

THE GRIT

Sandia Heights Homeowners Association

November 2011

President's Message

~ Kate Fry

During the past several months I have had the pleasure of talking to SHHA members about many topics. No matter what the subject matter, the underlying message I hear is how much people appreciate the beauty of our community and our scenic views, the way our lots and streets are laid out to preserve the natural character of the foothills landscape, and the pleasure of being able to see bobcats, coyotes, deer, and bears in our own back yards. Our community is truly unique, and we all have our own ideas about the best way to maintain the exceptional character of Sandia Heights that makes it one of the most desirable neighborhoods in the Albuquerque metro area.

The decisions on how to maintain the unique character of Sandia Heights rest with SHHA members and your participation in the process. Your Board of Directors is made up of a small number of volunteers who care deeply about our community and dedicate their time and energy to maintaining "the peak of living" that we enjoy. We have several active committees made up of Board members and volunteers. These committees are vital to getting the work of SHHA done—not only by providing the wonderful services and benefits that our members partake of, but also by establishing the positions and priorities of the Association and by bringing issues to the Board. We need your support on these committees and on the Board to keep the

Association running. We are fortunate to have Board members with a variety of backgrounds and skills, and right now we have several open positions. We need new Board members who have good ideas and are able to devote the time necessary to be active, productive participants. We also need volunteers for the Covenant Support Committee, the Communications and Publications Committee, and the Community Service and Membership Committee. You do not need to be a member of the Board to serve on these committees. If you are interested in serving as either a Board member or a committee member, please call or stop by the office to fill out a Statement of Interest form, and our Nominating Committee or the relevant committee chair will contact you.

Please take a minute to think about just how important our community is to you and your family. What can we do to preserve the special qualities of Sandia Heights that made us decide to live here? What can we do to make life here even better? The only way we can have an impact on these and other issues is to have active Board and committee members. I hope you will consider giving a few hours of your time every month to your community.



Letter to the editor

SOMETIMES BEING A GOOD NEIGHBOR CAN CAUSE UNINTENTIONAL MAIL PROBLEMS

I think many of us would agree that we have some pretty nice neighbors in Sandia Heights who watch out for each other—I know I do in my neighborhood. Sometimes, though, in the act of being courteous, we do not know that we could be creating other problems just by trying to be nice. Here are some of those unintentional problems that should be brought to everyone's attention.

In checking for a package at my neighbor's, who was expecting it but who was on vacation, I saw the mailbox slightly open and was surprised to find a magazine in it, since he had stopped the mail. It had a nice note that it had been misdelivered. The good neighbor who got the magazine at his house did not know that, of course. So what should the neighbor have done? LESSON #1: If you receive someone else's mail, please go to that person's door to deliver it. If you cannot do that, call your neighbors to let them know you have their mail, or leave it inside their door. Thieves love to see mail and packages that have not been picked up—their signal that no one is home.

In a second incident, I found mail addressed to me in my box, but too early in the day to have been delivered by my carrier. Again, this was misdelivered mail that a kind unknown neighbor had put into my mailbox. If I had not seen it there, it is possible the carrier could have picked it up as outgoing mail (they do not stop to read where it is going, just grab it), and it would have been a week at least before I got it back. LESSON #2: Most people do not know that the mailbox is not their personal property. It is actually property of the USPS, even if you paid for it. The only people

allowed to put mail into your box are postal employees. So, please do not leave misdelivered mail in your neighbor's box.

Finally, neighbors have delivered mail of mine that they mistakenly received, but it was three weeks after the postmark date on the envelopes. In that case, I wish the neighbor had called me, and I would have gladly picked it up. I wasted time trying to track an important envelope down that I was expecting. LESSON #3: Go through your mail when you first receive it (5 seconds). Do not wait any time to notify your neighbor you received their mail. Walk down to their house, check to see whether they are home and, if not, put it in their door with a note, or call them. They may be expecting something important, and may have made many calls trying to find out what happened to their mail. So, take care of that misdelivered mail immediately.

Yes, mail sometimes gets misdelivered. In 2009, the US Postal Service delivered 175,677,241,000 pieces of mail (excluding ancillary services such as certified mail). While the mail is sorted on machines, when addresses are not clear or are incomplete, misdeliveries do happen. In addition, sometimes a different carrier on your route may not be familiar with the address numbers. We have some terribly convoluted address numbering in Sandia Heights, including both even and odd addresses on the same side of the street (not a good thing).

The busy holiday mail season is upon us. So, let us not make the misdelivery problem any worse, and deliver that mail to our neighbors in person or at their door as soon as possible. And check your neighbor's house that you are watching to see that there is no mail in their box or at their door. They will appreciate it, believe me.

Marsha Thole, Sandia Heights Resident and SHHA member



Four Seasons Tennis Club



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

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, 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
3B Yoga



FAMILY MOVIE NIGHT SATURDAY, November 12, 2011

Please come and join us for SHHA **Family Movie Night** Featuring: "Cars 2" Saturday, November 12, 2011 6:00 to 8:30 pm at Church of the Good Shepherd, 7834 Tennyson St.

*Movie is rated G and will start promptly at 6:15. The movie runs for 1 hr. 53 minutes. Children must be accompanied by adult.

This is a SHHA sponsored event and only open to SHHA Members. Please RSVP for the event to SHHA Office at 797-7993 or sandiaheights@comcast.net



Second Annual Meet Santa Event!



Come and meet Santa Claus and have your picture taken with him. Saturday, December 10 from 10am to 1pm. at the Church of the Good Shepherd.

The Sandia Heights Artists group will also be exhibiting at this event. Please come and celebrate the Holiday Season with us!

Refreshments provided. **Please RSVP by Weds. Dec 7, 2011** to 797-7793 or email: sandiaheights@comast.net.

This event is open to SHHA Members only.



Stats and more from the Sandia Heights Security Patrol:

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 & Communications Editor

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 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	29	Open door/window	11
Animal control asst.	0	Parking problem	2
Breaking & entering	3	Pet nuisance	2
Car accident	1	Rescue assist	2
Construction site burglary	0	Salesman problem	1
Customer assist	4	Sheriff office assist	1
Dumped/spilled material	0	Snake Call	13
Family dispute	0	Special request	2
Fire	19	Special (extra patrol)	11
Fireworks complaint	5	Speeding vehicle	1
Front office	2	Suspicious person	3
Loud music/party	1	Suspicious vehicle	14
Lost/found pet	2	Theft	2
Lost/found item	1	Threat/personal	
Mailbox vandalism	1	Utility Co. assist	14
Motorcycle nuisance	0	Vandalism	2
Motorist assist	3	Vehicle burglary	1
Neighbor dispute	1	Wildlife report	8
Newspaper pickup	40		
Noise complaints	3	Total Calls	205

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 it snows while you are out of town, get a neighbor to drive into your driveway (SHS will do this time and terrain permitting) and walk up to your door. Drifts of snow are a dead giveaway no one is home. Burglars don’t take days off due to bad weather.

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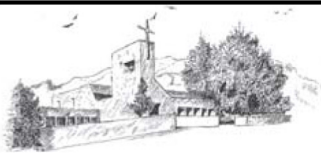
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The office has a security email alert system by which SHHA can send notices to people whose email addresses are in our database. If you would like to receive email alerts, please call the office at 797-7793 or email us at sandiaheights@comcast.net.

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



WHITE ROOFS IN SANDIA HEIGHTS

This is an edited rewrite of an article that appeared in the January 2010 GRIT. Since the original publication of this article, the ACC has received many requests for the installation of roofs using relatively new materials known as “cool roof” materials that, when installed, significantly reduce the amount of energy needed to cool a home. Most of these materials are available in several colors including white and various shades of tan. The difference in the overall energy savings of a white material and most of the tan materials is relatively insignificant--about four to five percent (the white material, of course, is slightly more energy efficient).

Many of the individual unit covenants in Sandia Heights specifically prohibit the use of white roofing materials. In response to the demand for these energy-saving materials and the overall benefits to the homeowner (and to our environment) in terms of reduced utility costs, the ACC agreed that a strict interpretation of the covenants regarding the use of white roofing materials needed some “common sense” adjustments. These adjustments were reflected in a revision of the “ACC Design Guideline for Roofing” published in

December 2009 and summarized in the January 2010 GRIT article. For the sake of brevity, the following is an abbreviated summary of some of the key points discussed in the revised Guideline:

1. The use of white roofing materials will be approved by the ACC if the roof is not visible from nearby residences or from local streets. Keep in mind that since Sandia Heights slopes primarily downward from east to west, “nearby residences” may be more than just a few homes surrounding the residence wanting to use the white material and may extend a considerable distance (maybe several blocks or so) in the uphill direction. The point here is that the ACC wants to ensure that the high solar reflectivity of the white roofing material does not have a negative impact on neighboring properties. Nobody wants to look at a bright, white roof! If the ACC determines that a negative impact will be created by using white material, the use of a tan alternative having a lower solar reflectance value (nominally, 65 or less) will be acceptable. Remember that the loss of energy efficiency is only a few percent by using the tan instead of the white material. When in doubt, use tan—you won’t get any “flak” from the ACC!

2. The other part of the roof material equation is what is called the “gloss factor”. Gloss is a measure of the degree to which a surface functions like a mirror. Roofing materials with high gloss finishes have the potential to reflect nuisance levels of light onto nearby properties. Again, as with color, nobody wants to look at a bright, white roof with a mirror-like finish! Gloss scales range from 20 or less for matte, eggshell, and velvet flat surface finishes to greater than 85 for high gloss surfaces such as smooth metal materials.

Continued on page 8

Continued from page 7

The ACC will not approve a high gloss finish for a roofing material (unless, of course, nobody can see the roof) and encourages the use of materials with gloss factors of 20 or less. When in doubt, use low gloss tan materials—you absolutely won't get any "flak" from the ACC.

Please refer to the "ACC Design Guideline for Roofing" for a more detailed discussion of this subject. This document is available on the SHHA website and at the SHHA office. When applying for a roof using these "cool roof" materials, it would be appreciated if you could obtain a small color sample of the material along with the manufacturer's specifications that discuss the solar reflectance and specular gloss characteristics of the material.



ACC Activity Log

Summary of Approved Projects activity since the last GRIT:

- 368 Big Horn Ridge Drive – Stucco Coat & Trim
- 409 Live Oak Loop – Repaint Trim
- 438 Live Oak Loop – Stucco & Trim
- 447 Live Oak Loop – Canales
- 801 Tramway Lane – Landscaping (Antique Wagon)
- 657 Roadrunner Lane – Repair and Resurface Asphalt Driveway
- 1018 Tramway Lane – Reroof
- 1135 Marigold Drive – Wall and Landscaping
- 1429 San Rafael Avenue – Repaint Trim, Gates and Garage Door
- 1561 Eagle Ridge Court – Reroof
- 1555 Eagle Ridge Road - Re-Coat Stucco
- 1844 Tramway Terrace Loop – Repaint Trim

1945 Quail Run Loop – Garage Door Replacement

2007 Quail Run Drive – Repaint Garage Door

2131 Globe Willow Avenue – Doors & Window Replacement

2149 Black Willow Drive – Patio Cover

2317 Calle de Rafael – Reroof

2516 Tramway Terrace Court – Fence & Gate

7738 Cedar Canyon Road – Reroof

12521 Colony Place – Window Replacement

12622 Colony Place – Patio Cover

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

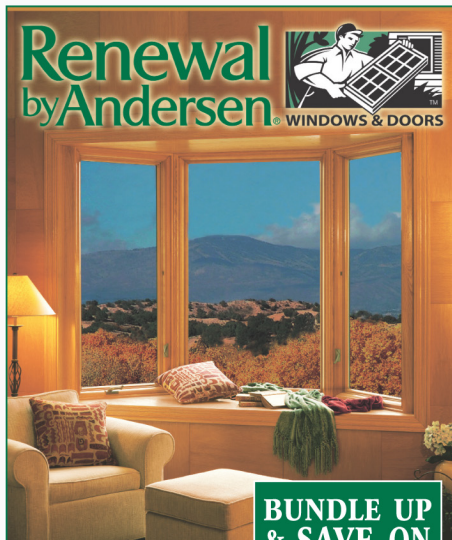


ELECTRONIC ARCHIVING OF ACC DOCUMENTS

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 you do not receive a letter then we do not have any plans for you.** If these plans are not picked up at the SHHA office by 31 January, 2012, they are scheduled to be destroyed.



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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”

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

Looking for a welcoming, safe, liberal and justice church? Join us Sunday morning at Church of the Good Shepherd, 7834 Tennyson Street NE. All are welcome; no matter where you are on your journey; you are welcome. Services are at 8:30 and 10:45 with 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.

Sandia Heights Artists

Thanks to all who helped make the Sandia Heights Art Tour a success. Our Holiday Show will take place at the Church of the Good Shepherd on December 10 along with a visit from Santa Claus sponsored by the Sandia Heights Homeowners Association. So bring your kids to visit with Santa and do some last minute holiday shopping.

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office closed:** November 24 & 25 for Thanksgiving
- **Board Meeting:** November 9 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!





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