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www.sandiahomeowners.org
Email:
shha@sandiahomeowners.org

For the GRIT Editorial Policy please visit our website: sandiahomeowners.org. The policy can be found in the SHHA Rules and Regulations for the Association under the Board tab.

Recently Completed Dirt Trail from Tramway Blvd. to Jackson Park

SHHA residents no longer need to use Cedar Hill road to visit Jackson Park: Bernalillo County has just completed a dirt path from Tramway Blvd to Jackson Park. Check it out the next time you're walking, dirt biking, pushing a stroller, or a wheelchair!

SHHA wants your thoughts on GRIT Online vs. Printed

By Cindy Mottle, Communications and Publications Chair

The SHHA office invites you to drop by until Friday June 24, and register your preference on how you would like to receive the GRIT. We will continue to document your preferences after Labor Day.

The GRIT newsletter is posted on the SHHA website <http://sandiahomeowners.org/grit-newsletter> . Viewing the online version is free. The printed mailed GRIT costs a lot of trees! The approximate \$14,000 printing costs are offset by approximate \$14,000 advertising income.

You can sign up to receive email alerts regarding any activity in the Sandia Heights area that might affect you, such as a wildlife alert or a security issue. You will also receive a notification, including the link, when the online version of the GRIT is available for viewing. The aim is to have members consider receiving the GRIT electronically instead of the printed version.

The advantages, besides saving trees and reducing mailing and printing costs, are quite attractive: The electronic version is in color and has useful internet links to passive and dynamic internet pages. For example, we can, in the future, include video and graphic presentations of events of interest to Sandia Heights residents. Also, the on-line version is higher resolution. If you do decide to sign up for the online GRIT you will also receive email alerts. To sign up either email our office at sandiaheights@comcast.net, or drop by to register your preference.

Mhoon/Hawks Landing Update:

At the May 3, 2016 public hearing, the Board of County Commission approved the request for a Special Use Permit for a Planned Development Area on property described as Tract 5, Lands of Mhoon, SP-79-69, located on the east side of Tramway, between Live Oak Road and San Bernardino, zoned A-1, containing approximately 10.40 acres. The decision was based on certain Findings and is subject to particular Conditions. To read more about the Findings and Conditions click here or click on New Developments in Sandia Heights on the home page of the SHHA website: www.sandiahomeowners.org



Begins June 20th



DON'T SQUASH THIS BUG!



Photo: University of Texas at El Paso

This creepy-looking critter is not a scorpion, even though it tries to look like one. This masquerade is what gets them squashed by people who don't know what they are. This is a VINEGAROOON (*Mastigoproctus giganteus*), sometimes called a whiptail scorpion. It can grow to three inches long or more, not including the tail. Why is it called a whiptail scorpion? The answer is obvious if you look at the long, thin whiplike tail. Vinegaroons are related to spiders and have eight legs, although the first pair of legs is modified as antennae, and are not used for walking. They are completely harmless to humans—the tail does not have a stinger—although the curved mouthparts can deliver a pinch. The name “vinegaroon” comes from the creature’s habit, when threatened, of spraying a mist from the base of its tail that is primarily acetic acid, or vinegar. Legend has it that if a vinegaroon bites you, everything will taste like vinegar for weeks. Of course this is not true, but if you get a spray of vinegar in your face you probably won't like it! Vinegaroons are nocturnal, and they prey on insects and other arthropods. So if you happen to see a vinegaroon, be happy that it's keeping the cricket and other insect populations in balance. It's another of our wild neighbors that we can't do without—even though it isn't exactly cute!



VOLUNTEERS NEEDED!

The Communications and Publications Committee (C&P) is looking for new members! If you would like to volunteer to work with our website, or searching the internet for news that will interest Sandia Heights residents, this is the place for you! Contact the SHHA office (sandiaheights@comcast.net) for details.

The Covenant Support Committee (CSC) is looking for new members. If you are a member of the Sandia Heights Homeowners Association (SHHA) and a home owner, please consider volunteering for your Covenant Support Committee to help ensure the enforcement of SHHA covenants. We meet at the SHHA office once a month and we have the excellent back up of our SHHA staff. Covenant enforcement contributes significantly to maintaining our property values and to preserving our unique community. If you would enjoy meeting with interesting, concerned and fun neighbors who share your appreciation of Sandia Heights please consider joining the CSC. You can volunteer by calling the SHHA office at [505-797-7793](tel:505-797-7793).



BERNCO's

“Movie in the Park” Summer Series”

Bernalillo County's popular "Movies in the Park" Saturday summer series kicks off April 30 and runs through July 30, 2016.

Bring your lawn chairs and blankets; enjoy a free movie in the outdoors.

It's today's version of a drive-in! Movies begin at dusk - and for the first time, food will be available at select venues for purchase.

Here's the schedule:

Up May 21, 2016, Road Runner Little League, 10700 Lagrima De Oro NE;

The Good Dinosaur June 3, 2016, Los Vecinos Community Center, 478 ½ Old Hwy. 66;

Inside Out June 11, 2016, Prado Del Sol (Twin Parks), 4300 Avenida Manana NE;

Ant Man June 17, 2016, Valle Del Bosque, 480 Sunset Rd. SW;

Pixel June 18, 2016, Vista Grande Community Center, #15 La Madera Road, Sandia Park;

Maleficent June 24, 2016, Mariposa Park, 4900 Kachina St. NW;

Max June 25, 2016, Paradise Hills Community Center, 5901 Paradise Blvd. NW;

To see more showings call 314-0477 for information or click on this link: [[movies in the park.pdf](#)]





BARKING DOGS—CSC or BERNCO?

A SHHA member recently wrote us with a detailed description of how annoying neighborhood barking dogs can be, particularly in the early morning and evening.

Your Covenant Support Committee (CSC) would like to help with the following information:

1. This is a **noise** complaint and, as none of the Sandia Heights covenants address barking dogs, noise disturbances need to be reported to Bernalillo County, not SHHA's CSC. County code states: "It is unlawful for a person to allow an animal to persistently or continuously bark, howl or make noise common to their species or otherwise disturb the peace and quiet of inhabitants of the county."
2. Before you take that step, we recommend you keep a log for at least two weeks of when (date and time) and how long the barking continues each time you record it.
3. To file a Complaint, follow this link: <http://epermits.bernco.gov/CitizenAccess/>, scroll down to "Code Enforcement", and click on, "Submit a Complaint".

You, the SHHA, Covenant Enforcement, and Anonymous Complaints

The Covenant Support Committee (CSC) is charged with the responsibility of ensuring 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 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, you must be a property owner in Sandia Heights and be a member of SHHA in order to submit a covenant violation form. The covenant violation form (*Report of Suspected Covenant Violation*) is available at the SHHA office and from the SHHA website. Although the CSC does not act on anonymous complaints, 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.

Continued on page 7

SANDIA HEIGHTS SERVICES WATER CONSERVATION TIPS



- Use a bowl of water to clean fruits and vegetables rather than running water over them. The water can be reused for your house plants or out in the garden.
- Avoid using running water to thaw food, instead defrost the food in the refrigerator.
- Soak pots and pans instead of letting the water run while you clean them.
- Don't leave the water running when brushing your teeth or shaving. Get in the habit of turning the water off when it's not being used.
- Washing dark clothes in cold water saves water, energy and helps clothes retain their color.
- Put food coloring in your toilet tank. If it seeps into the bowl without flushing, there's a leak. Fix it and start saving gallons.

When running water for a shower, collect the cold water in a bucket and use to water plants. If running a bath, plug the bathtub before turning the water on and adjust the temperature as it fills.

Water your grass and trees more heavily, but less often, it saves water and builds stronger roots.

Water lawns during the early morning hours or evening when temperatures and wind speed are the lowest. This reduces water losses from evaporation.



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 FROM SANDIA HEIGHTS SECURITY PATROL

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	30	Miscellaneous call	8	Special request	166
Animal control Assist	4	Motorcycle nuisance	0	Speeding vehicle	1
Assault/battery	0	Motorist assist	1	Suspicious person	9
Breaking & entering	2	Neighbor dispute	0	Suspicious vehicle	24
Car accident	2	Newspaper pickup	8	Theft	6
Customer assist	4	Noise complaints	1	Utility Co. assist	2
Dump/spilled material	1	Open door/window	8	Threat/personal	0
Family dispute	0	Parking problem	1	Vandalism	2
Fire	1	Pet nuisance	2	Vehicle burglary	10
Fireworks complaint	0	Rescue assist	1	Wildlife report	4
Home burglary	1	Salesman complaint	1		
Lost/found item or pet	0	Sheriff office assist	0		
Loud music/party	0	Snake call	0	Total Calls	310
Mailbox vandalism	0	Special (extra patrol)	10		

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Social Security Update

Our hope is to educate, we hope you find this useful & enjoyable

FINANCIAL SOLUTIONS
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Social Security Seminar

Pre-retirees and retirees who were counting on exercising a coordinated claiming strategy to maximize Social Security benefits recently learned most of those options have been virtually eliminated. Social Security rule changes were slipped into a budget compromise designed to keep the county from running out of money.

We are hosting a seminar on these changes and opportunities that still exist with Social Security. Information is as follows:

Tuesday, June 7th, 2016
 6:00 PM—8:00 PM

In the Uptown Area (RSVP for specific location)
 Please RSVP to Amber at 505-508-4661 or
 WellsA@CeteraNetworks.com

For more in-depth conversation, please feel free to contact us at 505-717-1111 or visit our website: www.NMFinancialSolutions.com

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THE FOLLOWING IS A SUMMARY OF ACTIVE CSC VIOLATIONS:

Unit No.	Type of Violation
6, 14	Home maintenance
4, 5, 9	Lighting
21	Trash Bins

5 Files Closed in the Past Month



Continued from page 3

What information is needed on the violation form? Information listing 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 covenants for the location where the alleged violation is occurring are on the website and the office can also help you identify possible applicable covenants. 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 potential 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 or recommend 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. As stated before, 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 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. If, however, the violation is not resolved as a result of the first letter, a second letter will be sent to the violator with an additional timeline for resolution and a warning that failure to comply may result in legal action. If the second letter is unsuccessful in solving the violation, the file will be turned over to the SHHA attorney for further action.

Why should you care about covenant enforcement? Resident surveys conducted over the years have consistently indicated that the primary goal of SHHA should be the enforcement of our covenants. The covenants were designed to benefit all property owners in Sandia Heights in order to preserve and maintain the beauty, quality of life, and property values in this unique community. The SHHA and the CSC actively seek your support for the enforcement of our covenants. This is your community and your covenants and everyone appreciates your compliance.



TIPS FOR YOUR HOME REMODELING PROJECTS

By Bob Bower, ACC Chairman

Before you begin an exterior or interior remodeling project for your home, consider some of these following issues:

1. Depending on the size of the project, consider hiring a general contractor (GC). For large projects such as adding a garage, another room, or a re-do of an existing kitchen or bathroom, a qualified GC can save you a lot of coordination headaches. The job of the GC is to manage all of the various subcontractors (subs, for short) needed for a remodeling job. In essence, the GC runs the show by coordinating the activities of the various subs. Without the oversight of the GC, there will most likely be a lack of communication among the various subs since subs often do not talk with one another. A good GC will work to prevent these sorts of problems.

2. Make sure you talk with the County and get a building permit, if required. Some small jobs don't need a permit but most major remodels do need one. In general, your contractor is responsible for obtaining proper building permits—the ACC does not get involved in permits but can ask you for proof of a permit. If you don't "build to code", you could end up with fees and fines if the County inspectors determine that you should have had a permit before starting your remodeling job. The cost of subsequent fees and fines could exceed the cost of the permit. In addition, remodeling done without a permit may cause potential issues when you go to sell your home.

3. As I have said in previous articles, be sure that the contractors you select to handle your home remodeling projects are properly licensed and insured. Don't be afraid to ask for proof of licensing and insurance. The Better Business Bureau (BBB) advises homeowners to get the name of the insurance carrier and to confirm with the carrier that the contractor has the coverage. The BBB further advises reading reviews about potential contractors online and then asking contractors for references. Take the time to speak with references and ask if you can see the finished product.

I continue to hope that these monthly GRIT articles are useful to homeowners here in Sandia Heights and if you have any suggestions for future articles, please let me know.

ACC ACTIVITY LOG

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

46 Cedar Hill Road – Reroof and Evaporative Cooler Replacement
151 Whitetail Road – Deck Replacement
185 Bighorn Ridge Circle – Modify Garage
208 Spring Creek Drive – Window Replacement
342 White Oaks Drive - Landscaping
366 Juniper Hill Road - Patio
423 Live Oak Court – Window Replacement
513 Roadrunner Lane – Parapet Repair
524 Live Oak Place - Driveway
635 Cougar Loop – Restucco
661 Roadrunner Lane – Reroof
881 Tramway Lane Court - Restucco
1188 Laurel Loop – Driveway
1206 Marigold Drive – Photovoltaic Panel Installation
1238 Rockrose Road – Wall/Patio/Deck
1455 Bluebell Drive - Restucco
1833 Tramway Terrace Loop - Reroof
1948 Quail Run Loop – Stucco Repair and Paint Trim
2014 Quail Run Drive – Fence
2324 Calle de Gabriel – Landscaping
2711 Tramway Circle – Replace Fence and Green House
2728 Tramway Circle – Color Coat Stucco
2865 Tramway Circle - Restucco
8230 Raintree Drive – Restucco and Window Replacement
9103 Lynx Loop – Reroof

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





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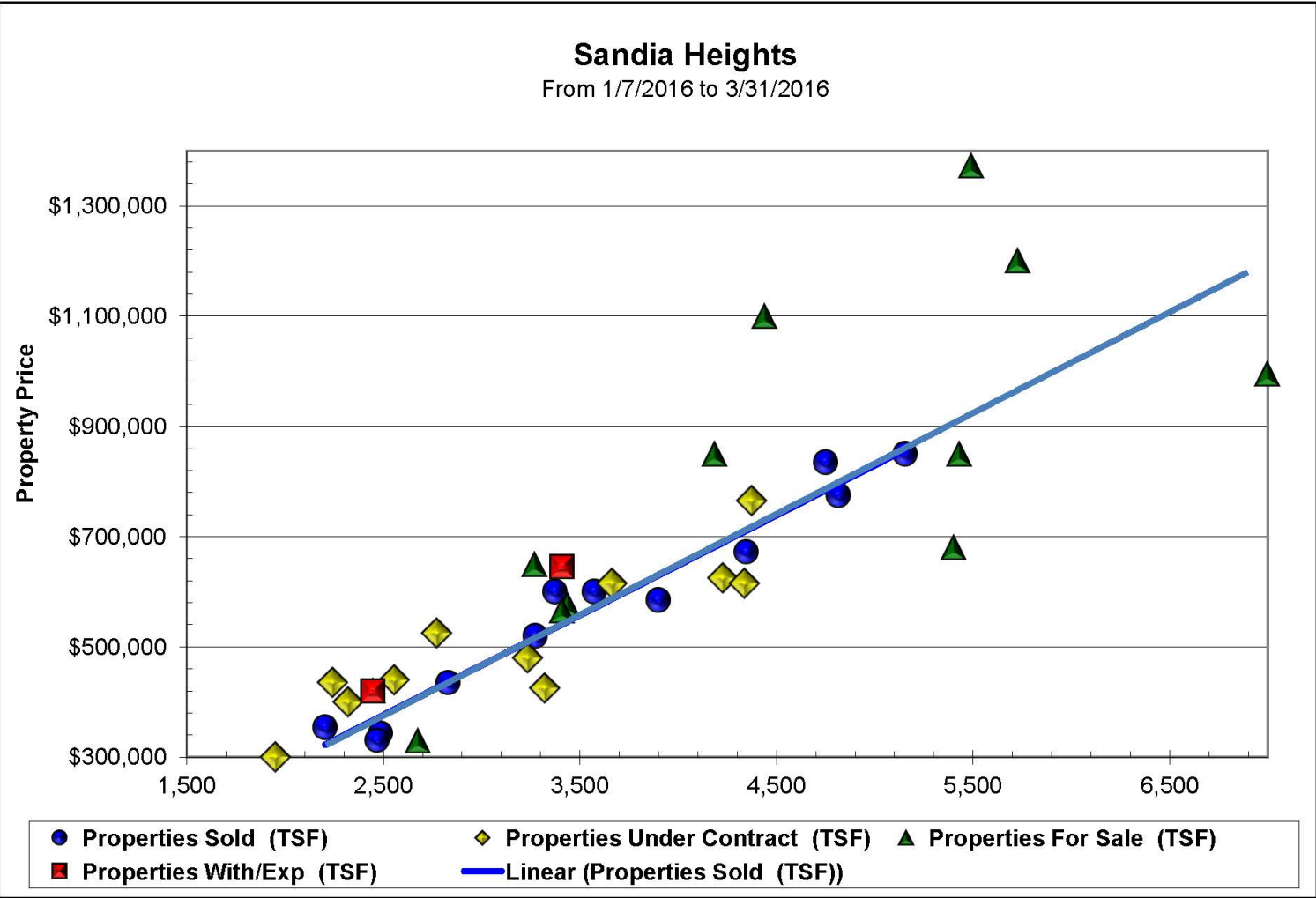


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COMMUNITY EVENT BULLETIN BOARD

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

SHHA MEMBER BENEFITS:

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:

**ABQ Dream Homes by Veronica Gonzales/ Keller Williams Realty –*New Listing!* –
About Face Med Spa – *New Listing!* - Alarm Research Inc. - Albuquerque Custom Tint and Glass –
Avis/Budget Car and Truck Rental - Balanced Physical Therapy & Wellness - *New Listing!* - Bair Medical
Spa - Brown & Brown Ins. of NM - Domino's Pizza - High Finance Restaurant - Jade Enterprises - PCM
Electrical - Sandiago's Mexican Grill at the Tram - Chiropractor, Mark L Schwartz DC –
Roofing USA – *New Listing!***

Each merchant participating in the Member Benefits Program offers a discount to SHHA members. To identify what discounts each merchant offers visit the SHHA website at: sandiahomeowners.org. and under the *Notices and Information* Tab you will find *SHHA Members Benefits*. Scroll down to view all the different merchant discounts. If you would like more information or would like to participate in the SHHA Merchant Benefit Program please email us at sandiaheights@comcast.net

MARK YOUR CALENDARS FOR THE SANDIA HEIGHTS ARTISTS STUDIO TOUR: SATURDAY AND SUNDAY, SEPTEMBER 10 AND 11, 10 AM TO 5 PM.

Once each year, the artists in the Sandia Heights community open their studios to present their work. The tour began twelve years ago and has grown and added new artists to the group every year since. Many of the artists show their work in local galleries and others only participate in this one show each year.

Don't miss this opportunity to meet your artistic neighbors and see an astounding display of oil painting, acrylic painting, beaded jewelry, decorative gourds and baskets, watercolors, wood turning, ceramics and pottery, yard art, silver jewelry, photography, glass, fabric wearables and accessories, mixed media pieces and more. For further information, call Nancy Mattern at 856-6313. Details including studio locations and artists will be available on our website in July. www.sandiaheightsartists.com

SANDIA HEIGHTS "CORK & FORK" DINING ACTIVITY

We are in our eleventh year of the Sandia Heights "Cork & Fork" dinner group. We meet bimonthly in small groups in the homes of our members. Each small group is usually three couples plus a host couple, with each couple contributing to some part of the dinner menu. All couples and singles are welcome. The emphasis is on food and fun rather than formal elegance. We're always happy to have new folks join us, so if this sounds like an activity that you might be interested in, please contact Linda Mason at lindamason307@gmail.com or [505-554-2934](tel:505-554-2934).

ST. CHAD'S EPISCOPAL CHURCH

St. Chad's Episcopal Church now has *two* contemporary Saturday evening services a month. Saturday services are family friendly and begin at 5 pm on the 2nd and 4th Saturdays of the month. St. Chad's is located at 7171 Tennyson Street, Alb. NM 87111 856-9200. www.stchadsabq.org

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting:** Wednesday, June 13 at 7pm in the SHHA office.
- **Notary, copies, faxes, email alerts, and access to contractor evaluation binders**-free to members.
- **Committee meetings** are posted on our website: www.sandiahomeowners.org.
- **Classified ads** can be found on the website on the top bar menu under Classifieds.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members. Cash or check only.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!
- **Tram Passes:** for sale in the SHHA office. \$5 per ticket for members. Cash or check only.