

SHHA Annual Meeting
Church of the Good Shepherd on Tennyson,
9 – 11:30 AM, June 8, 2013

Doors open at 8:30 a.m. Drinks and refreshments available.

Come and make your input known. Business to be conducted includes:

- Ratify proposed amendment to the bylaws (go to the website for full information)
- Introduction of new officers elected by the Board
- Presentations by the SHHA committee chairs and officers
- Election of returning Board member
- Town Hall Meeting following the annual meeting for members to express their concerns
- Door prizes – tickets will be given to members who sign in *before* 10 am. Must be present to win door prizes.

The SHHA Board needs to know the concerns of the community.
Please plan to attend and make your input known.

Bylaws Amendment & Officer Election Results

~ George Connor, SHHA Secretary

The proposed amendment to the bylaws is on the SHHA website. This amendment changes the date of the annual meeting from the second Saturday in June to a Saturday in February by striking out “the second Saturday in June” and inserting “a Saturday in February.”

Rationale: To coincide with SHHA’s fiscal year.

Pros: Fewer residents will be on vacation in February than in June. **Cons:** None are known. We will vote on it at the annual meeting scheduled for Saturday, June 8, 2013. If you have any questions regarding the proposed amendment please contact the office.

Officer Election Results: The following is the slate of officers elected for the 2013-2014 operational year:

Ann Zimmerman, President

Joe Pappé, Vice President
George Connor, Secretary
Ann Marie Caffrey, Treasurer

The following returning board member candidate for a second 3-year term will be voted on at the Annual Meeting:

George Connor



President’s Message

~ Ann Zimmerman

Names have been changed to protect the innocent or guilty.

On February 20, 2013, I received a letter addressed to Anna Zimmerman, 1862 Pramway Terrace Loop, NE, Albuquerque, NM 87122. This letter had a complete return address from Texas.

Continued on Insert Page



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

Officers

President – Ann Zimmerman
Vice President – Joe Pappé
Secretary – George Connor
Treasurer – Ann Marie Caffrey

Board Members

Bob Bower
Sharon Evanich
Pete Heinstejn
Anderson Kressy
Patrick Lancione
Meeko Oishi
Michael Pierce
Josephine Porter
Ed Stretanski
Sarah Tresouthick
Dick Wavrik

Office Staff

Betsy Rodriguez –
Administrative Assistant
Sheraz Saint-Lôt –
Administrator &
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.

Tram Passes:

For the 2013 year SHHA has purchased 8 corporate tram passes per day! For more information please call the SHHA office at 797-7793 or visit our website for details: www.sandiahomeowners.org. You may also check tram pass availability by logging in as a member. Having problems logging in? Call the office: 797-7793.



SHHA Membership Cards:

Check out the entire SHHA Member Benefits Program at www.sandiahomeowners.org and enjoy discounts at our supporting local merchants. The SHHA Merchant Benefits Program includes the following current participating merchants:

Affordable Window Cleaning

Asian Café

Bair Medical Spa

Best Way Carpet

Bob's Painting

Budget Truck Rental

Chiropractor, Mark L. Schwartz DC

County Line of Albuquerque

Curves

Dance Fitness Party

Gonstead Family Chiropractic

Granite Transformations

Hairstyling by Carlos

High Finance Restaurant

Jade Enterprises

Los Equipales

Massage Envy

Mesh Hair Studio

New Mexico School of Music

PCM Electrical

Ready Blinds & Shutters

Sandiego's Mexican Grill at the Tram

Southwest Propane

The UPS Store

3B Yoga

Wildlife West Nature Park - **NEW!!!**

Each merchant participating in the Member Benefits Program offers a discount to SHHA members. To identify what the discount is for each merchant go to the SHHA website: www.sandiahomeowners.org and under the **Notices and Information Tab** you will find **SHHA Member Benefits**. Scroll down to view all the different merchant discounts.



Waste Water and Septic System Special Committee:

Recently the Waste Water and Septic System Committee (WWSSC), a special committee of SHHA, asked the residents of Sandia Heights with septic systems on their property to complete a survey about the professionalism of the companies that maintain, service, repair or rebuild these systems. Some of the responding homeowners requested a summary of the survey results as outlined herein.

It should be emphasized that the mentioning of any company's name does not mean that SHHA or the WWSSC endorses, approves or disapproves the services provided by these companies.

A total of 87 responses were received. Four companies were mentioned by name that provides septic tank pumping in Sandia Heights (listed in order of utilization, most often to least): Atlas Pumping Service; AAA Pumping; American Pumping Service; ASTC, Inc.

Most homeowners have their septic tanks pumped every three to five years. This frequency agrees with the EPA recommendations. About 50% of the respondents were satisfied with the service received, 40% were neutral, and 10% had some serious issues with the quality of service the company provided. The pumping company provided the inspection and certification of the septic system as stated by 60% of the respondents. The staff of the Bernalillo County Environmental Health Department, which is responsible for waste water management, regulates the use of septic tanks and leach fields in the County, and certifies these systems, was involved in less than 1% of the inspections. The County was only involved when specifically requested by the

homeowner.

The requirement for a new system after inspection was stated by 10% of the responding homeowners. This requirement for a new installation was entirely based on the results after inspection by the servicing company. All installations of new systems were done by Rio Grande Pumping Service on recommendation from the pumping company. In most cases an advanced system (with a yearly maintenance contract) was required. The requirement for an advanced system did not correlate with acreage (more or less than 0.75 acre) or usage (water consumption of more or less than 300 gallon per household per day).

There are a few results of this survey worth mentioning:

- Homeowners in Sandia Heights are taking good care of their systems as shown by the frequency of servicing or pumping of their systems. Therefore, contamination of ground water seems unlikely.
- The inspection of the septic systems seems to be entirely done by the servicing company which then recommends replacement of the system and recommends one construction company to do the work.
- If a system needs to be replaced most homeowners are required to install an advanced system and to purchase a yearly maintenance agreement.
- The requirement for a primary or an advanced system as a replacement for a failed system is not based on lot size or usage, as specified by the County Waste Water Ordinance, but on recommendation by the pumping and/or construction company.

The Waste Water and Septic System Committee appreciates the participation of the homeowners in this survey.



SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:

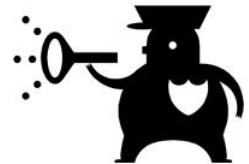
Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You can call Security to confirm your membership with them. If you have questions regarding the following stats, please call Security 856-6347, mobile 263-4654.

Stats and more from the Sandia Heights Security Patrol:

Month of March	# of calls	Month of March	# of calls	Month of March	# of calls
Alarms	21	Motorist Assist	1	Special request	131
Customer Assist	10	Neighbor dispute	0	Special (extra patrol)	5
Breaking & entering	0	Newspaper pickup	8	Sheriff Office Assist	0
Car Accident	1	Noise complaints	1	Suspicious person	1
Dumped/Spilled Material	1	Open door/window	2	Suspicious vehicle	12
Family/Neighbor Dispute	0	Parking problem	3	Theft	3
Fire	0	Pet nuisance	2	Utility Co. assist	2
Fireworks complaint	0	Rescue assist	2	Vandalism	0
Loud music/party	1	Salesman problem	4	Vehicle burglary	1
Lost/found item or pet	1	Snake Call	0	Wildlife report	1
Miscellaneous Call	4	Speeding Vehicle	2	Total Calls	220

SECURITY TIPS:

- Keep your yard clean and free of vegetative overgrowth.
 - o Areas around windows and entries should be cleared
 - Should you be a victim of a burglary we can often obtain evidence such as shoe prints from areas which are clear.
- ALWAYS lock all doors and windows when leaving the house.
- Do not hide spare keys outside your home.



Septic System tips

These are a few quick tips for taking care of a septic system that you may not be aware of, especially if you have never lived with a septic system before. For more details read the US Environment Protection Agency's **A Homeowner's Guide to Septic Systems.**

- Spread out laundry loads during the week - don't do all the laundry on the same day.
- Minimize the amount of the household cleaners you send down the drain, and use less toxic products.
- Don't use the garbage disposal.
- Use the proper type bathroom tissue. Septic-friendly tissue disintegrates quickly in water into many small fragments.
- Don't flush anything down the toilet except septic-friendly bathroom tissue and human waste.

Read more on the SHHA website: sandiahomeowners.org under the Notices and Information tab.

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- ACC applications at no charge
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- Free Sandia Peak Tram Passes
- Merchant Benefits Program: great discounts with cooperating merchants
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Continued from Front Page

Looking carefully at the envelope, I uttered to myself, “How did this letter get here with Pramway instead of Tramway?” I took the letter in the house with all the rest of the truly junk mail received that afternoon and set it on the kitchen counter top. The mail set there for a couple of hours with the mystery letter on top of the pile. Ed came home from an ACC meeting, and then my friend Anna stopped by to share a cup of coffee. The three of us were standing around the counter chatting, and having a few laughs, when I decided to open the Huntsville letter, proclaiming “I do not know anyone named David Lyle Piers, and certainly don’t know anyone living in Huntsville, Texas.” Ed and I had lived in Dallas for eight long years that I always referred to as “my prison sentence.” I had driven through Huntsville numerous times, but to my knowledge did not know anyone that lived there.

Ana and Ed then began to tease and prod me to open the letter. “Oh Ann, this a letter from that friend of yours that has had a sex change, and wants to come and visit you in the Land of Enchantment.” We all laughed, and the fun was just beginning.

With my letter opener, I made a clean cut on the envelope and carefully removed the letter. I announced that we were going to have a read-a-loud. I interrupted my reading several times in the first two paragraphs emphatically stating, “I don’t know this person. His letter is not meant for me!” Accompanied by Ana and Ed’s, “Oh, yeah, yeah, yeah---.”

Finally by the fourth paragraph, it became quite clear that I was *not* the sweetheart David was searching for when he and she were sixteen (16) years old. I continue my

read -a – loud, “Why haven’t you reached out to me? I am not the sixteen (16) year old you use to know and nor are you. I will search for you until the end of time.” I once again let my audience know that I am positive that I do not know this man. He definitely has the wrong Ann Zimmerman!” David continues explaining in his own words, “I’ve been in prison for fifteen (15) years for a crime I hardly committed. If I actually deserved eighteen (18) years, I would have no qualms about it, but it’s TEXAS injustice at its best! Let’s put him away. He’s no good. It’s not right there are people here who have actually done nothing at all. I can’t complain I did do something.”

David closed with, “I love you Anna Marie Zimmerman, you are my sweetheart, you will always be my sweetheart.”

The three of us, Ed, Ana and I just looked at one another. Ed responds with “How sad is this. Are you going to answer this guy?” Ana is definite, “No, Ann, you should not answer this letter, put it in an envelope, and mail it back with a brief note that you are not Anna Michelle Marie Zimmerman. End of story!”

I have two more sentences to complete my read-a-long.

“P.S. I’ll be a free man next year as long as I stay out of trouble. I’m getting older, even at thirty-four (34), and I feel like forty (40).” This letter sat on my desk- top for four weeks, and one morning I decided that David did deserve to know that I was not the sweetheart he was searching for. I wrote him an up-beat letter from a young almost seventy (70) year old, trying to give him hope for the future. I told him that Ed and I had not married until we were in our middle thirties. I also told him to be very realistic about his first love Anna Marie Zimmerman.

She probably has married and has a family of her own.

I put his original letter in with my response and sent it on it way. I slapped my hands together, feeling good that Mr. Piers was setting a new course for his future.

Stay tuned for the rest of the story.



KEEP BEARS WILD

Bears started coming out of hibernation in late March, and now, in May, they are



ranging farther afield to find food. Remember, they didn't eat all winter, and they're hungry! It's time to start modifying our behavior for bear season. We want to keep our dwindling population of bears in the Sandias wild, and the only way to assure they stay wild is by not having anything on our property that would attract them. This means keeping garbage in the garage and not putting it out until the morning of trash pickup, bringing bird feeders inside at night (or stop feeding the birds during the time bears are active, usually April through mid-November), and storing pet food and extra bird seed inside the house or garage. If you do see a bear, leave it alone. If there's nothing on your property to attract them, they won't stick around. NM Game and Fish has issued instructions that we should call them ONLY if a bear is trying to get into our house or appears aggressive. Bears are an important part of our ecosystem, and it would be a shame if they disappeared from the Sandias. Only people can prevent bear

problems--please do your part to keep our bears safe!



Announcements & Notices:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Office Closed:** Monday, May 27 Memorial Day
- **Happy Mother's Day – May 12**
- **SHHA Board Meeting** – Wednesday, May 8 at 7pm in the SHHA Office.
- **Notary, copies and faxes, tram passes, email alerts and contractor evaluation binder** free to members.
- **Safety Vests for sale** in the SHHA office. \$2 per vest 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!



Thank you to all who volunteered and attended the SHHA 3rd Annual Easter Egg Hunt at the W. L. Jackson Park on March 30. It was a huge success!



A total of 287 people attended, 120 of those were children. If you would like to volunteer for the children's events please contact the office at 797-7793.



Covenant Enforcement and Anonymous Complaints

Throughout the year the SHHA office receives anonymous complaints, in response to that, the SHHA's Covenant Support Committee (CSC) is charged with the responsibility of assuring that all owners of property in Sandia Heights adhere to the provisions of the covenants applicable to the particular Unit where the property is located. There are about 40 different Units within the Sandia Heights community, and no two sets of covenants are exactly the same. This diversity in our covenants makes community-wide enforcement difficult at best. In addition, the CSC does not have the volunteer manpower to patrol throughout Sandia Heights looking for covenant violations. As such, the CSC has developed procedures that depend on members of the SHHA to report covenant violations.

Who can report a violation? First of all, you must be a property owner in Sandia Heights and be a member of SHHA in order to submit a covenant violation form. This form (*Report of Suspected Covenant Violation*) is available at the SHHA office and from the SHHA website. Your anonymity as the complainant will be shielded unless future court action requires that your identity be revealed. Historically, court actions of this nature are very rare. Any SHHA member may submit a covenant violation form, however, the CSC normally will act on submissions from residents in the same Unit where the violation exists, in an adjacent Unit, or in direct line of sight of the violation regardless of the Unit you reside in. The CSC will exercise its discretion as to whether or not to act on violations outside of the normal guidelines.

What information is needed on the violation form? Information regarding you as the complainant is on the form since the CSC may want to contact you for additional

details related to your complaint. The specific violation and its location need to be identified, along with the rationale supporting your belief that a violation has occurred. It also helps to identify the specific paragraph in the applicable Unit covenants that you think is being violated. The form asks if you have contacted the violator, but this contact is not a requirement in order to submit the form. The CSC is very sensitive about not creating an adversarial relationship between the complainant and the violator. You may choose to talk to your neighbor to try to resolve the violation first, but as stated previously, the CSC does not require this one-on-one contact. The last item required is your signature on the form. The SHHA staff will recognize electronic signatures that include the member's e-mail address. The CSC will not respond to complaints submitted by phone calls, notes, or anonymously.

How does the CSC handle the complaint? A member of the CSC will be assigned to investigate the complaint and to try to resolve it. The member first assesses the validity of the complaint by verifying the information submitted on the violation form. If the complaint is deemed invalid the complainant will be notified by mail and the file will be closed. If it is clear that a valid violation exists, the member will contact the alleged violator either in person, by phone, or by mail and complete an investigative report. The violator will receive written notification from the CSC regarding the specific violation and will be given a reasonable deadline by which to remedy it. The member will follow up with the violator to ensure that the violation is corrected in accordance with the stated timeline. If the violation is successfully resolved at this point, both parties will be notified by mail and the file will be closed.



ACC Activity Log:

Summary of *Approved Projects* activity since the last GRIT:

31 Juniper Hill Loop – Stucco Wall
338 White Oaks Drive – Re-stucco & Trim
519 Black Bear Road – Swamp Cooler Replacement
553 Black Bear Road – HVAC replacement
711-31 Tramway Place - Reroof
725-1 Tramway Lane – Addition
804 Tramway Lane – Landscaping
810 F Live Oak Road – Lighting
820 A Live Oak Road – Signage
821-A Live Oak Road – Atrium and Patio Enclosure
889 Tramway Lane – Window Replacement
1111 San Rafael – Re-stain Deck and Replace Mailbox
1156 Laurel Loop – Reroof
1161 Laurel Loop – Window Replacement
1170 Laurel Loop – Re-stucco and Roof Repair
1177 Laurel Loop – Landscaping
1411 Bluebell Place – Fence
1481 Morning Glory – New Construction
1556 Eagle Ridge Road – Landscaping
1604 Quailwood – Retaining Wall
2777 Wolfberry Place – Window Replacement
2824 Tramway Circle – Replace Walkway and Gate
2875 Brushwood Street – Repaint Garage Trim
2882 Tramway Place – Reroof
2895 Tramway Place – Fence Replacement
8218 Raintree Drive – Install Security Doors
9400 Tramway Lane – New Retaining Wall & Steps

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

FIRE SEASON IS HERE AGAIN!

Bob Bower, Chairman, ACC

It appears that the local weather folks are again predicting a bleak year for moisture and for a higher-than-normal chance for local wildfires. If you haven't already noticed, the Sandia Foothills has already had several wildfires and some of them appear to have been caused by arsonists. As a property owner, you have access to several good sources of information that recommend measures you can take to enhance the survivability of your property in the event of a wildfire on or near your property. The best source we have found was published by the New Mexico State Forestry (NMSF) entitled *Creating Wildfire-Defensible Zones* and is available at the NMSF website using the following link:

<http://www.emnrd.state.nm.us/emnrd/biomass/docs/Defensible%20Space.pdf>. Copies of this brochure are also available at the SHHA office.

As I indicated in the articles published during the last two years on this subject, most of our unit covenants state that “natural vegetation is to be left undisturbed where practical on all lots except for access to property, clearing of building sites, and establishment of lawns and flower beds adjacent to buildings”.

The ACC has published a *Design Guideline for Landscaping* which makes the following points:

1. Sandia Heights is based on an open space concept where natural vegetation is of great importance. The deed restrictions for the area require that natural vegetation be left undisturbed where possible and replenished after construction is finished.
2. Residents are asked to keep their properties clear of dead trees and other vegetation since this material is easily combustible.

The use of the terms “where practical” and “where possible” gives you, the property owner, latitude to make wise decisions based on your perception of the damage to your property that could occur as a result of a local wildfire.

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PENDING!



1714 Quail Run Ct NE

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Sandia Heights Market Activity • 2007 - 2013

How is the Sandia Heights Market? Compare the Past 7 years.

2007 - 2013 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS LARGER THAN .50 ACRES

There are 18 homes FOR SALE on lots larger than .50 acres. The average asking price per SF is \$185.05. There are 6 homes PENDING on lots larger than .50 acres. The asking price per SF is \$151.63. There have been 3 homes SOLD on lots larger than .50 acres in 2013. The average sold price per SF was \$156.48.
40 Homes on lots larger than .50 acres SOLD in 2012. The average sold price per square foot was \$151.22
40 Homes on lots larger than .50 acres SOLD in 2011. The average sold price per square foot was \$161
26 Homes on lots larger than .50 acres SOLD in 2010. The average sold price per square foot was \$165
25 Homes on lots larger than .50 acres SOLD in 2009. The average sold price per square foot was \$169
14 Homes on lots larger than .50 acres SOLD in 2008. The average sold price per square foot was \$193
30 Homes on lots larger than .50 acres SOLD in 2007. The average sold price per square foot was \$202

2007 - 2013 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS SMALLER THAN .50 ACRES

There are 7 homes FOR SALE on lots smaller than .50 acres. The average asking price per SF is \$156.70. There are 8 homes PENDING on lots smaller than .50 acres. The average asking price per SF is \$149.44. There have been 7 homes SOLD on lots smaller than .50 acres in 2013. The average sold price per SF was \$154.94.
29 Homes on lots smaller than .50 acres SOLD in 2012. The average sold price per square foot was \$151.97
27 Homes on lots smaller than .50 acres SOLD in 2011. The average sold price per square foot was \$154
29 Homes on lots smaller than .50 acres SOLD in 2010. The average sold price per square foot was \$158
26 Homes on lots smaller than .50 acres SOLD in 2009. The average sold price per square foot was \$161
22 Homes on lots smaller than .50 acres SOLD in 2008. The average sold price per square foot was \$171
18 Homes on lots smaller than .50 acres SOLD in 2007. The average sold price per square foot was \$189

2007 - 2013 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There is 1 attached townhome FOR SALE. The asking price per SF is \$137.91. There is 1 attached townhome PENDING. The asking price per SF is \$126.67. There have been 3 attached townhomes SOLD in 2013. The average sold price per SF was \$132.83.
8 attached townhomes SOLD in 2012. The average sold price per SF was \$114.05
6 Attached Townhomes SOLD in 2011. The average sold price per square foot was \$115
10 Attached Townhomes SOLD in 2010. The average sold price per square foot was \$120
3 Attached Townhomes SOLD from in 2009. The average sold price per square foot was \$144
6 Attached Townhomes SOLD in 2008. The average sold price per square foot was \$140
6 Attached Townhomes SOLD in 2007. The average sold price per square foot was \$147



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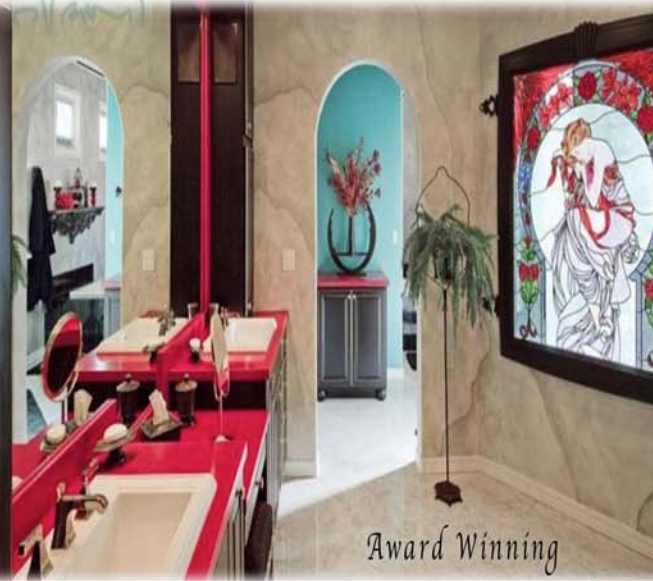
Blooming Native Gardens
Landscape Design/Installation &
Maintenance

"quality doesn't have to be expensive"

Debbi Stichmann
designer/consultant
505 440-0875
www.bloomingnativegardens.com




Jade Enterprises, Inc.
Design and Construction
11910 Del Rey Ave NE. Alb, NM 87122



Award Winning

Additions•Remodels•Kitchens•Baths•Outdoor



Preferred Plumbing
Heating & Cooling LLC

David Molisee

265-0708
143 Virginia NE
Albuquerque, N.M. 87108

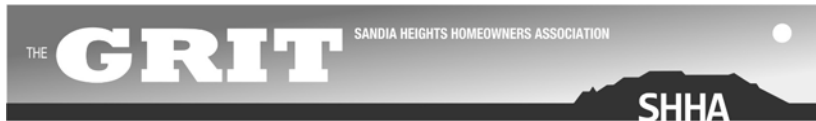
LIC. No. 368171

**Best Way
Carpet Care**



Carpet & Upholstery Cleaning
Carpet Sales & Repairs

Scott Lucas Phone: (505) 344-1616
Cellular: (505) 720-2931



Sandia Heights Homeowners Association
2-B San Rafael Ave NE
Albuquerque, NM 87122

SHHA ANNUAL MEETING FOR SHHA MEMBERS
At the Church of the Good Shepherd
7834 Tennyson
9 AM - 11:30 AM
Saturday, June 8, 2013

Doors open at 8:30 a.m. Refreshments available