

THE GRIT

Sandia Heights Homeowners Association

August 2011

President's Message

~ Kate Fry

Way to go, Sandia Heights! We had a safe and quiet Fourth of July weekend, thanks to all of you who refrained from using fireworks and were vigilant about keeping fires from starting. Sandia Heights Security received only seven fireworks calls. None of those were for illegal fireworks but were from folks who were concerned about people using any kind of fireworks in our dry environment. Your sense of community and the care you demonstrated to keep our neighborhood safe are awesome!

The fire danger is still extreme, though, and we need to stay on our toes. I hope that by the time you read this the monsoon rains are well established and helping to alleviate the painfully dry conditions. Let's continue to work together and watch out for the safety of our community.

The extreme drought, coupled with the sub-zero temperatures in February and the hard freeze in May, have created a crisis for wildlife. The May freeze killed most of the blossoms of berry-producing plants, as well as the oak blossoms that produce the acorns that bears depend on to get through winter hibernation, and the drought prevented the usual spring and summer growth of vegetation that other wildlife depends on. Rabbits, rock squirrels, and chipmunks are eating plants they normally don't like (such as my rabbit-resistant native plants!) because their normal food isn't there. Predators like bobcats and coyotes are suffering because the prey animals are less plentiful. What this means to us is that bears

may come into our neighborhood looking for food, and normally elusive bobcats and coyotes may become more bold and prey on small pets. The answer is not to trap and relocate these animals, as recently happened to a mother bobcat and her kitten. Relocated animals usually don't survive, largely because they are released in another animal's territory. It's up to us to work together to keep from unwittingly attracting animals that may become a problem because of our actions. Please keep your pets safe by keeping cats indoors and not leaving dogs unattended. The tips for being bear-aware that appeared in last month's GRIT are available on the SHHA website, or you can pick up a hard copy in the office. We are also inaugurating a new feature on the website, "Wild Neighbors". Each month we will highlight one of the marvelous wild creatures whose habitat we share, with information about how to recognize them, their habits and behavior, and situations and solutions. This month the focus is on bobcats, one of the most amazing and beautiful animals we are privileged to see in Sandia Heights.

As part of our continuing effort to keep you informed, here's an update on the issues surrounding the outdoor concerts at the County Line Restaurant. At SHHA's insistence, Bernalillo County has been monitoring the decibel level at the concerts and has issued at least one notice of violation of the County noise ordinance to the County Line. Remedies available to the County include court action.

Continued on page 2

Continued from Front page

We will continue to post updates on the SHHA website and in upcoming issues of the GRIT.

I hope your summer continues to be safe and enjoyable. Thank you again for everything you do to help keep Sandia Heights the unique and beautiful and desirable “peak of living” that it is.

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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**
- Dance Fitness Party**
- 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 (Closed until September)**

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Renters and Membership Benefits

Did you know that people renting houses in Sandia Heights can participate in many of the benefits of SHHA membership? All that is needed is for the property owner to maintain membership in SHHA. Many property owners mistakenly believe that if they move from Sandia Heights and rent their house to another family, they must cancel their membership in SHHA. Not true! Membership dues will continue to be collected as part of the monthly utility bill for that address, whether the property owner pays the bill or the tenant pays the bill. If you as a property owner pay the bill, you are free to pass along the cost of membership to the tenant if you choose. Renters are eligible for all SHHA membership benefits except voting privileges and filing covenant violation complaints. Tram passes are among the most popular member benefits, so be sure you maintain your membership so your tenants can experience some of the great “perks” of living in Sandia Heights!

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No Soliciting

Are solicitors bothering you? Solicitors in Albuquerque are forbidden by law to knock on any door where a sign is posted, clearly stating that solicitors are not welcome. Such signs should include the words: “No Trespassing,” or “No Peddlers,” or “No advertisements” or “No Soliciting.”



The "no trespassing" is especially important in addition to the "no solicitation," security officers can then ask the solicitor to leave private property. Signs should be posted where they can be seen from the roadway.

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FAMILY MOVIE NIGHT
CANCELLED

The Movie Night was cancelled because of poor air quality. This event may be rescheduled at a later date and will be announced in the GRIT.



TRAM PASSES: *There are 6 corporate tram passes per day!* Please call the office or visit our website for all the details: www.sandiahomeowners.org.



Grab a swim or round of tennis
at the Four Seasons Club!



Free swim and tennis passes are now available at the SHHA office for Association members, their families, and house guests.

- Up to 4 persons per visit, 3 visits per season
- Up to 16 persons per day, no deposit required
- Get your passes in advance or the same day, space permitting

Not a member? Join now and take immediate advantage of the many benefits offered by the association.

Visit the SHHA office or sandiahomeowners.org for complete details. This is another great benefit from your Community Services and Membership Committee.



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Sandia Heights Coffeehouse
Concert Series presents...

SPRING CREEK
in concert Saturday, Sept. 10



Spring Creek is an exciting up-and-coming band from Lyons, Colorado. The group jumped headfirst into success by winning awards and prestigious band contests early on. They have performed at the biggest roots music celebrations across the country, including the Telluride Bluegrass Festival, Merlefest and Strawberry Music Festival. Band members Taylor Sims (guitar), Alex Johnstone (mandolin, fiddle), and Chris Elliott (banjo) have recently been joined by Danny Booth on upright bass, also a young veteran of the bluegrass stage. They have released their 4th album, with Grammy-winning dobro player Sally Van Meter producing.

Listen to their music on www.springcreekbluegrassband.com.

Showtime will be 7:30 pm. For preferred seating, SHHA members will be admitted starting at 6:30. Doors will open at 7 for non members. Admission is free for SHHA members and their houseguests. General public admission is \$15/adults, \$10/teens & seniors 60+, \$5/12 & under, under 5 free. For more info or to volunteer to help, contact Linda Bolton, 856-7100, nlightsmgt@aol.com.





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GRIT Editorial Policy is:

- Provide information on subjects of interest to the community.
- 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 June Call Type	# of calls	Month of June Call Type	# of calls
Alarms	21	Open door/window	3
Animal control asst.	1	Parking problem	0
Breaking & entering	2	Pet nuisance	2
Assault/Battery	0	Rescue assist	1
Car accident	1	Salesman problem	2
Customer assist	2	Sheriff office assist	1
Dumped/spilled material	1	Snake Call	7
Family dispute	0	Special request	0
Fire	0	Special (extra patrol)	16
Fireworks complaint	3	Speeding vehicle	1
Front office	0	Suspicious person	8
Loud music/party	0	Suspicious vehicle	14
Lost/found pet	2	Theft	1
Lost/found item	1	Threat/personal	0
Mailbox vandalism	0	Utility Co. assist	5
Motorcycle nuisance	0	Vandalism	8
Motorist assist	7	Vehicle burglary	1
Neighbor dispute	1	Wildlife report	0
Newspaper pickup	26		
Noise complaints	0	Total Calls	138

Security Tip:

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.

If you have a safe for valuables, secure it to the floor. A burglar won’t spend the time to try to break into a safe; he will take it with him and worry about opening it later if it is not secured though.

Advertisements do not represent an endorsement by SHHA.



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
- 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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The following article was first published in the December 2010 edition of the GRIT and is worth repeating. It was written by Jessica Speck of JADE Enterprises, Inc, a local general contractor with many years of experience in the Albuquerque area. It is worth publishing again since the ACC continues to hear “horror stories” of residents being taken advantage of by unlicensed and uninsured contractors. Know who you are dealing with and take advantage of the information contained in this article! Sincerely, Bob Bower, Chairman, ACC.

Hire Licensed and Insured Contractors!

By Jessica Speck

Contracting without a license in the state New Mexico is against the law. With setbacks in our current economic conditions, we are all cutting corners with our spending. Many homeowners are choosing to remodel their current homes as opposed to purchasing new homes, which is wonderful. But in order to save a little money, they are choosing to hire inexperienced, unlicensed, uninsured individuals often becoming a sizeable liability to the homeowner and the completed home project. While it seems reasonable to spend less and find any cost deals available, this approach has devastated the home-remodeling industry.

Recently there has been a rise of unlicensed individuals entering the home-remodeling market with a set of tools, a truck and minor remodeling skills who have begun delivering bids to the homeowner at prices too good to be true! Remember the old adage: “You get what you pay for”, it still carries great validity, even in the home-remodeling industry. Low-quality material and workmanship often go unnoticed for months or even years often times resulting in the cost of demolition of the poor

workmanship and paying again for a licensed contractor to build what the “Scope of Work” actually called for. Unfortunately however, no insurance is one of the most obvious and devastating ways construction costs are cut. This means that if anyone should fall off the homeowner’s roof, use faulty materials and methods, or damage the homeowner’s home or belongings, there is no coverage to protect the homeowner. In these circumstances, the unlicensed or uninsured remodeler cannot afford to pay for the damages leaving the homeowner with an uncompleted project and large mistakes to pay for. This can be related to the liability incurred when we get in a car accident with an individual who has failed to purchase car insurance. Who then pays for your personal injuries, or damages to your car and their car? You or your insurance company will then be responsible for the damages.

If you have been a victim of unlicensed contracting or you would like more information on the topic, you can visit the New Mexico Regulation and Licensing department’s “Construction Industries Division” Web site at: www.rld.state.nm.us/CID/unlicensed.htm

Note: When hiring a contractor look for **license #, Liability Coverage and Workers Compensation.** You may also request a **Builders Risk Policy** be taken out on your project.



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.



ACC Activity Log

Summary of Approved Projects activity since the last GRIT:

- 5 Juniper Hill Road- Replace Deck
- 20 Eagle Nest Court – Step Replacement
- 42 Cedar Hill Place – Addition
- 48 Rockridge Drive – Re-plaster Pool
- 53 Rock Ridge Court – Trench
- 145 White Tail Drive – Remodel
- 541 Black Bear Loop – Fence Replacement
- 619 Cedar Hill Road – Deck
- 649 Cougar Loop – Studio Addition
- 725-3 Tramway Lane – Re-roof
- 726-30 Tramway Vista Drive – Landscaping
- 760-1 Tramway Lane – Parapet Repair
- 841 Llave Lane – Window
- 920 Tramway Lane – Fence Replacement
- 935 Bobcat Blvd. – Ramadas
- 1059 Red Oaks Loop – Landscaping
- 1137 Marigold Drive – Reroof
- 1158 Laurel Loop – Patio and Wall
- 1229 Rockrose Road – Landscaping
- 1236 Rockrose Road – Photovoltaic Panels
- 1406 Bluebell Place – Reroof
- 1460 Bluebell Drive – Restucco
- 1503 Eagle Ridge – Window Replacement
- 1556 Eagle Ridge Road – After-the-fact Roof Repair
- 1844 Tramway Terrace Loop – Re-roof
- 1870 Tramway Terrace Loop – Re-roof and Garage Door Replacement
- 1915 Quail Run Drive – Fence Replacement
- 2035 Quail Run Drive – Evaporative Cooler Replacement
- 2414 Tramway Terrace Court – Repaint Garage Door
- 2750 Cliffrose Drive – Window and Portal Replacement and Restucco
- 2754 Cliffrose Drive - Restucco
- 2871 Tramway Circle – Reroof

- 2881 Tramway Place – Re-roof
- 8234 Raintree Drive – Restucco
- 8235 Raintree Drive – Paint Wall
- 8238 Raintree Drive - Restucco
- 8245 Raintree Drive – Trim
- 9108 Lynx Loop – Doors
- 9111 Lynx Loop - Remodel
- 9112 Lynx Loop – Reroof portion of roof
- 9117 Tramway Lane - Addition

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



Bernalillo County Ordinance regarding animals:

The Bernalillo County Ordinance No. 88-16 Section VI. E. states “Animal Nuisances on Sidewalks, Public Parks, Alleys, and Other Places Open to the Public. It is unlawful for the owner of any animal to permit, either willfully or through failure to exercise due care of control, any such animal to commit any nuisance upon the sidewalk or public park; or upon the floor or wall of any common hall in any multiple dwelling; or upon any entrance way, stairway or wall immediately abutting on a public sidewalk, or upon the floor or wall of any theater, shop, store, office building or other building used in common by the public; or upon any private property other than the owners of the animal.”

Leaving your dog’s mess is not only unsightly but also inconsiderate. Please be considerate of your neighbors and pick up your dogs waste material.



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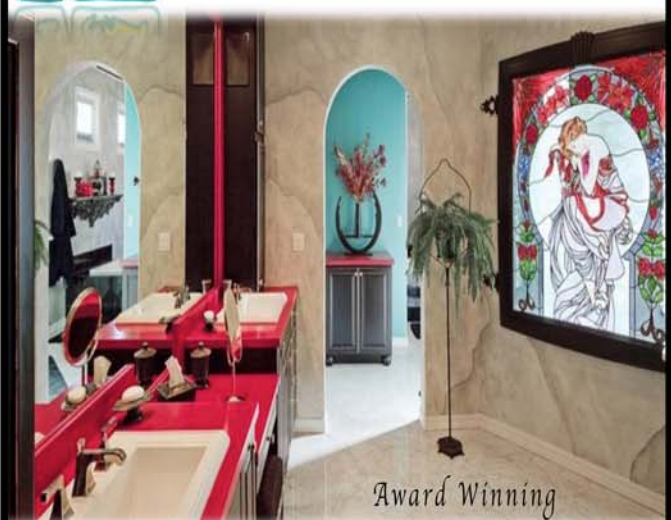
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Community Event Bulletin Board

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

Open Space Summer Series at the Elena Gallegos Picnic Area.

There are weekend events throughout the summer. Please visit the website to view the schedule: www.cabq.gov/openspace. Running June, July and August, it is a great program of Saturday night open air entertainment and Sunday morning hikes.

Sandia Heights Art Tour - SEPTEMBER 10 -11

Are you looking for something Made in America? Join us for the art tour: stained glass, landscape and travel photography, fabric baskets, gourd art, contemporary ceramic sculpture, fiber art, wheel-thrown pottery, hand-bound books and journals, weaving, beaded jewelry, collage, water colors, acrylic and oil paintings. Tour maps will be available on-line and at the Sandia Heights office. Watch for signs around the neighborhood. websites: sandiaheightsart.com and sandiaheightsartists.org

A Peaceful Habitation: Seeking donations of toiletries (shampoo/conditioner, lotion, deodorant, toothpaste) paper goods (paper towels, toilet paper), cleaning or laundry supplies for APH is a half-way house for recently released women prisoners, with a faith-based approach. Women are taught life skills, given opportunities for rehabilitation in areas needed, encouraged in their faith walk, and helped to move to independent and successful living. APH also is seeking mentors (females only) if anyone might be interested in short-term mentoring of one of the women at APH. For donations or more information call Terri Roseth at 856-6964.

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting:** August 10 at 7pm in the SHHA office. Open to SHHA Members
- **Notary, copies and faxes** free to members.
- **Tram passes** free to members.
- **Swim and Tennis passes** – call the office for details.
- **Contractor Evaluation binder** free to members. We are in need of evaluations for Handymen, Propane and Septic Tank Contractors.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!
- **Safety Vests:** still available for \$2 per vest for SHHA members.



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PHOTO CONTEST!

We are accepting entries for our annual photo contest for the 2012 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 4. If you are the lucky winner, your photo will be featured on the cover of the 2012 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 2011 Directory).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, and may be submitted digitally 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.