

THE

GRIT

Sandia Heights Homeowners Association

October 2010

Vice President's Message by Kate Fry

Once again, it seems like summer flew by, and now the days are getting shorter and the nights a bit chilly. With the sun coming up later and going down earlier, we all need to keep an eye out for kids at the bus stop in the morning and people out enjoying our spectacular fall weather. Early morning and late evening walkers might want to think about getting one of our reflective vests. You can pick one up at the SHHA office for cheap!

The Bernalillo County roads supervisor and his crew have been busy removing elm saplings along Tramway Road. We very much appreciate their efforts to beautify this road that is traveled by so many out-of-town visitors. As you know, the County will also remove unwanted trees from your property if they are in the right-of-way, usually several feet from the edge of the road. You can call 848-1503 to put in a request. Remember that you may ask to have trees removed only from the right-of-way on your own property.

As you saw in the August GRIT, the 2010 Tree Lottery was a great success. I am pleased to announce that the 2011 Tree Lottery will run from June 12, 2010 to the 2011 SHHA Annual Meeting. So if you pay to have a qualifying tree removed during this period, save the receipt. Look for the article on page 3 for eligibility and lottery rules.

We had several bear visits this summer, most likely because spring was cold and early summer was dry, which disrupted the bears' natural food supply. We had a bumper crop of acorns in late summer, but unfortunately, once bears figure out there is easy food in our

neighborhood, they will continue to check out places where they have found it. This includes garbage that is put outside before trash pickup day, bird feeders and hummingbird feeders (bear candy!), pet food, and fruit trees. We are now in the season when the bears are trying to pack on the pounds so they can make it through the winter in hibernation. Bears usually go into dens in November, so please continue to be vigilant. Keep garbage in the garage and put it outside no earlier than the morning of trash pickup. Don't feed your pets outside. Bring bird feeders inside at night. Bears demolished several *empty* bird feeders during the summer—they know those things usually have birdseed in them, and they will go after feeders even if they are empty. Keep ripe fruit picked and clean up fallen fruit. Please feel free to call me at 828-9618 if you have any questions about coexisting with bears or other wildlife. And above all, enjoy the privilege of living in this beautiful area and sometimes getting a glimpse of our wild neighbors!

BEAR SIGHTINGS:

Bear sightings should be called in to NM Game and Fish at either 222-4700 or 222-4719. The call will be logged and NMG&F will determine the appropriate action to be taken, which may be trapping and relocating. If the bear is threatening persons or pets, please call the emergency number. That number is (505) 827-9372. **This number should be called ONLY if a bear is actively threatening persons or pets.**



**Property Owner Responsibilities
in Bernalillo County Rights of
Way Corner Properties**

In an effort to maintain the traffic safety of the traveling public, the Bernalillo County Traffic Engineering Department reminds property owners that they have a responsibility to maintain the clear sight triangle by removing any tree, shrub, or vegetation that obscures an official traffic control device, railroad sign or signal. **The Bernalillo**

County Code Section 66-225 states:

(h) Unobstructed vision for traffic safety shall be strictly and solely maintained by the property owner and occupant on all corner lots, regardless of the zone classification, with reference to any vehicle, trailer, sign, fence, ornament, hedge, shrub, tree, display or any other obstruction, but not including buildings. No such obstruction to view between three and eight feet above the gutter line shall be placed or maintained within the clear sight triangle which is a triangular area at the street corner, which area is bounded by and whichever is the lesser of:

- (1) The curb lines of a street intersection and a line extended to the curb lines connecting points on the property lines 25 feet distant from the intersection of the property lines of the corner lot in such street intersection; or
- (2) The curb lines of an intersection and line connecting points 35 feet distant from the corner of the intersection and such corner is determined by projecting the curb lines out to a specified point.

(i) Any owner, occupant or agent in charge of all corner lots failing to comply with the provisions of subsection (g), (h) and (i) of this section, shall be liable to the county for any claim or demand made upon the county which arises from, either directly or indirectly, the erection of, or failure to maintain, any vehicle, trailer, sign, fence, ornament, hedge, shrub, tree or display which obstructs the clear sight triangle, or which hides or obscures any official traffic control device, railroad sign or signal. (Ord. No. 96-2, §15, 3-12-96)



**SHHA Membership Cards &
Merchant Benefit Program**

Your SHHA member benefits and services include: office and notary services, annual classified ads, Coffeehouse Concert Series, Sandia Tram passes, tree lottery, 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 (\$1 parking fee will be reimbursed with purchase of lunch) - Jade Enterprises - Massage Envy - The UPS Store – Yoga with Marcy**

To see the discounts offered by each merchant visit our website:

www.sandiahomeowners.org.



Covenant Support Committee:

Fall is here and it is time to think about completing home repairs, putting away the boat, and getting the RV ready for winter. Please remember that exterior repair and maintenance for your house should be run through the ACC for approval; and winterizing your toys does not mean draining the fluids and putting a blue tarp on them to be parked on your lot.

The CSC is a volunteer organization trying to preserve the covenants that you agreed to when you came into the neighborhood - please follow them!

Remember if you have a suspected violation in your Unit please fill out the form (on the Web or come to the office) **YOU DO NOT HAVE TO CONFRONT YOUR NEIGHBOR** to file a complaint but you must be an SHHA member.



The SHHA Tree Lottery is Back!

Your SHHA Board of Directors was very pleased with the overwhelming support expressed by you, our Members, for tree removal and for the Tree Lottery. The Board has once again voted to run a tree lottery for another year and raised the total winnings to \$7,500.00. Trees cut since this year's SHHA Annual Meeting, June 12th, 2010 are eligible for a drawing at next June's Annual Meeting.

Eighty-nine percent of our residents have stated that they were either very or somewhat concerned with undue obstruction of views by trees.* Now is the time to act on our convictions and do our part to curtail, reduce, and reverse the otherwise relentless advance of trees into our distant mountain and valley views. *The SHHA Tree Lottery* will once again provide an excellent chance for all Association Members to have all or most of their tree removal costs paid for by the Association!

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, now is a good time to add tree removal to your list of Fall cleanup jobs.

Lottery Rules

- Must be a member of the SHHA
- Trees must have been cut and removed after June 12, 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 tall 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 2011
- Need not be present to win
- Winners will receive actual cost of removal, including GRT, up to a maximum of \$750.00 per tree
- Drawings will continue until a total of \$7,500.00 has been awarded

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

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!

*Extrapolated from the January 2006 ACC Covenant Enforcement Survey

** Siberian Elms, often confused with Chinese Elm, are prohibited by the Covenants.



TRAM PASSES

SHHA has purchased 6 corporate tram passes per day! We cannot make your reservations over the phone but you can call the office and find out if passes are available for the date you want.





Officers

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 Vice President – Kate Fry
 Secretary – Michele Munson
 Treasurer – Ed Tull

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Office Staff

Betsy Rodriguez – 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:

Month of August Call Type	# of calls	Month of August Call Type	# of calls
Alarms	49	Newspaper pickup	13
Animal control asst.	1	Noise complaints	1
Breaking & entering	1	Open door/window	6
Assault/Battery	0	Parking problem	0
Car accident	1	Pet nuisance	13
Customer assist	9	Salesman problem	16
Construction site burglary	0	Snake Call	11
Dumped/spilled material	3	Special (extra patrol or observation)	15
Fire	0	Special request	7
Fireworks complaint	1	Speeding vehicle	3
Front office	3	Suspicious person	5
Loud music/party	6	Suspicious vehicle	30
Lost/found pet	5	Theft	7
Lost/found item	1	Threat/personal	1
Mailbox vandalism	0	Utility Co. assist	5
Motorcycle nuisance	1	Vandalism	7
Motorist assist	10	Vehicle burglary	0
Neighbor Dispute	2	Wildlife report	13
		Total Calls	246



Recycling: Sandia Heights Services now offers curbside recycling to all Sandia Heights residents. In an effort to "Go Green" and reduce the amount of trash in our landfills, the curbside recycling program began on July 1, 2010. Participation is available to all residents at no extra charge. The success of the pilot program allowed SHS to implement recycling as part of the normal solid waste collection services. Please place your recyclables in tightly secured clear plastic bags or plastic grocery store bags along with your regular waste by the curbside by 7AM on your regular collection day every other week – please see the calendar for specific dates. The calendar can be found at <http://sandiaheightsservices.com>. If you can't find clear plastic bags, use what you have and just be sure your recycling can be distinguished from your regular trash.



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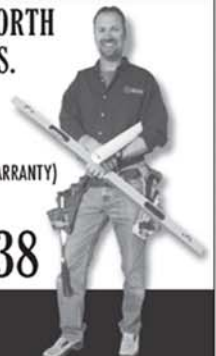
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Report from Commissioner

Michael C. Wiener

for District 4, 688-0004 (cell #) or at 858-0004 (home #)

Many exciting and positive changes are taking place in Bernalillo County as we head into the Fall season. The much anticipated Eubank Boulevard expansion (from Academy north to Paseo del Norte NE) to four lanes is finally underway. This \$25 million long-delayed project had its ground-breaking on September 15th - with construction commencing on September 27th by Franklin Earthmoving Inc. This project will take one year to complete and will greatly improve traffic flow in the northern part of Bernalillo County. Eubank will soon be 4 lanes all the way to Paseo Del Norte with new frontage roads, sidewalks, traffic signalization, trail improvements and storm drainage added. You can follow the progress of the Eubank Blvd. expansion on the web at www.bernco.gov/eubank.

The Coalition of District 4 Neighborhood Associations had a very informative meeting on August 18th at the Sibrava Sheriff's Substation. A very thorough and interesting presentation was made by Chris Blewett on the New Mexico RailRunner. The next District 4 Neighborhood Coalition meeting is scheduled for Wednesday, November 3rd. For information about this important meeting please contact my assistant Darrell Dady at 468-7010.

In October, we will be dedicating the MDC Sewing Initiative at the Metropolitan Detention Center as inmates will begin making their own uniforms and all textiles in a new 2500 square foot building adjacent to the jail, that was just constructed. This project is expected to save taxpayers hundreds of thousands of dollars each year while giving inmates worthwhile job skills, teaching them responsibility and improving their self-worth. The next programs I am championing at the MDC will involve inmates raising their own vegetables hydroponically and growing

Tilapia in large fish tanks to reduce the county's cost of feeding inmates.

During the summer Bernalillo County re-opened the newly improved swimming pool at the Paradise Hills Community Center and also unveiled a new Splash Park at the Raymond G. Sanchez Community Center to better serve my constituents in the far North Valley and on the West side.

Our Economic Development Team has been very involved in bringing more Movie and Television Production to our County and they are also very excited about hosting the "Taste of New Mexico" (www.the_tasteofnewmexico.com) Event at 1 Civic Plaza - October 8th and 9th. This event, in conjunction with the City of Albuquerque, will highlight many area restaurants featuring their "food, wine and brew". You are invited and encouraged to attend what will hopefully become an annual event.

Perhaps the most exciting news is that I now have \$50,000 to award as I will be soliciting proposals from all of the neighborhood associations in my district asking them to submit a proposal as to how they would best use these funds. A committee will soon be established to review these proposals and the money will be awarded - either \$50,000 to one Neighborhood Association or divided among several winning associations.

Despite the downturn in the economy, Bernalillo County Government continues to be well-managed and enjoys the highest bond rating possible. At a time when the City of Albuquerque had to cut employee salaries - we have just provided 2% raises to all Bernalillo County Employees and have a balanced budget. New Ethics Legislation is being discussed now and the County Commission is taking steps to eliminate nepotism and to improve the management of the MDC (Metropolitan Detention Center) which costs \$71 million a year to operate) and MATS (Metropolitan Assessment and Treatment Services) both of which have been in

the news lately.

As your District 4 County Commissioner I am continuously available should you have any questions or wish to discuss any issue(s) with me. Please feel free to reach me, or my assistant Darrell Dady, at 468-7010.

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**PROPOSED AMENDMENTS
TO THE SHHA BYLAWS**

The SHHA board has approved two amendments to the Bylaws. If you have any questions regarding the changes please email us at sandiaheights@comcast.net. The following amendments will be voted on individually at the June 2011 Annual Meeting.

AMENDMENT #1 –To Bylaws Section 7.1.3

change the first sentence, which currently reads:

7.1.3 Directors’ Participation on Committees: **All Directors except for the President shall serve on at two (2) Standing Committees.**

To read: All Directors except for the President shall serve on at least one Standing Committee.

Rationale:

PROS: The number of Directors specified by the Bylaws is sufficient to populate the Standing Committees with the required number of Board members if each Board member serves on one Standing Committee. Board members are free to serve on more than one Standing Committee if they desire.
CONS: None are known.

AMENDMENT #2 - To Bylaws Sections: 7.2.4, 7.2.5 and 7.2.7, change the first sentence which currently reads:

7.2.4 Covenant Support Committee. The Covenant Support Committee (CSC) - **shall consist of a minimum of five (5) Board members**, excluding ex officio members. For each Unit in Sandia Heights for which CSC has responsibility, the Board authorizes it to take necessary and appropriate actions to enforce the Unit covenants as set forth in its charter, as well as other functions as may be set forth in its charter.

7.2.5 Community Service and Membership Committee. The Community Service and Membership Committee **shall consist of a minimum of three (3) Board members** excluding ex officio members. It shall be responsible for activities which enhance a sense of community and perform such other duties and functions as set forth in its charter.

7.2.7 Parks and Safety Committee. The Parks and Safety Committee **shall consist of a minimum of three (3) Board members** excluding ex officio members and shall be responsible for overseeing park issues, working with Bernalillo County on traffic, road and safety related matters such as proper visibility along roadways, making recommendations to the Board and appropriate legislators, and such other duties and functions as are set forth in its charter.

Change the first sentence of each to read: “shall consist of a minimum of two (2) Board members.”

Rationale:

PROS: The changes detailed above bring consistency to all committees with regard to the number of committee members required to be Board members. CONS: None are known.



Architectural Control

Committee -- The Neighborhood Review Process

The ACC processes over 300 applications a year ranging from new home construction and modifications to existing homes to small projects such as trim painting. All of these projects are evaluated prior to their approval to make sure they conform to Unit covenants and ACC guidelines. In some cases, the ACC will conduct a neighborhood review of the project as part of the evaluation process. This decision is made when the ACC feels that the project may have an impact on the views, harmony, property values, or interests of the owners of nearby properties. So how does the neighborhood review process work? The process consists of the following steps:

1. A notification letter is sent to neighbors in the immediate vicinity of the proposed project.
2. The letter describes the project and advises addressees that they have 10 days to come to the SHHA office to review the project plans. These plans normally consist of a plot plan showing the footprint of the project, elevation drawings, samples/specs for exterior materials, colors, and finishes, and landscape plans.
3. Once all comments are received, the ACC provides feedback to the project applicant and works with the applicant to address the comments.
4. If the ACC feels that the comments expressed during the review process indicate that there is a feeling of uneasiness with the project within the neighborhood, the ACC will schedule a neighborhood review meeting to allow neighbors to meet with the ACC.
5. Once the ACC has received all comments from the neighborhood review letter and from any subsequent meetings, the ACC

will consider all of these comments before making a final decision to approve or disapprove the project. The ACC will inform all parties of the decision.

The neighborhood review process is the product of many years of experience in dealing with the community's need to continually build, update, and modify its residences. The ACC was established by the Unit covenants at their inception to provide overall guidance to the homeowner and to maintain control of the various architectural standards imposed by those covenants. The neighborhood review process was an outgrowth of the need to have meaningful neighborhood input as a vital part of the ACC's decision process instead of having a process which did not consider the impact of a project from the neighborhood's point of view.



ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday, 9am – 4pm.
- **Office Closed** on Monday, October 11 in observance of Columbus Day.
- **Tram passes, Classified ads, Contractor Evaluation Binder, Notary & Office services (fax – copies)** free to members.
- **Tree Lottery Program** for members



ACC Activity Log

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

18 Cedar Hill Road – Re-roof.
15 Sandia Heights Drive – Refinish Trim
19 Juniper Hill Loop – Re-stucco.
61 Pinon Hill Place – Landscaping.
85 Juniper Hill Place – Driveway Replacement.
344 White Oaks Drive – Replace Walkway
422 Live Oak Court – Re-roof.
543 Black Bear Loop – Re-roof.
572 Black Bear Loop – Replace Pool Deck and Re-roof.
634 Cougar Loop – Reroof.
726-15 Tramway Vista Drive – Re-roof.
726-23 Tramway Vista Drive – PV Panels.
795 K Tramway Lane – Addition.
807 Tramway Lane – Garage Door Replacement.
1004 Tramway Lane – Re-roof.
1044 Red Oaks Loop – Paint House.
1114 San Rafael – Re-roof.
1161 Laurel Loop – Re-stucco.
1164 Laurel Loop – Garage Door Replacement.
1199 Bobcat Blvd. – Replace Driveway.
1204 Marigold Drive – Re-stucco.
1235 Rockrose Road – Re-roof.
1475 Morning Glory Road – Re-roof.
1482 Morning Glory Road – Swamp Cooler Replacement.
1515 Eagle Ridge Road – Patio & Landscaping.

1572 Eagle Ridge Court – Resurface Driveway.
1814 Tramway Terrace Loop – Re-stucco.
1908 Quail Run Road – Garage Door Replacement.
1923 Quail Run Drive – Resurface Driveway & Replace Swamp Cooler.
1934 Quail Run Loop - Re-roof.
1936 Quail Run Loop – Wall.
1947 Quail Run – Patio Roof Repair.
2034 Quail Run Drive – Replace Evaporative Cooler.
2106 Navajo Willow Dr. – Replace Patio Concrete
2150 Black Willow Drive – Window Replacement.
2420 Tramway Terrace Court – Window Replacement.
2445 Tramway Terrace Court – Re-stucco.
2501 Tramway Terrace Court – Re-roof.
2710 Tramway Circle – Re-roof.
2828 Tramway Circle – Refinish Trim.
2877 Brushwood - Re-stucco & Re-roof.
2895 Tramway Place – Fence Replacement.
2896 Tramway Place – Gate Replacement.
7706 Cedar Canyon Place – Repaint Wood Lath.
7713 Cedar Canyon Place – Re-roof.
7737 Cedar Canyon Road – Replace Patio Slab.
8219 Raintree Drive – Window Replacement.

Check the ACC Project Log at the 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.



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Community Event Bulletin Board

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

Church of the Good Shepherd teen's program for youth ages 13-19 will begin on Sunday, September 19, 2010. The program is set up to support the teens in our community and help them make healthy choices while feeling support in a structured and caring environment. Visit www.goodshepherdunitedchurch.com, stop by the church at 7834 Tennyson NE, or call the office @ 856-1004 for more information.

Sandia Heights Artists News... The 7th Annual Sandia Heights Artists Studio Tour (September 25 & 26) was a wonderful event. We hope you enjoyed it as much as we did. The next scheduled Sandia Heights Artists event is the second annual Holiday Show to be held Saturday, November 13, 10am-4pm at the Church of the Good Shepherd, 7834 Tennyson Street NE (one block west of Tramway, a few blocks south of Paseo). Beautiful and affordable art work made by your Sandia Heights friends and neighbors will be available for purchase.

Communications and Publications Committee by Burt O'Neil

The online GRIT has been available on our web-site for over a year. This format is supported by Adobe-Reader 9. Adobe-Reader 9 software can be downloaded free of charge (how to do this will be outlined later in this article.) Adobe is the industry standard and is used by the courts and government to generate all computer generated documents.

All our residents, SHHA members and non-members, receive the monthly GRIT newsletter in the mail. Some of our residents ignore the mailed GRIT and only read the GRIT online. The online GRIT is in color and in the near future will incorporate audio and video to supplement our printed articles. While there is NO intention of discontinuing the printed mailed out version of the GRIT, some of our residents want to have the online GRIT and cancel the mailed printed version. This is consistent with the trend to reduce the harvesting of trees for paper and to avoid the unnecessary cost of inks, printing and postage.

If you do decide to cancel your mailed GRIT, an adult household member need only email the SHHA office at sandiaheights@comcast.net with your name and address and request to be taken off of the GRIT mailing list. Any time you wish to return to receiving the printed mailed GRIT, you may do so, again via an email requesting to be added to the mailing list.

Almost all personal computers have Adobe-Reader installed. If yours does not, go to the internet and do the following: 1. Go to Adobe.com, then double click on the "get Adobe Reader" button. 2. The next web page will ask you to download Adobe Reader 9.3.4. but, BEFORE YOU DOWNLOAD, CLICK OFF THE SYMBOL FROM "ALSO INSTALL McAfee." Follow the prompts and a free copy of Adobe Reader 9.3.4 will be downloaded to your computer.

To view the October online GRIT, go to sandiahomeowners.org. On the home page, mouse over to the "news/information" button and then, on the drop down menu, click "GRIT newsletter", then click on the "September GRIT". All of the 2010 GRITs are archived and available to the user. Check it out, the SHHA website offers a very colorful clear pdf file of our GRIT newsletter.



Sandia Heights Homeowners Association
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Albuquerque, NM 87122

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PHOTO CONTEST!

We are accepting entries for our annual photo contest for the 2011 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 5. If you are the lucky winner, your photo will be featured on the cover of the 2011 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 2010 Directory).
- Photos must fit reasonably on the cover without loss 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 your photo(s) in the Directory or on our website.

All entries may be picked up at the office once the Directory is published.