

THE GRIT

Sandia Heights Homeowners Association

October 2011

President's Message

~ Kate Fry

Several things are on my mind this month, all having to do with “the power of one”. With so many challenges in the world, our country, and our community, it is natural to get discouraged and think “What difference can I make? I am just one person”. But that is exactly the point. One person alone probably cannot make much difference, but one person working with and teaming up with **one person at a time** begins to add up to a lot of people. We *can* make a difference, starting in our own community.

Bears in Sandia Heights: We have been working hard to get the word out about the plight of our Sandia bears, and we appreciate very much your support and your efforts to reduce conflicts with our bears. As you know, the drought and the late spring freeze wiped out the bears' natural food sources on the east side of the Sandias, so the bears must come to the west side of the mountains where there is still adequate natural forage (acorns, juniper berries, piñon nuts, and cactus fruit). Everyone I have talked to is sympathetic to the bears' predicament and committed to keeping garbage inside and bird feeders put away so the bears can eat their natural foods without getting into trouble. But some folks have not gotten the word, as we still see garbage set out the night before pickup day. So, a plea to the majority of you who understand the situation: please talk to your neighbors and

educate them, **one person at a time**.

Reassure them that the bears will not bother them if they do not bother the bears, and that they do not need to call Game and Fish unless they have a dire situation, like a bear breaking into their house. If each of you talks to one person, that is a lot of people who will be more “bear aware”. Our small population of 50 or so Sandia mountain bears is dwindling fast—Game and Fish has already killed or removed 19 bears from the Albuquerque area alone this year. All of us working together, **one person at a time**, can help save the bears that remain.

Covenant Enforcement: Frequently we get calls from SHHA members with complaints about covenant violations in their neighborhoods. When we explain that in order for the Covenant Support Committee to act on the violation the member must submit a written complaint, they often decline, saying they “do not want to be a bad neighbor”. In reality, the opposite is true—you are actually being a bad neighbor if you *do not* submit a complaint. Here's why. SHHA and the CSC do not patrol Sandia Heights looking for covenant violations. We can only investigate and resolve a covenant violation if a neighbor files a written complaint. We depend on SHHA members, **one person at a time**, to help enforce the covenants. If you see a covenant violation and you ignore it, you are in effect saying that the covenants are not important.

Continued on page 2

Continued from front page

I know this is not true—the results of a survey a few years ago showed that the vast majority of Sandia Heights residents considered the covenants and covenant enforcement to be very important. So be a good neighbor: report covenant violations so the CSC can resolve them, and help preserve the beauty and desirability of Sandia Heights.

Recycling: The recycling program has been quite successful, so much so that Sandia Heights Services has been providing the service free of charge for several months. Our community's participation in the recycling program is a great example of how we can reduce waste and protect our environment, **one person at a time**. Every item recycled instead of tossed in the trash avoids overburdening landfills, saves resources, prevents pollution, and creates jobs. At this time recyclable materials are picked up every other week. If we can increase our participation (currently at 50%) we will be able to offer curbside recycling every week. We can boost our participation by discussing the benefits of recycling with our neighbors, **one person at a time**. Check out "Why Everyone Should Recycle" on our website under "News and Information", or pick up a copy in the office.

One person at a time we can each make a difference in Sandia Heights!



SHHA Meet 'N' Greet
SATURDAY, October 15, 2011
9a.m. to 11a.m.

at the Church of the Good Shepherd

This is a don't miss event!

Dr. Richard E. Peck is an author, playwright and retired academic, whose writing career – detoured for years –

resumed when he left the academic environment. After a career as an English professor and university administrator – president at one time or another of three universities – he now divides his time among three very satisfying pursuits: restrained meddling in the lives of his children and grandchildren, golfing at a level far below his aspirations, and writing.

Dr. Peck continues to resist persistent but fading desires to return to the classroom. Occasional consulting stints remind him of the political pressures he's traded away in order to take on the even more demanding but self-imposed goals and deadlines of full-time writing. He did manage to complete 12 produced plays (three of them winners in national competitions), a score of short stories, a novel nominated as Best Science Fiction Novel of the Year (*Final Solution*, Doubleday), and TV scripts, as well as two editions of minor poetry.

We guarantee entertainment, food, fun, and great door prizes. **Please RSVP by calling the office at 797-7793 by Friday, October 7.**



NO SOLICITORS!

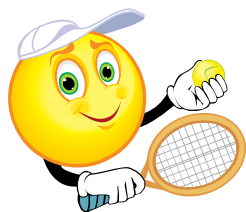
Are solicitors bothering you? Solicitors in Albuquerque are forbidden by law to knock on any door where a sign is posted, clearly stating that solicitors are not welcome. Such signs should include the words: "No Trespassing," or "No Peddlers," or "No advertisements" or "No Soliciting."



The "no trespassing" is especially important in addition to the "no solicitation," security officers can then ask the solicitor to leave private property. Remember virtually all of Sandia Heights is County roadways and there is no County ordinance that can keep them off of the roadways. Signs should be posted where they can be seen from the roadway.



Four Seasons Tennis Club



Free tennis passes are 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.



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.



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**



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.



Stats and more from the Sandia Heights Security Patrol:

Officers

President – Kate Fry
 Vice President – Andy Anderson
 Secretary – Sarah Pirkl
 Treasurer – Ann Marie Caffrey

Board Members

Phil Abshere
 Ana Acosta
 Bob Bower
 George Connor
 Sharon Evanich
 Pete Heinstein
 Burt O’Neil
 Joe Pappé
 Michael Pierce
 Dick Wavrik
 Ann Zimmerman

Office Staff

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

SHHA Office

2-B San Rafael Avenue
 Albuquerque, NM 87122
 Office Hours: M-F, 9am-4pm
 Phone: 505-797-7793
 Fax: 505-856-8544
 Web site:
www.sandiahomeowners.org
 Email:
shha@sandiahomeowners.org

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.

Month of August Call Type	# of calls	Month of August Call Type	# of calls
Alarms	42	Open door/window	4
Animal control asst.	1	Parking problem	2
Breaking & entering	6	Pet nuisance	4
Car accident	1	Rescue assist	1
Construction site burglary	0	Salesman problem	0
Customer assist	2	Sheriff office assist	0
Dumped/spilled material	1	Snake Call	21
Family dispute	0	Special request	4
Fire	0	Special (extra patrol)	11
Fireworks complaint	2	Speeding vehicle	1
Front office	0	Suspicious person	9
Loud music/party	3	Suspicious vehicle	17
Lost/found pet	3	Theft	0
Lost/found item	0	Threat/personal	0
Mailbox vandalism	0	Utility Co. assist	7
Motorcycle nuisance	0	Vandalism	2
Motorist assist	4	Vehicle burglary	1
Neighbor dispute	1	Wildlife report	32
Newspaper pickup	20		
Noise complaints	5	Total Calls	207

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.

Carry your car keys with you in your hand when walking to and from your car, having this readymade alarm system in your hand ready at a moment’s notice can be invaluable.

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SECURITY ALERT

The office has a security email alert system by which SHHA can send notices to people whose email addresses are in our database. If you would like to receive email alerts, please call the office at 797-7793 or email us at sandiaheights@comcast.net.

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



Planning your Home Improvement Project

~ Bob Bower

I originally wrote this article for the July, 2010 edition of the GRIT and have added a few “lessons learned” items that should help smooth the relationship between you, the property owner, and the ACC during the life of your construction project.

If you are planning a home improvement project that will change the exterior appearance of your property, you are required by your Unit covenants to submit an application to the ACC whether or not you are a member of the SHHA. The application forms are not difficult to fill out and are available at the SHHA office or online via the SHHA website (sandiahomeowners.org). Make sure that the application is complete—if you are not sure how to fill it out, the office staff will provide assistance. Remember that for re-roofing, re-stuccoing, and repainting projects, even if the new roof and colors will match the existing ones, you still must submit an application so the ACC and your neighbors know what is going on at your home when the contractors arrive. Approvals for these types of projects can normally be done within a few days.

For projects such as new home construction, major additions and/or

modifications, walls and fences, and large landscaping efforts, the review process may take several weeks, especially if a neighborhood review (these take about 10 days or so) is required. If your project is like one of these, please take extra care to see that the ACC gets the information it needs and that you are available to meet with the ACC member assigned to monitor the project. These projects usually require a plot plan showing the location of your existing home and of the proposed additions/modifications relative to your property lines. The plot plan you received with your property deed is a good starting point. If you don’t have one, the ACC may have one on file or, if not, the County has the plan as part of its records for your property.

The ACC encourages you to have the Committee conduct an informal review of your project in the early planning stages to check for covenant compliance. The ACC meets the first and third Wednesdays of every month at 1:00 PM and if you want the Committee to review your preliminary plans, just call the SHHA office and schedule an appointment to meet with the Committee at one of these regularly scheduled times. We will advise you of any problems or issues with the preliminary plans so you can make the appropriate changes prior to the formal submission of the final (and much more expensive) plans. Once the ACC approves the final plans, keep the ACC fully informed if you make any changes to these plans regardless of how trivial you may think these changes are. Such items as changing designs of chimneys or relocating an air conditioning unit from a ground-mounted location to a roof-mounted location or vice-versa need to be approved by the ACC if these changes are not part of the originally approved plans.

Continued on page 8

Continued from page 7

As a final reminder, please keep in mind that starting a project before you receive ACC approval is a violation of your covenants and puts you and your contractor at risk if the Committee is unable to approve all or part of your project. A little advance planning and discipline on the part of you and your contractors will go a long way to assist you through all phases of your project and to enhance your ultimate enjoyment of it!



ACC Activity Log

Summary of Approved Projects activity since the last GRIT:

- 37 Cedar Hill Place – Reroof & Window Replacement
- 155 Juniper Hill Road – Landscaping & Wall
- 185 Big Horn Ridge Circle – Carport Enclosure
- 319 Big Horn Ridge Drive – Reroof
- 657 Roadrunner Lane – Refinish Garage Door Trim & Patio Area
- 684 Black Hawk Drive – Parapet Repair
- 748 Tramway Lane – Fence Replacement
- 807 Tramway Lane – Re-roof & Gutters
- 901 Tramway Lane – Refinish Trim
- 1065 Red Oaks Loop – Garage Door Replacement
- 1145 Marigold Drive – Recoat Stucco
- 1164 Laurel Loop – Remodel & Addition
- 1550 Eagle Ridge Lane – Landscaping
- 1862 Tramway Terrace Loop – Paint Trim
- 1945 Quail Run Loop – Window & Door Replacement
- 2307 Calle de Rafael – Window Replacement

- 2448 Tramway Terrace Court – Reroof
- 2727 Tramway Circle – Restucco & Trim
- 2753 Wolfberry Place – Paint Stucco
- 2756 Cliffrose Drive – Window Replacement
- 2878 Brushwood St. – Window Replacement
- 7707 Cedar Canyon – Window & Door Replacement
- 7726 Cedar Canyon – Restucco
- 8218 Raintree Drive – Gutter Installation
- 8219 Raintree Drive – Gate

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



ELECTRONIC ARCHIVING OF ACC DOCUMENTS

Earlier this year, the ACC office staff completed the monumental task of electronically archiving all of the residential files including the large format rolled plans. This effort saved the community over \$15,000 in lieu of hiring an outside source to accomplish this task. Details of this effort were explained in the May, 2011 edition of the GRIT. The ACC is now in the process of returning all of the large format plans to respective property owners of record. A letter will be sent to all property owners who have not yet retrieved these plans. If these plans are not picked up at the SHHA office by 31 January, 2012, they are scheduled to be destroyed.





Here to serve our Members! Office Hours: 9am to 4pm, Mon – Fri
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Visit us on our websites: www.albuquerquehomes.net • www.sandiaheights.com • www.sharonandjudson.com

Community Event Bulletin Board

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

The Sandia Heights “Cork & Fork”

Dining Activity - Under New Management!

Couples dining activity begins its seventh season, now under the guidance of Paula Knarr. We meet bimonthly in small groups in the homes of our members. Each small group consists, typically, of three couples plus a host couple, with each couple contributing to some part of the dinner menu. By “couple” here, we mean any twosome that makes sense! The emphasis is on food and fun rather than formal elegance. The first set of dinners in our 2011-2012 season takes place on Saturday, November 12. We’re always looking for new couples to join us, so if this sounds like an activity that might appeal to you, please call or e-mail Paula (821-3444, kpknarr@comcast.net) for more information.

The Church of the Good Shepherd

Are you looking for a welcoming, safe, and liberal church? Look no further. Church of the Good Shepherd, 7834 Tennyson Street NE, welcomes everyone. No matter where you are on your journey; you are welcome. Services are at 8:30 and 10:45 a.m.; Education for all ages is at 9:30 a.m. each Sunday. Visit www.goodshepherdunitedchurch.com or call the church office @ 856-1004 for more information.

PLAY DATE FOR THE UNDER-2 SET

Meet your neighbors with young children at Jackson Park (corner of Tramway & Cedar Hill) on Sunday, October 23rd, 2-4 PM. Contact Stephanie at 433-7236 with any questions. Tell your neighbors with little ones!

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting:** October 12 at 7pm in the SHHA office. Open to SHHA Members
- **Notary, copies and faxes** free to members.
- **Tram passes** free to members.
- **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.