

THE GRIT

Sandia Heights Homeowners Association

April 2011

Sandia Heights Coffeehouse Concert Series presents...

Stephanie Bettman & Luke Halpin
in concert



Church of the Good Shepherd, 7834
Tennyson NE, on **Sat., April 9** - 7:30 p.m.

Stephanie Bettman & Luke Halpin create uplifting original folk/bluegrass/Americana music, ranging from up-tempo bluegrass to ballads. Stephanie stops the show with her fiery fiddle playing, while Luke thrills with stunning work on mandolin, fiddle and guitar. www.stephaniebettman.com.

Denver-based Stephanie & Luke are a nationally-touring duo and life partners. Stephanie grew up in Albuquerque and attended Oberlin Conservatory of Music as a vocal performance major. She has played violin and worked as an actress and singer in the U.S. and abroad. Her awards include the grand prize at the 2008 So Cal Live Acoustic Music Competition, Folk Works Top Ten Los Angeles based female singer-songwriters of 2008, and Music Connection Top Twenty-Five New Music Critiques of 2008.

Luke Halpin is a long-time professional musician, touring w/groups opening for Merle Haggard, Kenny Chesney, and Lone Star.

Admission for SHHA members & their houseguests will be FREE. This will be an all-ages, alcohol-free event. General admission \$15/adults, \$10/teens and seniors 60+, \$5/12 & under, under 5 free. Lower Hall doors will open at 6:30 for MEMBERS ONLY. Doors will open to the general public at 7. Admission is at the door only--no advance tickets—come early for best seating. Complimentary refreshments will be provided, and artists from the Sandia Heights Art Association will be displaying their work. For more information or to volunteer to help, contact Linda Bolton, 856-7100 / nlightsmgt@aol.com

Park in the upper lot and walk around to lower lot. Handicapped & semi-handicapped parking is in lower lot.



NOTICE: SHHA President Phyllis Moore announced on March 15 that she would be unable to complete her term. As Vice President, I readily agreed to serve as Acting President for the duration of the term ending with the Annual Meeting on June 12. I look forward to serving SHHA in this capacity over the next two months. Phyllis has continuously kept me informed and involved in SHHA business, and we expect a smooth transition. You are all welcome to contact me with your thoughts, suggestions, and concerns by phone at 828-9618 or e-mail at kfry4956@yahoo.com. I am sure you join me in thanking Phyllis for her dedicated service for the past three and a half years as a Board member, and especially for the past ten months as SHHA President. We wish her the best in her future endeavors.



SPRING GREEN WASTE COLLECTION

FIRST ANNUAL



Sandia Heights Services Sanitation Department will offer free GREEN WASTE PICKUP on your regular collection day during the week of April 25 – 29.

Place your green waste (leaves, grass and brush, NO CACTI) in bags weighing no more than 40 lbs. at the curb by 7am on your regular collection day. Branches can be bundled and cut to 4ft. lengths. Limit is 10 bags and/or bundles.

Contact our Sanitation Department for more information at 856-6347 or visit our website at www.sandiaheightsservices.com



Newest SHHA Merchant Benefit Partner - Los Equipales Restaurant

Rated four stars by the Albuquerque Journal and one of the top Mariscos/Mexican Seafood restaurants in Albuquerque by the Weekly Alibi, Los Equipales features classic authentic Mexican Cuisine and recipes handed down through the Martinez family. 10% off your check - food, wine and beer included. No limit to the size of your party. Located at 4500 Silver Avenue SE, at the corner of Jefferson and Silver. 505-265-1300. www.losequipales.com.



SHHA SECRETARY

~ Michele Munson

The proposed amendments to the bylaws are available on the website. We will vote on that at the annual meeting scheduled for

Saturday, June 11, 2011. If you have any questions regarding the proposed amendments please contact the office.



Please join us for our first SHHA Easter Egg Hunt at the WL Jackson Park (Cedar Hill and



Tramway) on **Saturday, April 23, 2011, 10am-12pm.**

Refreshments provided. Please call the office 797-7793 to RSVP so that we know how many to expect.



Note from the Nomination Committee

It is hard to believe we are planning for our upcoming SHHA Annual meeting on 11 June. (Mark your calendars!) However, your current Board members are starting to think, prepare and plan for that meeting. As we plan we are very cognizant that we will be losing five Board Members effective in June. We need Sandia Heights residents to volunteer to replace these Board Member positions and/or volunteers to serve on a committee.

While serving as your Vice President, it was my responsibility to recruit volunteers. Please give me a call if you are willing to serve our Sandia Heights community. You will learn more about the area in which you live, you will get to know additional residents who are also volunteering and care about our community. Please drop Kate Fry an email: kfry4956@yahoo.com or give me a phone call at 828-9618. We certainly hope we can count on you to serve.



Tree Lottery News – No Cost Tree Removable For Association Members?

Sandia and Isleta Casinos – Eat your heart out!! We have **Tree Lottery** odds that even the loosest slots will never match! We know that many of you are planning to enter the tree lottery but have not yet done so. But as of this writing, if the lottery were to be held tomorrow every tree entered to date would be paid for in full – now there are some really good odds!!

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** now provides an excellent chance for Association Members to have all or most of their tree removal costs paid for by the Association!

*Extrapolated from the January 2006 ACC Covenant Enforcement Survey

How Is your Curb Appeal?

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.

Those little evergreens that looked so attractive when your home was new and now overhang and visually dominate it may detract from its value as well. Remember, not only can overgrown foundation plantings cause structural problems for your house and functional problems for your septic system, and water & gas supply lines, they can also spoil your home's curb appeal. Removing overgrown foundation plantings can add significantly to your house's appearance and add dollars to the value of your property - just one more reason to have them removed and to enter the lottery.

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 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 2011
- 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 \$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? Do your part to support Sandia Heights and enjoy the many benefits of membership. Join now and become eligible for the lottery. Drop by the Office to join!

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



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Betsy Rodriguez – ACC
Administrative Assistant
Sheraz Saint-Lôt – Publications &
Communications Editor

SHHA Office

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Albuquerque, NM 87122
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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 February Call Type	# of calls	Month of February Call Type	# of calls
Alarms	18	Noise complaints	1
Animal control asst.	0	Open door/window	2
Breaking & entering	1	Parking problem	1
Assault/Battery	0	Pet nuisance	7
Car accident	0	Rescue assist	0
Customer assist	2	Salesman problem	8
Dumped/spilled material	1	Sheriff office assist	1
Family dispute	0	Special request	19
Fire	1	Speeding vehicle	0
Fireworks complaint	0	Suspicious person	6
Front office	11	Suspicious vehicle	16
Loud music	0	Theft	2
Lost/found pet	1	Threat/personal	0
Mailbox vandalism	0	Utility Co. assist	22
Motorcycle nuisance	0	Vandalism	2
Motorist assist	3	Vehicle burglary	0
Neighbor dispute	2	Wildlife report	1
Newspaper pickup	11	Total Calls	139

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 Tip:

Yes, a burglar will look for newspapers in the driveway and UPS or FEDEX deliveries on your front porch; both are dead giveaways that no one is home. Call Sandia Heights Security when you are going out of town (even if it is just overnight). Many burglars will leave a pizza flyer or window cleaning ad on your door just to see how long it takes for you to remove it. Have a neighbor keep an eye out for those things too.



Here to serve our Members! Office Hours: 9am to 4pm, Mon – Fri
Tel: 505-797-7793 Email: shha@sandiahomeowners.org

Member Benefits

- Copies, Faxes and Notary Services, Annual Resident Directory & Guide
- ACC applications at no charge, Tree Lottery
- Free Classified Ads, Sandia Peak Tram Passes
- Merchant Benefits Program, Great discounts with cooperating merchants
- Free Four Seasons Swim and Tennis Passes, Covenant and Architectural Control
- Free Admission to the Sandia Heights Coffeehouse Concert Series
- Only \$8 monthly dues, conveniently added to your water bill

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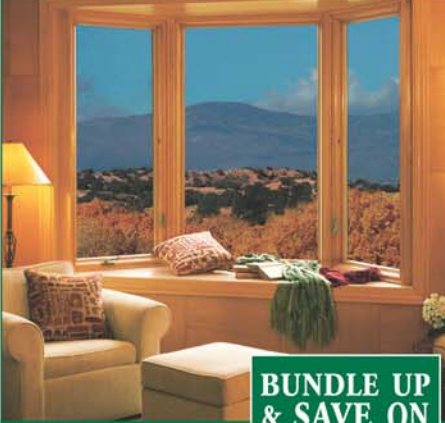
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Tennis or Swimming Anyone?

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.

Visit the SHHA office for details or see the SHHA website sandiahomeowners.org for details.



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.

Check out the entire SHHA Member Benefits Program at sandiahomeowners.org and enjoy discounts at our supporting local merchants.

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
Sandiego's Mexican Grill at the Tram (\$1 parking fee will be reimbursed with purchase of lunch)

Jade Enterprises
Los Equipales
Massage Envy
The UPS Store
Yoga with Marcy



TRAM PASSES: *There are 6 corporate tram passes per day!* Please visit our website for all the details: www.sandiahomeowners.org. The Tram is closed for maintenance from April 4-15. It will reopen on April 16.



Septic Tank Ordinance Issue

The SHHA office has received several inquiries about the current Septic Tank Ordinance and compliance issues. The following is a recap of the issue and the ongoing action to address it:

In 2006 the County approved a new Waste Water Ordinance based upon the State Ordinance approved earlier. This ordinance will affect many residents in Sandia Heights. The essence of the ordinance is that if you have lot of smaller than 3/4 of an acre you must meet the new Septic Tank guidelines based upon one of the following; 1) you make a major remodel to your home or 2) you have a failed Septic Tank system or 3) you sell your home or 4) January 2015, whichever happens first. If your home was built after 2001 your system probably meets the new guidelines. The upgrade can be quite expensive on some homes based upon the number of occupants, bedrooms etc.

SHHA has an ad hoc committee headed by Bob Francis to address the impact of this ordinance and look for ways to minimize the impact to Sandia Heights Residents. The committee is working with the County Commissioner, State Legislators and Sandia Peak Utilities to address other solutions both long and short term. The long term solution would be a sewer system for all of Sandia Heights, however the current price tag for this is over \$50 Million (note that 943 homes in

Continued on Page 8

Continued from Page 7

Sandia Heights are already currently on a sewer system). The funding issue is a major undertaking but the committee is working it. The more immediate action is to get relief on the 2015 deadline. Elimination of the 2015 dead line (which is not a State Requirement) is preferred but an extension would help. The SHHA ad hoc committee recently met with our county Commissioner Michael Wiener and acting County Manager Tom Zdunek and discussed both solutions.. They took an action item to work the 2015 date elimination or extension. It should be noted that with proper care of your Septic System it can last for many years. The County has some excellent suggestions for taking care of yours septic system and recommendations on how often to pump out your septic tank. Information on the proper maintenance and information on the Ordinance can be found on the county website at www.bernco.gov. SHHA also took action items to meet again with our State Legislators and Sandia Peak Utilities to continue working an acceptable long term solution for Sandia Heights residents.

If you have questions please feel free to call Bob Francis (798-9787) or Ed Whitten (821-1884) and/or if you are an SHHA member and would like to see copies of minutes of the various meetings please contact the SHHA office.



ACC Activity Log

Summary of Approved Projects activity:

- 8 Juniper Hill Road – Reroof
- 413 Live Oak Loop – Restucco
- 611 Cedar Hill Road – Window Replacement
- 664 Roadrunner Lane – Patio & Wall
- 820-A Live Oak Road – Wall
- 926 Tramway Lane – Reroof, Trim & Window Replacement
- 1102 Marigold Drive – Wall
- 1117 Rockrose Road – Landscaping & Fence
- 1157 Laurel Loop – Fence
- 1538 Eagle Ridge Place – Restucco & Reroof
- 1704 Quail Run Court – Parapet Repair
- 1843 Tramway Terrace Loop – Landscaping

- 1875 San Bernardino – Wall & Landscaping
- 2301 Calle de Rafael – Swamp Cooler
- 2760 Cliffrose Drive – Restucco
- 2884 Tramway Place – Landscaping
- 7742 Cedar Canyon Road - Restucco

Go to the website: sandiahomeowners.org. to read about all project currently under ACC management

FROM THE ACC: TIPS FOR PLANNING YOUR LANDSCAPING NEEDS

In May of 2009, the ACC published design guidelines to assist Sandia Heights residents with the planning of their landscaping needs. These guidelines help ensure that the installation of landscaping is in compliance with the covenants, blends with its surroundings, and uses plant and tree types that are courteous to the neighborhood by considering potential view obstruction, water conservation, etc. Landscaping should be aesthetically pleasing and should maintain the existing character of the site and support the habitat available for local wildlife. These guidelines address limitations on the location, height, and size of landscaped areas and plant selection in order to minimally impact open spaces and natural vegetation. Please refer to these guidelines when planning your landscaping needs and keep in mind that the ACC has several members who are very familiar with Southwestern landscaping concepts and can assist you during the planning phase of your landscaping project.

As a reminder, most of our covenants here in Sandia Heights specifically prohibit the planting of groups of trees that constitute a screen. Normally, three or more trees are considered to constitute a screen if planted close enough together so that at maturity their branches visually touch or intertwine. The reason for this prohibition is to prevent undue blockage of views from neighboring properties when these plants reach full maturity. In some instances, the ACC will allow a few trees or large shrubs to serve as a screen to obscure items like ground-mounted heating and air conditioning equipment, pool pumps and filters, and other such mechanical devices.

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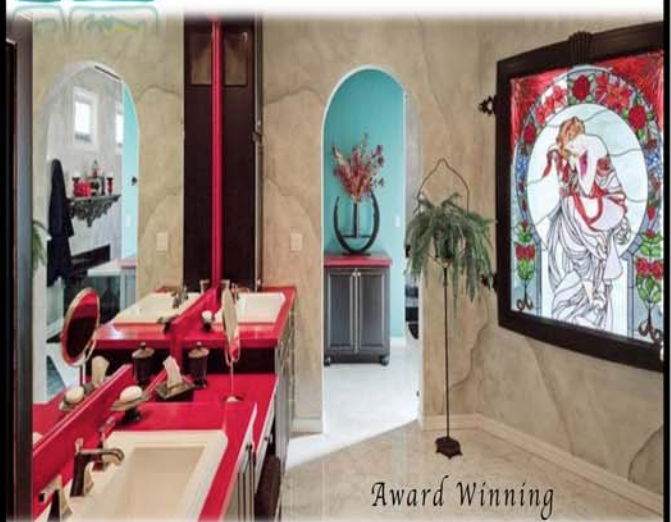
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Community Event Bulletin Board

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

Church of the Good Shepherd Holy Week's Services are as follows:

- April 17 Palm Sunday Services are at 8:30 & 10:45 a.m. Education time for all ages at 9:30 a.m.
- April 21 Maundy Thursday Service is at 7:00 p.m. and includes a Foot Washing and Communion
- April 22 Good Friday Tennebrae Service is at 12 noon includes music and readings
- April 24 Easter Sunday Services are at 8:30 & 10:45 a.m. with Communion served at both services and an Easter Breakfast served at 9:30 a.m. All are welcome.

Visit www.goodshepherdunitedchurch.com, stop by the church at 7834 Tennyson NE, or call the office @ 856-1004 for more information.

Sandia Heights Artists: There is still time to get involved in our 2011 Studio Tour which will be held on September 10 & 11. Our next organizational meeting will be at 7:00 p.m. on Monday, April 4 at the home of Barbara Nahler, 1202 Marigold Dr. NE. The deadline for joining the tour is April 30, by which time all artists need to have contributed \$75 to the costs and have provided information on themselves and their art for the studio map. Contact Kathryn Lazier 797-0974 or kalazier@gmail.com to let her know if you plan to participate in the tour or would like more information. Our main event is the tour, but we also have the opportunity to show our work at the SHHA coffee houses and Meet and Greets. The next coffee house is on Saturday, April 9.

Cancer SOS – Sandia Presbyterian Church Cancer Support

If you have experienced cancer (just diagnosed, patient, survivor, caregiver, friend, and/or family) and would like information or contacts to providers, or just want to talk to someone who has been there, please join us. Cancer Survivors Offering Support (Cancer SOS) and Sandia Presbyterian Church (SPC) are providing a FREE support group and/or one-on-one discussions for those in all stages of cancer and caregiving. For information call Cancer SOS (505) 255-0405 or SPC (505) 856-5040. SPC Support Group meetings are the 1st & 3rd Wednesday evenings monthly at 6:30 – 8:00 p.m. at 10704 Paseo del Norte NE, on the frontage road south of Paseo between Eubank and Browning (enter through Browning to avoid construction.) Services are provided by cancer survivors, who are seasoned veterans of cancer and who have completed training for facilitating support. (We do not provide professional medical advice, consultation or services, but can help you find those services.)

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Notary, copies and faxes** free to members. **Tram passes** free to members. **Swim and Tennis passes** – see page 3 for details.
- **Contractor Evaluation binder** free to members. We are in need of evaluations for Handy Men, Propane and Septic Tank Contractors.
- **SHHA Board Meeting** – Wednesday, April 13 at 7pm in the SHHA Office.
- **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.
- **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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SHHA ANNUAL MEETING FOR SHHA MEMBERS
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Doors open at 9:15 a.m. Refreshments available