heights comes the responsibility to maintain our yards and surrounding areas in accordance with our covenants. I'm often contacted at meetings or via email or phone concerning our covenants and how they are applied. This area is clearly one of the strategic guiding principles that the majority of our homeowners want enforced, therefore, I see this as a clear mandate for your homeowners' association.

As in most cases, the decision as to application of the covenants is in the eye of the beholder. Frequently, I'm approached and told that the covenants say "X" and here is how I view "X" so my request for "X" should not be denied by--you fill in the blank--it is normally either the ACC (Architectural Control Committee) or the CSC (Covenant Support Committee.) Normally it is the ACC on future projects and the CSC on existing projects. In any case, these two committees are faced with a daunting challenge; they must interpret and apply our covenants on almost a daily basis--a difficult task. I would ask that each of you remember that the covenants have evolved over 30 plus years and been clarified by the ACC, the CSC and the courts over this entire period of years. This has resulted in numerous clarifications and further interpretation of our covenants. The ACC has the responsibility to review issues and make decisions on our covenants and their application based on this past history and using a fair and impartial application of standards. This responsibility resides with the committee and not with individual homeowners.

The CSC performs a similar function, only it is normally as a result of complaints from neighbors on problem areas. Your Board of Directors strongly supports both committees. The ACC has a set of guidelines that have evolved as the result of court cases, ACC interpretations and other clarifications of our covenants. I would ask all our homeowners to contact the office or one of the ACC members BEFORE undertaking any changes to the outside of your properties, including landscaping and trees as well as construction or other improvements. In this manner you can help us all avoid misunderstandings on what does and does not comply with our covenants. Remember, for members the application is free, and a little up-front discussion can avoid a lot of correspondence later on.

If you have a compliance issue and want the CSC to become involved, members may contact our office and you will be put in contact with the CSC. Our Board of Directors and the various committees are an all-volunteer group and we welcome new members--the next election is in June.

Continued on page 4

February 2008 Treasurer's Report: Ed Whitten, Treasurer

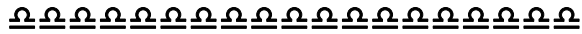
CASH FLOW		ACCOUNT BALANCES	
		Bank Accounts	
INFLOW		CD #1	\$92,357.05
GRIT Advertising	\$547.95	CD #2	\$36,248.40
NM Gross Receipts Tax	\$20.22	CD #3	\$15,000.00
Membership Dues	\$13,239.84	Checking	\$12,070.31
TOTAL INFLOW	\$13,808.01	Cash Accounts	\$1,683.57
		Total Bank & Cash	\$157,359.33
OUTFLOW			
IRS	\$1,489.29	ASSET ACCOUNTS	
CS & Membership	\$205.55	Miscellaneous	\$1,379.21
Communications & Publications	\$5,363.15	Office Equipment	\$4,973.06
Executive Committee	\$125.39	Office Furniture	\$5,651.99
ACC	\$8.36	Software	\$932.34
Office Expense	\$9,190.96	TOTAL Asset Accounts	\$12,936.60
TOTAL OUTFLOW	\$16,382.70	Liability Accounts	
		Improvements & Legal Reserve	\$146,592.00
OVERALL TOTAL	-\$2,574.69		
		OVERALL TOTAL	\$23,703.93

WE NEED YOUR HELP AND SUPPORT

~ Dick Cline, Nominating Committee

The SHHA is a volunteer organization with the 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 need volunteer directors for 2008. 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. 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 that are listed in the Directory of Residents. If you are willing to serve as a board member, please call me at 463-7698.





TRAM MAINTENANCE

The Tram will be closed April 7-10 and 14-17 for Spring maintenance.

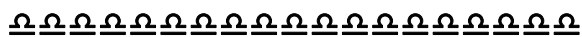


The office has Tram Passes available for SHHA members. We encourage you to come and get your pass today. The office can distribute up to four passes a day.

Here is how it works:

- First come, first served.
- Pick up your passes 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 to receive a full refund of your deposit.
- Passes will be issued for a specific date and may be used for that date only.
- Deposits are only refunded when you bring back your used ticket stubs.
- Of course, passes are available only during days and hours that the Tram is available to the public.

You must come into the office to reserve your date and make your deposit.



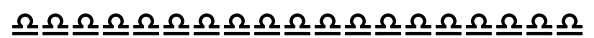
STATUS OF OPEN SPACE FOR 900 TRAMWAY

With the help of County Commissioner Tim Cummins and State Senator Kent Cravens, Bernalillo County hopes to

assemble sufficient funds to purchase the 10.3 acres at 900 Tramway Lane for open space. Senator Cravens has requested partial funding for this in the capital outlay appropriation which Governor Richardson recently vetoed. Assuming the Governor and leaders of the Legislature can resolve their differences over various legislative issues, we believe there is a good chance of receiving these funds.

Bernalillo County has some funding available from the open space property tax mill levy to serve a variety of its open space needs. This county funding would be combined with state funds to purchase the property. The owner of this property has decided to sell and it is currently listed with *The Vaughan Company Realtors*.

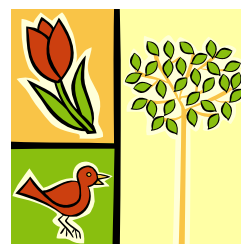
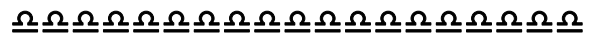
In addition SHHA's president, Sy Caudill and the chair of SHHA's Open Space Subcommittee, George Connor, this initiative has received invaluable assistance from two other Sandia Heights residents, Larry Ahrens and Vince Murphy.



BYLAW COMMITTEE

~ Marsha Thole, Chair

Keep a lookout for your copy of the May GRIT. We will have some bylaws amendments for you to vote on at the annual meeting in June.





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 Heinstein
 Jim Irving
 Don Keller
 Deborah B. Liebner
 Phyllis Moore
 Suzanne L. Popejoy
 Burt O’Neil
 Mona Lee Schilling
 Marsha Thole
 Steve Walsh
 Mike Winokur

Office Staff

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

SHHA Office

2-B San Rafael Avenue
 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

GRIT Editorial Policy is:

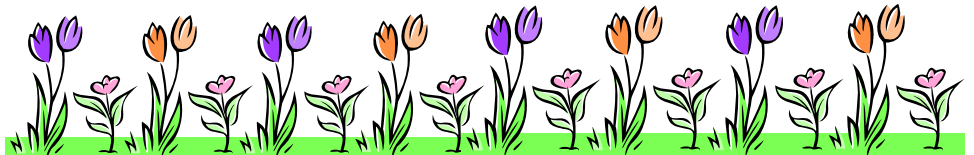
- Attempt to publish both sides of every issue, including constructive criticism; no abusive or insulting remarks.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.



Stats and more from the Sandia Heights Security Patrol

Month of February Call Type	# of calls	Month of February Call Type	# of calls
Alarms	20	Utility Co. Assist	1
Car accident	2	Special request	2
Family dispute	1	Customer assist	24
Lost/found pet	2	Dumped/Spilled material	1
Motorist assist	5	S.O. Assist	1
Motorcycle nuisance	1	Parking problem	2
Open door/window	3	Vandalism	17
Pet nuisance	1	Vehicle Burglary	2
Rescue assist	1	Newspaper pickup	18
Suspicious person	5	Special patrol	19
Suspicious vehicle	14	Homeowners on vacation	153
Theft	3	Total Calls	298

If you have questions regarding these stats, please call Security at 856-6347. Please be reminded that Sandia Heights Security is a subscription service separate from Sandia Heights Homeowners Association membership. Membership in SHHA does not include SHS membership. You can call Security to confirm your membership with them.



Continued from front page

If you want to become involved in maintaining your community and have about 10 hours per month, we would welcome your participation. In this manner you can become directly involved in the committees such as the ACC and CSC that have a daily direct impact on YOUR community.

Please come join us. Dick Cline is the chair of our nominating committee and he can assist you if you have questions concerning positions on the board. I look forward to your comments and thoughts on how the board is managing your association!

ACC Activity Log

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

138 Big Horn Ridge Drive – Re-stucco. Approved.

237 Spring Creek Court – Parking area. Approved.

340 Live Oak Road – Enclosed courtyard. Disapproved. Located partially in front setback, excessive area of enclosure.

441 Live Oak Loop – Replace door, refinish deck, re-stucco freestanding wall, concrete garage apron, & replace siding. Approved.

532 Roadrunner Lane – Replace & add windows. Approved.

568 Black Bear Road – Pave driveway. Approved.

601 Cedar Hill Road – Replace roof. Approved.

696 Bluebird Lane – Replace roof. Approved.

711-21 Tramway Place – Repair wall. Approved.

760-9 Tramway Lane – Refinish garage door. Approved.

795-N Tramway Lane – Replace roof. Approved.

882 Tramway Lane Court – Replace roof. Approved.

953 Deer Drive – Replace roof. Approved.

967 Antelope Avenue – Re-stucco. Approved.

970 Antelope Avenue – Play set. Approved.

974 Antelope Avenue – Re-stucco. Approved.

1048 Red Oaks Loop – Re-stucco & trim. Approved.

1114 San Rafael – Re-stucco. Approved.

1197 Bobcat Boulevard – Replace roof. Approved.

1431 Honeysuckle Drive – Landscaping. Approved with conditions.

1461 Bluebell Drive – Landscaping. Approved.

1551 Eagle Ridge Lane – Landscaping & driveway gate. Approved with conditions.

1803 Tramway Terrace Loop – Repair fence. Approved.

1839 Tramway Terrace Loop – Replace windows & doors. Approved.

2111 Navajo Willow Drive – Re-stucco. Approved.

2322 Calle de Rafael – Replace windows, add door, sidewalk, & fence. Approved with conditions.

2403 Tramway Terrace Court – Replace windows. Approved.

2417 Tramway Terrace Court – Replace windows. Approved.

Continued on page 8

Continued from page 7

2815 Tramway Circle – Refinish trim. Approved.

2824 Tramway Circle – Replace roof. Approved.

2881 Tramway Circle – Refinish trim. Approved.

8247 Raintree Drive – Re-stucco. Approved.

9109 Lynx Loop – Additions. Approved with conditions.

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 to read about all projects currently under ACC management.

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Resurfacing Roads in Sandia Heights ~ Ed Whitten

As you may know, SHHA has been working with our State Representatives Bill Rehm and Kathy McCoy to secure funds from the state Capital Outlay process. Each year we get together to discuss our needs. In 2007 we acquired \$575,000 for road resurfacing in Sandia Heights. Those funds are now available to the county to begin more road maintenance. The road work done in 2007 was from funds obtained in 2006. The county will soon begin to continue road resurfacing with a priority based upon our 5-year plan. The following roads are currently in the priority list to be addressed soon and work will most likely start this summer, but could begin sooner depending on the contractor’s scheduling:

- Live Oak from Tramway Blvd east to Juniper Hill Rd
- Tramway Circle from Cedar Hill north to Tramway Place including Courts

- Juniper Hill Rd from Tramway Rd north to Rock Ridge Dr
- Juniper Hill Loop from Juniper Hill Rd to Spring Creek Dr
- Tramway Lane from Live Oak Rd to San Bernardino
- Tramway Place from Live Oak to Tramway Ln and Brushwood St
- Big Horn Ridge Court and Big Horn Ridge Place
- Drainage rundowns in Tramway Terrace Loop

Bear in mind that some adjustment in the specific road segments may be made based upon expended funds and unknown factors.

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Graffiti ~ Sy Caudill

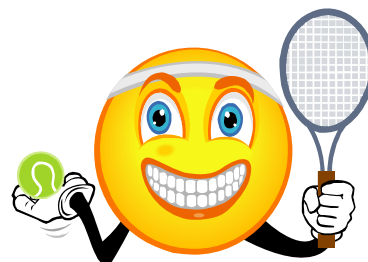
Graffiti -- some call it art and some call it defacing public and private property. We have had several instances of graffiti in Sandia Heights over the past several months, most recently at the intersection of Tramway Lane and Tramway Blvd. as well as under the arroyo at the ACE/Gas Station area. It has been my goal to respond to and correct graffiti as it occurs and to keep the county informed about occurrences to aid in prevention. Of the recent cases, they can be classified as "tagging" or "marking," and some are vulgar and offensive language.

Our goal as your homeowners association is to correct these as soon as we know about them and here is where we need your help. Call us to give a location and when you noticed the graffiti. If you see it in progress call the graffiti hotline at 768-4400, the security patrol at 856-6347, and the county sheriff at 768-4160. Do not get involved yourself but let the appropriate agencies respond. Most likely you will be reporting it after it occurs and the office can handle the necessary actions to get it corrected. Let us know, keep us informed and we can all work to keep our community pristine.

Community Event Bulletin Board

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

TENNIS EVENT A 2-hour tennis session – FREE – for SHHA members is scheduled for April 10 and 24 6-8 pm in your neighborhood. Players of all levels are WELCOME. Call Dave Barthel, the Sandia Heights Four Seasons Club Pro, at 856-7171 to reserve your place for this FUN and Fitness Event.



Church of the Good Shepherd - Church of the Good Shepherd holds two services (8:30 & 10:30) every Sunday. There are two Adult Ed Opportunities at 9:30 and Children's Education Time starts at 9:00 a.m. The Church is located at 7834 Tennyson St. NE. Please contact the church office for more details at 856-1004.

Sandia Heights Wildflower Club

Gardens Wanted!!!! The Sandia Heights Wildflower Club is sponsoring its annual Garden Walk on June 14 from 9:00 am to 12:00 noon and would like to include as many Sandia Heights gardens (large or small) as possible. Last year we had a tremendous show with 5 beautiful gardens so if you are interested in showing your garden to other Sandia Heights residents, please call Dan Caudillo at 856-6617.



Announcements & Notices:

- SHHA Board Meeting – Wednesday, April 9, at 7pm, in the SHHA Office.
- Office Hours: Monday – Friday 9am – 4pm.
- Notary public services are FREE to members. Please call to make an appointment.
- Tram Passes are available for SHHA members. Come get yours now!
- 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 and want ads.



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

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