

1983  
May 4, 1983

HOMEOWNERS' ASSOCIATION

NEWSLETTER

Dear Sandia Heights Homeowner,

Please find enclosed a number of items which should be of interest to you. First of all, you are urged to attend the annual May meeting at which time new Board of Director members are elected.

The NEXT GENERAL MEETING will be:

Saturday - May 21st, 1983  
10:30 A.M. at the Sandia Heights Firehouse

Please come prepared with the names of qualified, energetic nominees who are willing to serve on the Homeowners' Board of Directors. ~~There are two vacancies:~~

Rab Freeman,  
Bob Hoffer - who is moving away after several years of dedicated service as Homeowners' Treasurer. We wish Bob well and thank him very much for his efforts.

Also, in the May 21st agenda will be discussion of:

- Proposal to hire Executive Vice President to work for the board to:
  1. Lobby for Sandia Heights
  2. Attend city and county meetings
  3. Handle covenant violations
- Phone/computer information service proposal
- Satellite receiver guidelines

SPRING CLEAN-UP DAYS:

May 21 and May 22, Saturday and Sunday are designated as Sandia Heights CLEAN-UP DAYS.

Where: Your property plus 50 yards up and down road  
How: Your hired hand, assorted kids, or yourself  
Pick up: Put bags (yours) full of other trash along with your regular garbage for pick-up on Monday or Tuesday  
Unusual: If you have a dead tree or an extra large bundle of junk, simply call during business hours, the week before, (8:30-5:00 Monday thru Friday) and a truck will come and pick it up, free of charge.

You might wonder where all the trash comes from, whether it be on the wind from far away, or from dogs tearing into garbage bags, or from construction projects. All of these contribute. One source you might not be aware of is our own school children. One afternoon as I followed a school bus for about a half mile on Live Oak, children were tossing papers, lunch wrappings and bags out the bus windows the entire distance.

Equally startling was the observation that when students got off the bus and passed by the trash blowing around at their feet, they were totally oblivious. Participation in a pick-up day might be an educational experience for them and instill into them some pride in their neighborhood.

UPDATE ON "COUNTY LINE" LIQUOR LICENSE APPLICATION:

At an Albuquerque hearing on February 4th, that approximately 125 Sandia Heights residents struggled through a snow storm to attend, the "County Line" application was denied. The restaurant has appealed this decision. Sandia Heights residents who opposed this restaurant liquor license, including your Homeowners' Board of Directors, owe a debt of thanks to an effective force of residents who, under Randy Williams, mobilized, retained Lawyer Skeet McCulloch, contributed cash, and so far have successfully resisted the building of "The County Line" Lounge Restaurant at Tramway Boulevard and Tramway Lane.

NOTICE: DOG AND CAT OWNERS

Effective immediately, the Bernalillo County Animal Control personnel will be making twice-a-week random visits to Sandia Heights. Any stray animals will be impounded and transported to the City's Los Altos Animal Control Center at 8920 Lomas Boulevard, N. E.

There is a leash law in Sandia Heights. As many of you have indicated to us, there is a serious problem with dogs and cats habitually running loose. With the advent of bubonic plague season, the possibility of serious rabies outbreak, with joggers and children being menaced by packs of dogs running loose, with the increasing likelihood of a serious attack on an individual, with the decimation of native quail, roadrunners, and other birds by marauding cats, and with the increasing litter from destroyed garbage bags, we are sure you will agree that the animal problem is becoming an increasingly serious one. Your Homeowners' Board of Directors believes that without the cooperation of all pet owners we really can't solve the problem. Nevertheless, we have arranged with Mr. Gene Clements, of the County's Environmental Health Office, that a patrol will be conducted on a random basis twice a week. Furthermore, there is the possibility that after-hours and weekend patrols will be possible in the near future. Also, for those of you who honestly believe you have a problem with a specific animal, please try the following:

Call the County Animal Control Office @ 766-4210

Give specific information as to the expected time this animal is on the loose and where. Mr. Clements has promised that the Animal Control people will respond. If you wish to claim an impounded animal, you must pay the following fees:

First Offense - \$15.00  
Second Offense - \$25.00  
Third Offense - \$35.00

(Plus \$3.00 per animal for boarding, plus license and shot fees if needed.) You have four (4) days to claim the animal.

Finally, the fees to pick-up your animal may be raised to \$50.00 and up, if the City Council accepts the City's Animal Control Office's recommendation.

## CALL FOR VOLUNTEERS!

### NOTES FROM THE SANDIA HEIGHTS VOLUNTEER

#### FIRE DEPARTMENT

Now that the wood-heating season is over, the Fire Department urges all residents to have their chimneys and stove pipes cleaned. The accumulation of soot and pitch not only restricts a proper draft but also presents a serious fire hazard. There have been a number of flue fire explosions in Sandia Heights this winter, during which, due to the quick response by the Fire Department, very little damage was sustained. There are a number of chimney sweep companies listed on pages 231 and 232 of the Yellow Pages.

Another fire hazard which will be present in the summer months will be the improper disposal of barbeque coals. It is recommended the coals be dumped ~~on the bare ground and doused with water. Do not put either stove ashes or barbeque coals into a plastic garbage can.~~ An incident of this nature last year nearly caused a serious residential fire.

The Sandia Heights Volunteer Fire Department was organized some fifteen years ago by members of the community who were willing to give of their time to attend training drills and respond to emergency situations. In the last two years, due to Volunteers being transferred by their companies, the force has been reduced to one County paid fireman and nine trained Volunteers. During the day not all of the trained Volunteers are available, due to their employment or school hours. The paid Fireman is only on duty from 7AM to 5PM during the week.

The officers of the Fire Department are making an urgent request to the men and women of Sandia Heights to seriously consider giving of their time to this community function. All protective clothing, boots, helmet and other needed items are furnished by the Fire Department. Training drills are currently held every other Saturday from 9AM to 12PM. For more information, please call the Training Officer at 292-3335.

In the event of a fire or medical emergency please do not delay or hesitate to call 294-4011 for assistance. We would rather respond to many small situations instead of one large involvement resulting from a delayed call.

NOTE: Please be sure your house numbers are highly visible as an aid to emergency vehicles.

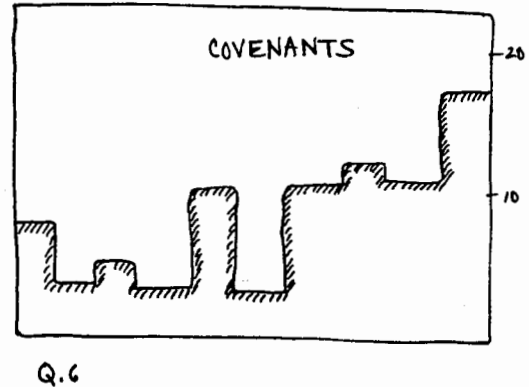
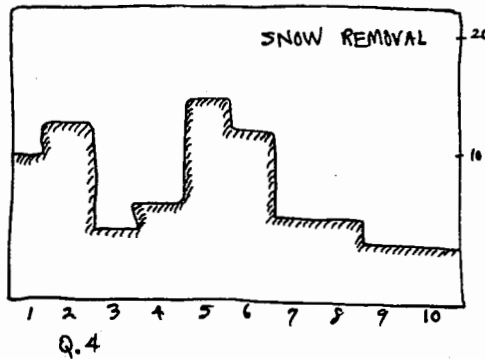
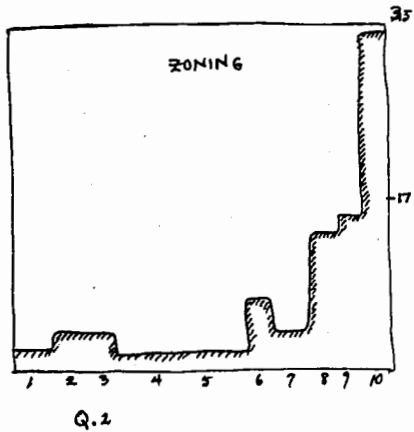
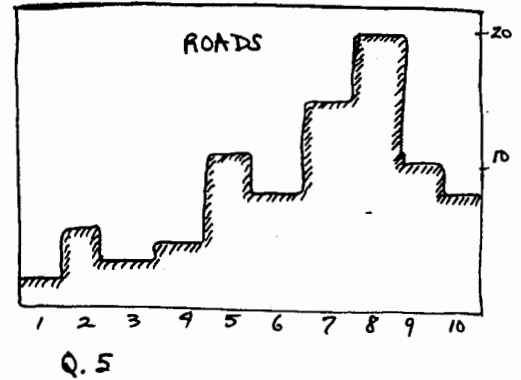
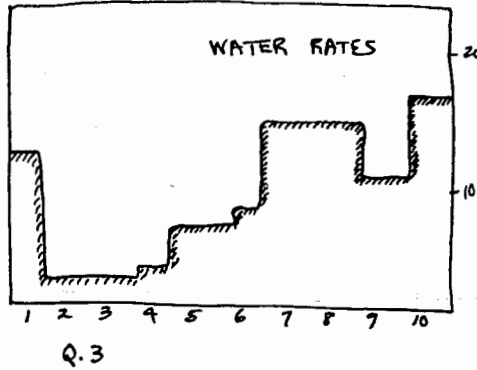
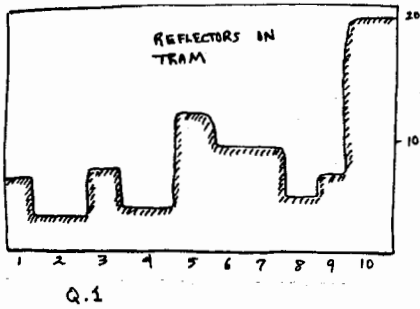
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#### SUMMARY OF LAST GENERAL MEETING (February 26, 1983)

Here is a short summary of some of the items presented and discussed at the last general meeting. Over 600 people attended.

1. Questionnaire results - over 100 of you responded to our questionnaire. As you can see from the following graphs, zoning issues were of greatest interest to most of you. (Items were rated on a scale of 1-10 with ten being the most important and 1 being least in importance.) From the rest of the results you can see that opinion was divided.

However, we conclude from this questionnaire that your Board of Directors should fight, and in this order: 1) against adverse zone changes, 2) for enhanced safety on Tramway, 3) against water rate increases, 4) against covenant violations and, 5) for road improvements within Sandia Heights.



In addition, many residents were for increased security coverage, registered bitter complaints against unleashed animals, called attention to motor bike noise and property damage, and complained about lack of covenant enforcement, and speed limit enforcement within the Heights.

2. Status of Restaurant Issue - R. Williams reviewed the progress of the fight against the liquor license. There was some confusion over the position that the Homeowners' Association Board of Directors had taken. The board had previously decided by vote: 1) to support the already-formed group and to oppose the restaurant and liquor license, 2) all board members available signed the petitions that were written and circulated by R. Williams, 3) agreed to help publicize hearing meetings (lack of advance notice prevented this and reliance was made on a phone chain) and, 4) to not give financial support to hire an attorney from Homeowner's dues.
3. An Information Presentation Regarding - opposition to an extensive urban center to be built on 280 acres located northeast of Academy on Eubank/Juan Tabo. After the presentation, the following resolution was proposed by Bob Burrill and passed by vote: "Let it be resolved that the Sandia Heights Homeowners' Association views with concern the efforts of AMDEC to create in the midst of a predominately residential area of high quality a commercial-industrial complex known as the Tanoan Executive Center and urges agencies of the county and city, in the best interests

of the county and city, to reject any such proposal." Further information can be obtained from, or non-deductible contributions can be mailed to: Albuquerque Citizens for Quality Development, % Roger Cox and Associates, Inc. - 4121 Wyoming, N. E., Albuquerque, New Mexico 87111.

#### SANDIA HEIGHTS GUARD SERVICE

As of April 1st, 1983, the cost per customer for the Guard Service has increased from \$6.50 per month to \$7.00, approximately 7.6%. The increase is absolutely necessary to keep the service on a break-even basis and is the first increase in twelve (12) months. The service has proven a valuable asset to the area, the guard is on call approximately ninety (90) hours per week and definitely provides a significant deterrant to vandalism and break-ins. The guard also provides assistance on many occasions to the fire department, ambulance service, rescue squad, etc.

~~Your continued support of this important service is necessary and appreciated.~~

#### RECENT BOARD OF DIRECTORS DECISIONS:

1. Passed - a decision to support the carefully researched position of the Architectural Control Committee on satellite receivers (see next newsletter item).
2. Resolved - a decision to present the following proposal at the next meeting: All covenant violation work will be handled by the Homeowners' Association, not the Architectural Control Committee as is the case at present. To do this we propose to pay a volunteer/hired resident who would work as Executive Vice President for the Homeowners' Association Board of Directors. Other duties would include representing Homeowners at city and county planning meetings, lobbying at city, county, and state levels for action items as decided by the Board, and working to keep Homeowners informed on all possible zone changes.

#### ATTENTION: SATELLITE RECEIVER DISC ANTENNAS

For those of you considering a satellite receiver dish, here are the regulations from the Sandia Heights Architectural Control Committee. In a recent Homeowners' Board of Directors Meeting we voted to accept and support these controls. Note that prior approval is required if you are planning to install a receiver.

The Architectural Control Committee will consider the installation of satellite receiver disc antennas only on the following basis:

- 1) The disc and all related equipment must be painted an earthtone color-greens/browns-no white, and must be mounted on the lowest possible pedestal so the height is kept to the absolute minimum.
- 2) Adequate and appropriate screening of the equipment from view of neighbors in the opinion of the Committee. Screening to be accomplished with materials that blend with the house and surroundings and be predominantly of a landscaping nature and be totally completed within thirty (30) days of the installation of the disc itself.
- 3) Complete plans for the project including screening and final landscaping be submitted prior to installation.

Because of the five-foot (5') maximum antenna height specified by the Declaration of Restrictions in many of the Units of the Subdivision, any receiver antenna which exceeds that height cannot be approved by the Committee. However, if otherwise not objectionable, the Committee itself will not object to, prevent the installation of, or pursue the removal of such receiver antennas when all other guidelines are met. However, the Committee cannot arbitrarily waive the rights of other property owners with respect to the five-foot (5') height restriction.

If there are any questions, please contact a member of the Sandia Heights Architectural Control Committee at 296-9585.

LOS ANGELES CORRIDOR PUBLIC INVOLVEMENT MEETING (April 20, 1983)

Several members of the Homeowners' Board and Sandia Heights residents attended a meeting held to discuss the future of the Los Angeles Boulevard Corridor between Tramway Boulevard and I-25.

After a lengthy presentation on the present status of the area, an environmental impact discussion, a summary of the many alternatives for development of the road, (expressway, high capacity arterial or major arterial parkway,) projected volumes of traffic (3,000-10,000 vehicles per day by the year 2005, on Los Angeles east of Wyoming to Tramway Boulevard,) the meeting was opened for questions from the floor.

When asked for specific time schedules, it appeared that the only Los Angeles work anywhere in the near future would be an improvement in the I-25 frontage roads and an interchange at I-25 and Los Angeles, work scheduled to begin in October 1983. As for the rest of Los Angeles, particularly the unpaved section east of Wyoming, the city is in very preliminary planning stages; it seems clear that no improvements will be accomplished for a number of years. As was stated in the meeting, "It won't be tomorrow that they dig up the street!"

At present, the county is responsible for the current miserable level of maintenance, and will continue to be so.

TODDLER'S PLAYGROUP -

Anyone interested in forming a toddler's playgroup please contact Molly Pierce 299-1886.

On behalf of the Sandia Heights Homeowners' Board of Directors,

  
Wendland Beezhold, President