

THE

# GRIT

Sandia Heights Homeowners Association

February 2011

## President's Message by Phyllis Moore

December and January have been very busy months for our SHHA volunteers and Board Members and especially your President.

The SHHA Septic Tank Committee has been plowing ahead and making good progress regarding our Septic Tank issue within Sandia Heights. I think an article will be in the next GRIT regarding their progress to date.

Also we have worked collaboratively with our District 4 County Commissioner, Michael Weiner, to establish a meeting for Sandia Heights residents regarding the motorcycle noise on Tramway Blvd and the proposed Noise Ordinance change. This meeting was planned for 29 January to address both topics. Hopefully all interested residents attended as you will be reading this GRIT after the meeting.

We will continue to keep you informed regarding the proposed Noise Ordinance change via our monthly GRIT and our SHHA website. As many of you already know the December 14 hearing on the Noise Ordinance was delayed until 8 February 2011. Please check our website frequently for any other possible changes or delays.

## Nomination Committee

We are beginning our search for new officers interested in serving on the SHHA Board for next year (2011-2012). We currently have a great team and I know we

will need additional volunteers and Board Members as we begin our new year that starts at our annual meeting in June. Please drop me an email [kfry4956@yahoo.com](mailto:kfry4956@yahoo.com) or give me a phone call at 828-1689 so we can discuss and explore your interest as an SHHA Board Member or a volunteer on a specific committee. We need your ideas, your different perspectives and your skills in order to effectively serve this unique community that we all call home.

## IN MEMORIAM

It is with great sadness that SHHA informs you of the passing of Sandia Heights resident and SHHA Board member Mike Winokur on December 23, 2010. Mike joined the Board in 2006, and has chaired the Community Service and Membership Committee as well as served as a member of the Architectural Control Committee. He was a very active volunteer for Meet 'n Greet events and Coffeehouse Concerts, and was always willing to help with other Sandia Heights activities. We will miss his positive outlook, his dedication to the Sandia Heights community, and his upbeat sense of humor, and we will always remember his many contributions to the betterment of the Sandia Heights neighborhood. We offer our sincere condolences to the Winokur family.

## Tennis or Swimming Anyone?



**Enjoy your  
new SHHA  
Member  
Benefit:**



### **Swim and Tennis Passes at the Sandia Heights Four Seasons Club!**

Beginning January 1, 2011, Sandia Heights Homeowners Association members may enjoy free passes to use the tennis and swimming facilities at the Sandia Heights Four Seasons Club. SHHA member-families are now eligible for up to 3 visits (free passes) during 2011. Each pass will be good for 4 family members and/or their house-guests per visit. Passes are available at the SHHA office and will be issued for a specific date on an as-available basis.

Four passes are available for each date. Unlike the Tram passes, there will be no deposit required. However, members are reminded that an unused pass will count as one of the three allowed per family and might also deny someone else a pass for that day. Visit the SHHA office for details or see the SHHA website [sandiahomeowners.org](http://sandiahomeowners.org) for details.

Yet another great benefit of membership in the Sandia Heights Homeowners Association! Not yet a member? Sign up for immediate access to the many benefits of membership. If you enjoy your free passes to the Four Seasons Club why not buy an annual membership in the Club and enjoy unlimited use of this great facility?



### **SHHA member benefits**

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.

**Asian Café - Latest SHHA Merchant Member Benefit.** Your SHHA Member

Card now earns you 10% off all food and drink, with no limit to the number of guests in your party, at Asian Café!

Located in the former Chow's Asian Bistro restaurant at 1950 Juan Tabo (one block south of Menaul,) Asian Café features the same fabulous food that earned *Best of Albuquerque* for the last 10 consecutive years. Owner and former Chow's Chinese Bistro Executive Chef Chang Qing Yang has rounded out the old menu with a few of his latest creations. Treat yourself and enjoy your discount!

Check out the entire SHHA Member Benefits Program at [sandiahomeowners.org](http://sandiahomeowners.org) and enjoy discounts at our supporting local merchants. Not a member of SHHA? Drop by the Office to join for immediate access to full member benefits.

Yet another SHHA member benefit from your *Community Service and Membership Committee*.

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

**Asian Café**

**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](http://www.sandiahomeowners.org).



## **SHHA Tree Lottery**

Applications for the June 2011 tree removal lottery are coming in. Now is a good time to add tree removal to your plans for yard work this spring.

Open up your own mountain and valley views and those of your neighbors by selectively cutting trees that have grown too large for their original intend purpose. Remember, overgrown foundation plantings can also cause structural problems for your house and functional problems for your septic system and water supply lines.

The SHHA Tree Lottery will once again provide an excellent chance for Association Members to have all or most of their tree removal costs paid for by the Association!

### **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

Please see the SHHA website at [sandiahomeowners.org](http://sandiahomeowners.org) or drop by the Office for complete Lottery eligibility, entry, and rules information.



## **Meet 'n Greet With Santa Claus**

Around 200 friends and neighbors gathered in the SHHA office

courtyard for cookies and hot chocolate at the SHHA December Meet 'n Greet. The courtyard was festively decked out with trees, garlands, and ornaments and holiday music filled the air.

81 kids told Santa what they were hoping to receive for Christmas and were given a small gift from SHHA. Pictures with Santa were posted to a Picasa website for downloading before Christmas. Projects were worked on by kids at times if they had to wait a bit to see Santa.

The response was so great that the CS&M Committee is already making plans for next year!



## **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 day you want.



## **UPCOMING COFFEEHOUSE**

Put April 9 on your calendar for the next Coffeehouse Concert with nationally-touring performers Stephanie Bettman, originally from Albuquerque, and Luke Halpin. Stephanie is a singer, fiddler & songwriter, and also an accomplished actress. Luke plays mandolin, fiddle and guitar and also writes songs. Check out their music on [www.stephaniebettman.com](http://www.stephaniebettman.com).





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[shha@sandiahomeowners.org](mailto: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 December Call Type	# of calls	Month of December Call Type	# of calls
Alarms	14	Noise complaints	6
Animal control asst.		Open door/window	3
Breaking & entering	3	Parking problem	
Assault/Battery		Pet nuisance	2
Car accident		Rescue assist	
Customer assist	3	Salesman problem	10
Construction site burglary		Snake Call	
Dumped/spilled material	3	Special (extra patrol or observation)	15
Fire	1	S.O. assist	
Fireworks complaint		Special request	3
Front office	8	Speeding vehicle	2
Loud music/party	1	Suspicious person	10
Lost/found pet	1	Suspicious vehicle	22
Lost/found item	1	Theft	4
Mailbox vandalism	3	Threat/personal	2
Motorcycle nuisance	1	Utility Co. assist	1
Motorist assist	4	Vandalism	7
Neighbor Dispute		Vehicle burglary	7
Newspaper pickup	22	Wildlife report	1
		<b>Total Calls</b>	<b>160</b>

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.

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**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](mailto: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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## **TIPS TO AVOID FREEZING WATER PIPES**

The Albuquerque area has recently experienced near-record cold temperatures which have resulted in costly repair tabs for local schools, businesses, and homes. There are some practical and low cost solutions for avoiding the problems caused by frozen pipes.

--Install insulated tape or heat tape around exposed pipes. These items are available at most home improvement stores.

--Leave the water supply line on at a very slow drip rate. The cost of the water used is insignificant compared to the cost of repairing damage caused by a broken water line.

--Install a hard foam protector on outside water spigots.

--Make sure wall and attic insulation is on the exterior side of a pipe so heat coming from the ceiling or wall can reach it.

--For commercial buildings or vacant homes, make sure there is adequate heat so pipes don't freeze. Even when trying to save energy costs, don't turn the heat too far down.



## **Covenant Support Committee**

The SHHA Covenant Support Committee (CSC) has in our charter to “assist SHHA members” resolving covenant complaints and problems. Covenants are crucial to Sandia Heights and some of the SHHA unit covenants date back to the 1970s. If you happened to look at the Albuquerque Journal Business Outlook front page on December 13, 2010, you would have seen an article about Ben Abruzzo and what he and others built in NE Albuquerque at the base of the Sandia Mountains. In the article it was stated “Ben Abruzzo, who moved here in 1952, and partner Robert Nordhaus worked with contractor Gerald Martin to build Sandia

Peak Tramway in 1964-1966. They developed the ski area ... and developed *Sandia Heights master-planned community, a pioneer project in xeriscaping, in the 1970s.*” Those of us living in Sandia Heights today are fortunate that Ben and Robert did such good work planning for our residential neighborhood and documented it well in the Unit covenants. I seem to remember that just a few years ago; Sandia Heights was named by a national magazine or organization as one of the top 10 neighborhoods in the US in which to live. One of the reasons for this accolade is that your Homeowners association, SHHA, works *with and for you as an SHHA member homeowner*, helping you secure compliance with your Unit covenants.

Since the SHHA annual meeting last June, the CSC has helped member home owners with resolution of over 20 Covenant complaints. We still have about a half dozen open Covenant complaints, including one complaint by a Unit 7 member “about annoyance and nuisance” resulting from County Line Concerts. By the time you read this article, which is being written in mid-January, 2010, you will have heard about the Jan 29<sup>th</sup> meeting at the Church of Good Shepherd with Commissioner Wiener & the owner of County Line. If you receive and read this GRIT before Tuesday, February 8, 2011, you are advised that there is a Bernalillo County Commissioners meeting at 5pm in the Vincent Griegos Chambers in the Basement of the BC/ABQ city building at 4<sup>th</sup> and Marquette. The subject of a change to the BC Noise Ordinance will be on the agenda. If there are any last minute time or agenda changes, they will be posted on the SHHA website.

The SHHA Board will be supporting member efforts regarding compliance with Covenants and facilitating communications with and among SHHA members regarding the BC noise ordinance change hearing.

## **ACC Activity Log**

*The following is a summary of Approved Projects activity since the last GRIT:*

602 Cedar Hill Road – Patio Cover  
711-21 Tramway Place - Canale Repair  
987 Lynx Loop – Patio Cover  
990 Lynx Loop – Garage Addition  
1806 Tramway Terrace Loop – Fence  
1840 Tramway Terrace Loop - Fence  
1905 Quail Run Loop – Landscaping  
2428 Tramway Terrace Court – Paint Garage Door  
9101 Lynx Loop – Garage and Fence Addition

*Check the ACC Project Log at the website [sandiahomeowners.org](http://sandiahomeowners.org). Click on THE A.C.C. then on Architectural Control Committee Project Log and read about all projects currently under ACC management.*



## **FROM THE ACC**

If you are planning a home improvement project this year and that project will change the exterior appearance of your property, remember that you must submit an application to the ACC prior to starting the project. These applications are not difficult to complete and are available either at the SHHA office or online at the SHHA Website. The ACC encourages you to have the Committee look at your project in the early planning stages to check for covenant compliance. This is easy to do--just call the SHHA office and make an appointment to get on the ACC's monthly agenda (the ACC meets on the first and third Wednesdays of every month at 1:00 PM). Please take advantage of this service especially if your project involves major remodeling or substantial additions. A little "up-front" planning will lessen the chances of encountering problems with covenant compliance once the project has started. The ACC is here to help you all the way from start to finish with your project. If you find that

changes need to be made to your project once you have started construction, please coordinate those changes with the ACC. Again, the ACC will work with you and your contractor to ensure that no covenant violations will occur as a result of those changes.

If you happen to encounter an emergency situation such as the repair of broken or clogged water or sewer lines, repair or replacement of septic systems, or other situations where the urgency of the situation requires quick action on your part in order to prevent or minimize property damage, the ACC does not want to stand in your way. You do not need to submit an application for these sorts of situations. Just let the SHHA office know that you will be tending to an emergency situation and, if applicable, that heavy equipment for excavations may be required. This information will help the office answer questions from your neighbors who may be inquiring about what is going on at your residence.

In the December 2010 edition of the GRIT, a very timely and informative article was published that was written by one of the local home remodeling contractors who has been very active for many years in the Albuquerque area and is properly licensed and insured. The importance of the information in this article cannot be underestimated. Please read this article carefully prior to choosing a contractor for any of your remodeling projects. In this time of a depressed economy, there are many individuals looking for business and some of these folks may not be properly licensed or insured. You bear the risk of poor quality workmanship and a host of other problems if you choose to use an unlicensed and uninsured contractor. That December GRIT article also contains information on where to go (Web sites, etc.) for more details on this subject. Do not be a victim of an unlicensed and uninsured contractor!

From all of the members of the ACC, we wish you a great 2011! Please remember that the Committee is here to help you in any way it can through all phases of your home improvement projects.



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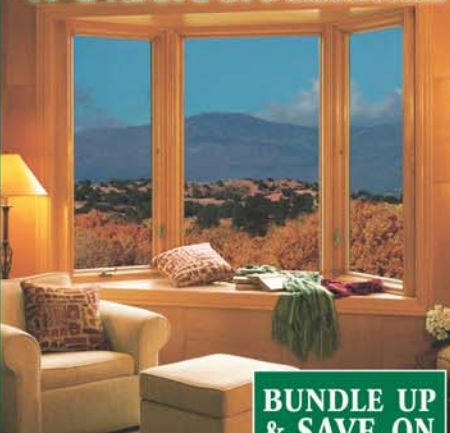
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## Community Event Bulletin Board

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

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### **Church of the Good Shepherd:**

**All youth ages 13 to 19 are welcome** to join the FUN at Church of the Good Shepherd's teen program on Sunday mornings at 9:30 a.m. This program is designed to provide encouragement and help the teens in our community make healthy choices while feeling support in a caring environment. Visit [www.goodshepherdunitedchurch.com](http://www.goodshepherdunitedchurch.com), stop by the church at 7834 Tennyson NE, or call the office @ 856-1004 for more information.

### **Sandia Heights Artists News...**

Sandia Heights artists met last month to start organizing for the September Tour of Artists. The next meeting will be the first week in March and emails/calls will go out soon giving time and date. If you were unable to attend and know or think you would like to be part of the tour be sure to contact Kathryn Lazier at [Kalazier@gmail.com](mailto:Kalazier@gmail.com) or 797-0974. If you would like to help support the artists with mailings, signs etc, likewise, PLEASE contact Kathryn. Along with getting updated artists' information for the web page, a map for the tour, and coffeehouse showings, we will be organizing advertising. All Sandia Heights artists are encouraged to network this way.

### **ANNOUNCEMENTS & NOTICES:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Notary, copies and faxes** free to members.
- **Tram passes** free to members, please check with the office for your reservation.
- **Swim and Tennis passes** – see page 3 for details.
- **Contractor Evaluation binder** free to members. We are in need of evaluations for Handy Men and Septic Tank Contractors. You may download the form from the website or contact our office and we can email you one.
- **SHHA Board Meeting** – Wednesday, February 9 at 7pm in the SHHA Office.
- **Committee meeting** dates and times are posted in the monthly calendar found on our website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org).
- **Classified ads and lost and found notices** can be found on the website under the News and Information page. Classified ads are free for members.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members.
- **Septic Tank information:** you may view the slide presentation and partial list of contractors on our website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org).
- **Tree Lottery** – go to our website for details.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!



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