

THE

GRIT

Sandia Heights Homeowners Association

January 2010

President's Message

~ Andy Anderson

A few weeks ago, a Sandia Heights resident sent a note to our SHHA office describing an encounter with three bow hunters on her property. The hunters were in camouflaged clothing with bows in hand. When our resident approached them to ask them what they were doing and advised them that they were on private property, their response was that they were hunting and implied they had every right to do so since the property was not posted. Our homeowner called Sandia Heights Security, however, the group was out of the area before security could arrive.

In an effort to gain insight into a situation such as this, we asked Ed Whitten, a former SHHA President and bow hunter, for some advice for our residents. Ed's comments are as follows:

Residents of Sandia Heights should be aware that deer hunting (with a bow and arrow) is allowed in the National Forest which borders our neighborhood. There was a Youth (under 18) hunt from November 21 through November 29. There is also a regular adult hunt in 2010 from January 1 through January 15. Each hunt is limited to 50 hunters and the authorized area of the Sandia Mountains is a very large area. However, there are occasional hunters who access the National Forest through our neighborhood. Most all hunters are very courteous and aware that they must use recognized access points to park or enter the hunt area. If necessary hunters should be reminded of the following rules as

stated in the New Mexico Big Game & Trapper Rules & Information:

“Sportsmen must get written landowner permission to cross private land where no public access exists to get to the public land.”

Although this incident was isolated and unique, residents should remain alert for anyone crossing their property without permission and notify Sandia Heights Security and the Bernalillo County Sheriff's office as appropriate. Living in Sandia Heights is a true privilege and our property rights must be respected if we want to maintain our unique community.

SHHA would like to wish you all a prosperous and healthy new year. The Board and staff look forward to continuing to serve and represent all of our members in 2010.

MAIL THEFT

Mail theft is still a problem!

We advise that you take your outgoing mail to the Post Office. Last month

mail was stolen from mailboxes during the night hours from 15 different residences. If the option is available it might be best to have sensitive information like checks, insurance and mortgage papers sent to your bank branch and you can pick them up from there, rather than having them sent to your house.

Likewise, consider opening a post office box and have your mail sent there. Otherwise, keep your eye out for the postman and get your mail out of your box quickly. The closest collection box is at the Circle K office. Pick-up time is 4pm Mon-Sat.



SANDIA HEIGHTS SERVICES

Sandia Heights Services would like to remind all residents that trash (including recycling) must be out no later than 7am on the scheduled pickup day, or no earlier than 5pm on the evening prior to collection.

White Roofs in Sandia Heights from the ACC

The Architectural Control Committee (ACC) is assigned the task to ensure compliance with the covenants that pertain to the exterior appearance of the properties within the Units of Sandia Heights. One of the covenants that uniformly applies to all Units is the prohibition of white roofs. Some of these covenants were established as far back as 1965 when energy savings was of little concern.

Over the past two years, the ACC has received a number of requests for the installation of roofs that are made of relatively new materials known as "cool roof" materials that allow a reduction of up to 50% in energy requirements to cool a house. This is especially true for flat roofs and, of course, would be a major benefit to home owners in warmer climates including Sandia Heights.

Many of these new materials are available in several colors including white and tan. The white materials are promoted by local roofing companies because of ready availability and their high solar reflectance.

However, as stated above white roofs are against the covenants in the Units of Sandia Heights and, therefore, cannot be approved by the ACC.

The ACC has studied this "white roof" dilemma of energy savings versus the fact that white roofs are prohibited by the covenants, and proposes the following solutions.

1. The ACC will approve roofs with a Solar Reflectance (SR) or a Light Reflectance Value (LRV) of 65 or less. Where white roofs have a LRV or SR of more than 80, a tan roof 65 and a tar and gravel roof 10. The energy saving varies little between a SR or a LRV of 80 and 65. According to studies published by the Lawrence Berkley National Laboratory, the energy savings of a tan roof (SR = 65) is only 4 % less than a white roof (SR = 80) and still qualifies for the Energy Star label as a "cool roof", as defined by the USDOE.
2. The ACC will consider the visibility of a roof surface from neighbors in determining the acceptance of a roofing material. Roof reflectance should never influence neighbors in a negative manner.
3. Roofs that are not visible from the roads or visible by the neighbors and are screened by parapets can have a SR or LR value of more than 65 but not more than 80.
4. At all times the ACC will require that for conventional roofing material (e.g. tar and gravel) the insides of the parapets will be painted or stuccoed in a color scheme in harmony with the outside walls of the home. If a membrane material is used, the inside upswing of the parapets shall be covered with a low reflectance membrane material of tan or other darker color.
5. The ACC will not approve a high gloss finish that has the potential of reflecting nuisance levels of light into nearby properties. Gloss is a measure of the degree to which a surface functions as a mirror. The ISO and ASTM specular gloss scales include <10 = flat (matte, velvet), 10-20 = eggshell, and >85 = high gloss. Finishes with a flat, eggshell or low sheen designation (gloss value of <20) are usually acceptable.

Continued on page 8



TRAM PASSES

SHHA has purchased 6 corporate tram passes per day! For details on how the tram passes work please go to the website: www.sandiahomeowners.org or call the office at 797-7793. We cannot make your reservations over the phone but you can call the office find out if passes are available for the date you want. Please note: After 5pm the \$1 parking fee is waived.



SHHA Membership Cards & Merchant Benefit Program

SHHA members, you should have received your personal *SHHA membership card* and *key-ring tag*. If you have not received your membership card, please call or come by the office. The membership cards and tags can be used to expedite: admission to SHHA sponsored events, picking up Sandia Peak Tram Passes, access to SHHA Office benefits & services, and for claiming SHHA Merchant Benefits.

Current SHHA member benefits and services include: office and notary services, annual classified ads, Coffeehouse Concert Series, Sandia Tram Passes, Swim Passes, covenant enforcement, no-fee ACC applications, and discounted safety vests.

The SHHA Merchant Benefits Program includes the following current participating merchants:

Bair Medical Spa - Best Way Carpet - Black Diamond Taekwondo - Bob's Painting - Chiropractor, Mark L. Schwartz DC - County Line of Albuquerque – Curves-Granite Transformations - High Finance Restaurant & Sandiago's Mexican Grill

at the Tram - Jade Enterprises - Massage Envy

To see the discounts offered by each merchant visit our website: www.sandiahomeowners.org.



Odds & Ends from Parks & Safety Committee

~ Larry & Frances Desonier

As everyone who has lived in Sandia Heights for a while knows, we can get some pretty bad weather in winter, particularly in December, that leaves our roads treacherous. For those who may be new to the neighborhood this is a reminder that our roads are OWNED and MAINTAINED by Bernalillo County. Your homeowners association has absolutely NO authority to do anything about the roads when they are totally iced over.

The county policy for bad weather is: “The most heavily traveled roads are prioritized first. As an example in the Sandia Heights area, Eubank and Paseo Del Norte would be a priority because of the number of cars that use it.” In talking to them there really is no time schedule and they usually work the storm as it develops. This being the policy, the best advice is to stay home the morning after a storm, if at all possible, safe and warm, until the ice on the streets begin to melt and it is safe to travel.

Pedestrian Safety Reminders

- Walk **Facing** Traffic; make eye contact with drivers approaching you.
- Wear reflective vest or brightly-colored clothing, particularly in the evening.
- If you are walking a dog, keep the dog to your **left**.
- Whenever cars approach, a group of pedestrians should walk in **single file**.





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Vice President – Phyllis Moore
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Betsy Rodriguez –
Administrative Assistant
Sheraz Saint-Lôt –
Administrative Assistant

SHHA Office

2-B San Rafael Avenue
Albuquerque, NM 87122
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Phone: 505-797-7793
Fax: 505-856-8544

WEBSITE:

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

Month of November Call Type	# of calls	Month of November Call Type	# of calls
Breaking & entering	2	Suspicious vehicle	23
Animal control assist	1	Suspicious person	11
Alarms	23	Salesman problem	26
Car accident	2	Theft	2
Fire	1	Utility Co. Assist	5
Front office	4	Special Request	4
Family Dispute	1	Customer Assist	21
Speeding Vehicle	1	Dumped/Spilled Material	3
Lost/found pet	3	S.O. Assist	0
Motorist Assist	11	Parking Problem	1
Motorcycle nuisance	1	Vandalism	3
Open Door/window	5	Wildlife Report	1
Pet nuisance	14	Vehicle Burglary	3
Rescue assist	3	Newspaper Pickup	16
Speeding vehicle	1	Special Extra patrol or observation	26
		Total Calls	217

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.



SECURITY ALERT

The office has a security email alert that can be emailed to all of those people whose email addresses are in our database. If you would like to receive such an email please call the office at 797-7793 or email us at sandiaheights@comcast.net.

Also, if you have changed your email address please notify us so that we can update the database. Thank you.



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- Office and Notary Services
- Annual Resident Directory & Guide
- ACC applications at no charge
- Free Classified Ads
- Free Sandia Peak Tram Passes
- Merchant Benefits Program: great discounts with cooperating merchants
- Free Admission to the Sandia Heights Coffeehouse Concert Series
- Covenant and Architectural Control
- \$8 Monthly dues conveniently added to your water bill



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Sandia Heights Coffeehouse Concert Series presents...
Syd Masters & the Swing Riders
in Concert



**Church of the
Good Shepherd**
7834 Tennyson NE

**Saturday
January 16**

7:30 p.m.

Syd Masters & the Swing Riders is a trio based in Edgewood playing western music--WESTERN, not country-western. The band's repertoire is one third vintage music of old cowboy trail songs, one third western swing from the 30s, 40s & 50s, and one third originals. Syd's timeless melody "Under New Mexico Skies" was given the honorable title of "Official Cowboy Song of the State of New Mexico" by Governor Bill Richardson.

The New Mexico Music Industry has presented Syd with awards for "Country Song of the Year," "Best Vocal Performance," and "Most Humorous Song." His 2007 NMMI award for "Vocalist of the Year" made him the only person to ever win it twice. Syd has been seen on television commercials and billboards throughout the west as spokesman for the Powerball Lottery Campaign.

This will be an all-ages, alcohol-free event, presented by the Sandia Heights Homeowners Association Community Services & Membership Committee. General admission will be \$15/adults, \$10/teens and seniors 60+, \$5/12 & under, under 5 free. **Admission for SHHA members & their houseguests will be FREE!** Due to the series' growing popularity, **Lower Hall doors will open for the first time at 6:30 for MEMBERS ONLY.** Doors will open to the general public at 6:45. Admission is at the door only--no advance tickets--come early for best seating. Refreshments will be provided. For more information or to volunteer to help, contact Linda Bolton, 856-7100/nlightsmgt@aol.com.

From I-25, take Paseo del Norte east to the end, turn right (south) onto Tramway, then right (west) onto Tramway Terrace at second light, then right (north) onto Tennyson, follow signs to the Church. Park in upper lot and walk around to lower lot. Handicapped & semi-handicapped parking is in lower lot.

Continued from page 2

SR, LRV and gloss designations for the "cool roof" roofing materials are available from the manufacturer's data sheets.

The ACC requires a sample of all roofing material, other than tar and gravel, proposed for a new or re-roofing project.

The ACC has recently revised the "ACC Design Guidelines for Roofing" to recognize the increased use of "cool roof" materials and the terminology used to describe their characteristics, as solar reflectance, etc. Please refer to the SHHA website to view the revised guidelines or stop at the SHHA office for a copy.



ACC Activity Log

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

- 31 Juniper Hill Loop – Re-roof and Photovoltaic panels. Approved
- 184 Big Horn Ridge Drive – Re-roof. Approved
- 200 Spring Creek Drive – Re-roof. Approved
- 215 Spring Creek Place – Landscaping and Swamp cooler replacement. Approved
- 505 Black Bear Loop - Re-stucco. Approved
- 506 Black Bear Loop – Back fill retaining wall. Approved
- 793 H Tramway Lane – Window replacement. Approved
- 795 D Tramway Lane – Replace heating equipment. Approved
- 820 A Live Oak Road. – Window replacement. Approved

869 F Tramway Lane – Shading device. Approved

925 Tramway Lane – Window replacement. Approved

929 Tramway Lane – Door Replacement. Approved

969 Antelope Ave – Addition. Approved

1187 Laurel Loop – Solar panels. Approved

1816 Tramway Terrace Loop. – Patio cover. Approved

2506 Tramway Terrace Court – Window and Door replacement. Approved

7701 Cedar Canyon Place – Re-stucco & window replacement. Approved

Check the ACC Project Log on 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.



SNOW REMOVAL

Most of the roads within Sandia Heights are County roads/streets,



although there are a few private roads. If you need maintenance on your road/street, including snow removal, please call the county at 848-1503. The county is responsible for removing snow from the public roads. If you should need assistance with snow removal from your private driveway you may contact: Dave Carillo 220-9797



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SHHA Tree Removal Lottery Update

Reminder: Now you have a chance to have your tree removed at no cost to you if it meets certain criteria as part of SHHA's Tree Removal Lottery.

The Community Service and Membership Committee (CS&MC) urges you to take action now. Are any of your trees interfering with your enjoyment of Sandia Mountain or the Rio Grande Valley? Are they interfering with the views of your neighbors? If the answer is yes, the time for action is now. Plan to have them removed before the SHHA Annual Meeting in June 2010 and enter the Lottery for a chance to have the cost reimbursed.

Please see the SHHA website at www.sandiahomeowners.org or drop by the SHHA office for complete Lottery eligibility, entry, and rules.

Lottery Rules

- Must be a member of the SHHA
- Trees must have been cut and removed after January 1, 2010
- Any size Siberian Elm* may be entered (including young sprouts)
- Siberian Elm* stumps must be treated to prevent re-growth
- Trees of all species over 26 feet high are eligible
- Trees on County rights-of-way are eligible
- Only Tree Owner can give permission for tree removal

To Apply

- Fill out a Lottery application at the SHHA Office
- Provide a paid copy of the invoice for tree removal

Winners

- Drawings will follow the SHHA Annual Meeting in June 2010
- Need not be present to win
- Winners will receive actual cost of removal up to a maximum of \$750.00 per tree
- Drawings will continue until a total of \$5,000.00 has been awarded

The lottery is open to SHHA members only. Not a member of the SHHA? Join with your neighbors now to do your part to support Sandia Heights and enjoy the many benefits of membership, including the Tree Lottery. Drop by the Office to join!



MARK YOUR CALENDARS for Saturday, February 20, 2010, Meet and Greet 11am to 2pm in the SHHA office.



Join with your friends and neighbors at the SHHA office, 2B San Rafael. Come enjoy our delicious hors d'oeuvres, and learn more about SHHA.

Dr. Mark DiMenna, Vector-Borne and Zoonotic Disease Division Manager and/or Jeff Sheyka, from the Albuquerque Environmental Health Department will be speaking at noon.

Hosted by your SHHA Community Service and Membership Committee.



Community Event Bulletin Board

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

Sandia Heights Wildflower Club

Prickly Adventures: Growing Cacti in Sandia Heights Gardens will be the subject of the next Sandia Heights Wildflower Club meeting. We are fortunate to have as our guest speaker for this topic, David Ferguson, Curator of Cactus and Succulents for the Rio Grande Botanic Garden. The meeting will be held at the home of Astrid Lugowski on Wednesday, January 29, 2010 at 7:30pm. We are also planning a field trip to the New Mexico Gourd Society's 5th Annual Celebration of Gourds which is joining the Xeriscape Expo 2010 at the New Mexico State Fairgrounds on February 27, 2010. We will provide details about this field trip at the January meeting. Anyone who is interested in joining the Wildflower Club or who would like information about one of our meetings or activities may call Connie and Charlie McDonald at 797-2620.

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Coffeehouse:** Saturday, January 16 at 7pm, Church of the Good Shepherd
- **Office closed:** Monday, January 18 – Martin Luther King, Jr. Day.
- **Notary** and office services free to members.
- **Tram passes** free to members, please check with the office for your reservation.
- **Contractor Evaluation Binder** free to members. If you have used services that you can recommend especially Handymen or Pest Control, please submit an evaluation to the office.
- **SHHA Board Meeting** – Wednesday, February 10 at 7pm in the SHHA Office.
- **Valentine's Day** – Sunday, February 14.
- **Office closed** Monday, February 15 - President's Day
- **Meet n Greet** – Saturday, February 20, 11am – 2pm.
- **Committee meeting** dates and times are posted in the monthly calendar found on our website: www.sandiahomeowners.org.
- **Classified ads** can be found on the website under the News and Information page.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members and \$4 per vest for non-members – we have already sold over 200 and a limited supply remains.



Sandia Heights Homeowners Association
2-B San Rafael Ave NE
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Thank you to everyone who submitted a photo for the 2010 Directory. The photo chosen for the cover is by Kim Herrmann. Her photo along with some other photo submissions are featured on our website. We encourage you to go to the website: sandiahomeowners.org and take a moment to enjoy all of the beautiful photographs!

Just a note of clarification, we mail the GRIT to both members and non-members as a courtesy to those who are non-members to encourage them to join. However, the services and benefits of membership are limited to members of the association. If you are a non-member we encourage you to join.