

1983

October 18, 1983

**HOMEOWNERS' ASSOCIATION**

**NEWSLETTER**

Dear Sandia Heights Homeowners' Association Member,

Enclosed you will find important information regarding a number of subjects which will affect all of us in coming years.

**1. COUNTY LINE RESTAURANT SURVEY RESULTS**

Thank you very much for responding to our questionnaire regarding your opinion on the County Line Restaurant and their liquor license application.

Your Homeowners' Board of Directors decided in a July 26, 1983 meeting to inform the entire Sandia Heights Community about the status of the County Line's new liquor license application, and, at the same time, conduct a written survey. Mr. Randall Williams, newly elected Board Vice-President, was asked to be in charge of the survey, including an additional random sampling poll.

A questionnaire was mailed to 692 Sandia Heights residences on August 4, 1983, asking several questions concerning the County Line. As of August 22, 1983, 259

(37%) of the residents had responded. The results are as follows: Oppose - 173 (67%), Support - 71 (27%), Don't Care - 15 (6%).

Concurrently, 53 residents were randomly selected from the total population (692) of homeowners to further ensure unbiased and complete results. These results, also obtained in writing, are as follows: Oppose - 35 (66%), Support - 16 (30%), Don't Care - 2 (4%).

As can be seen, the residents of Sandia Heights, by more than a two-to-one margin, oppose this establishment.

We are confident in the accuracy of this survey. There are additional points which should also be mentioned. First, the brochure sent out by the County Line while the survey was in progress did not alter the two-to-one against ratio in incoming returns. Secondly, the County Line brochure contained several misleading and incorrect statements regarding those who had worked hardest in opposing the restaurant and regarding interaction with the Homeowners' Board. If the Board had chosen to counter these misstatements by the County Line, we feel that the poll results could have been even more one-sided against the restaurant than they were. Thirdly, most of those who responded against, also indicated a commitment to actively oppose the liquor license by turning out for any hearings. Only a handful of people stated that they would actively support the restaurant. Fourthly, the vast majority of individuals who oppose the restaurant do so because they are opposed to the additional traffic hazards that would result from heavier town traffic, particularly with liquor being a factor.

**II. THE BOARD OF DIRECTORS OPPOSES THE COUNTY LINE.**

After studying the questionnaire and random poll results, your Board of Directors, at a meeting held August 30, 1983, voted to follow the mandate of the majority of homeowners and actively participate in opposing the liquor license application of the County Line Restaurant & Bar in Sandia Heights. Also, on August 30, 1983, with very little advance notice, a preliminary approval hearing was held by the

Alcoholic Beverage Control (ABC) Board's Hearing Officer in Santa Fe. At that meeting, County Line presented their building layout proposal. The proposal now calls for an indoor lounge area of 70 seats, and an outdoor (patio) lounge area of 70 seats, in which alcoholic beverages but no food will be served. There is a 220 seat dining area indoors. This means that the County Line is essentially proposing a 140-seat lounge. We believe that this lounge capacity is not in keeping with the "family restaurant" image espoused by County Line.

### **III. HOMEOWNERS MEETING AND THE LIQUOR LICENSE COUNTY HEARING**

As of this writing ABC has not made a decision. We were originally led to believe that preliminary approval would be granted by the ABC because they traditionally look primarily at the financial responsibility of the establishment. However, the ABC Director, Mr. A. Rodriguez, informed me that neighborhood concerns are checked into by ABC. Rodriguez was interested in the results of our poll and promised that he would visit Sandia Heights personally before he makes a decision for ABC. If ABC grants approval, a letter is sent to the county and a county hearing date is set.

Final liquor license approval rests with the county. We will make every attempt possible to get the county to hold its hearing during evening hours to enable maximum participation of residents. Notification of such hearings must run in the newspaper for two consecutive weeks. You should check daily in the legal notices section of your paper.

**We have just discovered that Mr. A. Rodriguez, has indeed granted preliminary approval, and that the county hearing has been set for:**

**Wed. - November 2, 1983 - 2:00 P.M.  
Bernalillo County Office Building  
620 Lomas, N. W.**

We have decided to hold a Homeowners' Meeting specifically to mobilize efforts to fight the County Line Liquor License at the county hearing.

**Place: Sandia Heights Fire House  
Time: 6:30 P.M.  
Date: Tues., Nov. 1, 1983  
Subject: County Line Liquor License Opposition**

We originally intended to invite Mr. Bruce Walcutt from the County Line organization to answer questions. However, since the County Line presented their case quite fully in a brochure mailing, we have not invited them to the meeting. We will review the information we have, obtain commitments from those who can attend the hearings, and form car pools. We can expect the county hearing to occur within days after this meeting.

### **IV. SPRING GENERAL MEETING ELECTION/JULY '83 BOARD MEETING MINUTES.**

As you know from the billing information sent to you in August '83 two new individuals were elected to the Homeowners' Board of Directors. Mr. Randall Williams and Ms. Kathleen LeBeck. In the July '83 Board Meeting, according to instructions in our by-laws, Board Officers were elected. These are: Wendland Beezhold, President; Randy Williams, Vice President; Mary Ann Reed, Secretary; and John Miller, Treasurer.

Your Homeowners' Board of Directors reads as follows:

Wendland Beezhold (President) 329 Paint Brush Drive	296-5761	to 6/85
Randy Williams (Vice President) 731 Tramway Lane	296-5662	to 6/86

**APPLICATIONS BEING RECEIVED FOR  
HOMEOWNERS' BOARD OF DIRECTORS  
EXECUTIVE VICE-PRESIDENT(s)**

**SEND RESUMES TO:  
A. MILLER  
223 SPRING CREEK LANE  
ALBUQUERQUE, NEW MEXICO 87122**

**VII. RESTRICTION VIOLATIONS**

Over the last several months the Homeowners' Association has been mailing as many as fifty letters per month on various restriction violations. Many of these letters concern the same violations, so that a general reminder to each household may be helpful and possibly curtail some future problems.

**As homeowners we may not:**

- 1.) Store an unscreened boat, camper trailer, or recreational vehicle on our property, and this includes foldup camper-type trailers; storing any unscreened inoperable automobiles, utility type trailers, or commercial type vans or vehicles on our property is prohibited.
- 2.) Add roof mounted air conditioning, solar collectors or additions to our homes without the specific approval of the Architectural Control Committee.\*  
For information on submittals and approvals call 296-9585.
- 3.) Build a fence, wall, or other structure within 15 feet of a property line unless specifically approved by the Architectural Control Committee.
- 4.) Install an unscreened antenna disc.

Further,

- A.) Butane tanks are to be painted an earthtone to match the house and landscaped as an absolute minimum, and if necessary, adequately screened from the view of your neighbors.
- B.) White or silver roofs, whether flat or pitched, are not acceptable; any reroof work must be in earthtones as per the original approved plans.
- C.) Swings, slides, basketball goals, etc.. are to be painted in earthtones.
- D.) Trash, junk, building materials, etc.. may not be stored in clear view on any lot or property.

The Homeowners' Association in conjunction with the Architectural Control Committee intends to continue enforcing the restriction covenants for the benefit of the entire neighborhood. Each homeowner has the responsibility to meet these standards and is expected to do so.\* In several cases, legal pursuit has been necessary and will continue to be an alternative if required. The rules are for everyone; our property values and quality of neighborhood are at stake.

**Your help and cooperation will be appreciated!**

\* These restrictions are binding on all Sandia Heights Properties. If you have mislaid your copy of the "Declaration of Restrictions" and wish to refresh your memory, a copy may be obtained by calling 296-9585.

Homeowners' Board of Directors continued..

Mary Ann Reed (Secretary) 514 Black Bear Loop	294-4567	to 6/84
John Miller (Treasurer) 548 Black Bear Road	293-8144	to 6/85
Kathleen LeBeck 1006 Tramway Lane	298-3425	to 6/86
Anita Miller 223 Spring Creek Lane	298-5023	to 6/84
Stan Bazant 575 Black Bear Road	296-2415	to 6/84

The Board also voted against requested increases in fees from the Tram Company to cover increases for playground maintenance, covenant monitoring, and resident information service. These are functions performed by the Tram Company for the Homeowners' Association at agreed-upon fees. The Tram Company has since submitted justifications for the increases in writing. We expect negotiations will follow.

**V. TREASURER REPORT**

As of October 1, 1983, 188 homeowners had paid the 1983-84 membership dues of \$30.00. The Homeowners' Association cash on hand is \$6,834.92. As noted in the last fiscal report (August 1983), we will have expenses this next year to cover: 1) playground maintenance, 2) covenant monitoring and resident information service, 3) snow removal, and 4) newsletters. The Tram Company has requested in writing to raise the playground maintenance fees to \$1,800.00 per year. The Tram Company has also requested an increase in the fees for item (2) above from \$3,000.00 to \$3,600.00 a year. Since we expect to take over this work (see VI below), we do not know the exact expenses for '83-'84 in this category.

Your Board cannot understand those who will not contribute the nominal \$30.00 annual homeowners' membership fee. We will need additional funds in '83-'84 to work on your behalf, so please respond as soon as possible.

**VI. SEARCH FOR BOARD EXECUTIVE VICE PRESIDENT(S) - SALARIED POSITION(S)**

Your Board has decided to take over many functions now performed for homeowners by the Tram Company. These functions include: 1) covenant violation business, and 2) homeowners' information service. In addition, we believe there are daily information gathering, information dissemination, and lobbying efforts needed so that we, homeowner's, can begin to fight for services from Bernalillo County and the state. For example, our Sandia Heights streets are suppose to be maintained by the county because these roads are owned by the county. However, as you know, we get absolutely nothing for our taxes in road maintenance service from the county.

**Lobbying efforts** will also be needed to insure satisfactory development along Tramway, safety improvements on Tramway itself, and other property-value protecting activities. Much of this work needs to be done during day-working hours. Therefore, we are looking for one or two individuals who live in Sandia Heights and who have the time and interest to work in these capacities. Expenses and, possibly, a nominal salary will be paid.

### **VIII. STATUS OF LOS ANGELES BLVD.**

As you may have noticed, Los Angeles Blvd. has received a much needed temporary paving job. This long awaited improvement should do much to alleviate the dust and will provide an alternate access road to and from Sandia Heights.

### **IX. PARENTS: DO YOU KNOW WHAT YOUR KIDS ARE SHOOTING?**

**LETS GET THE GUNS OFF THE MESA!** Anyone with information relating to the shooting of my Siamese kitten on Thursday, October 6, 1933, please call me, Nadine Allen, at 296-7891, 967 Antelope Ave., N. E.

**Ordinance 284 Sec. 7 Bernalillo County** prohibits cruelty to animals. "It is unlawful for any person to willfully or maliciously kill, maim, disfigure, torture....overdrive or otherwise cruelly set upon any animal. Any person who violates this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not to exceed \$300.00 and/or imprisoned for a period not to exceed 90 days."

### **X. ADVANCE NOTICE:**

Put on your calendars the Annual Sandia Heights Holiday Fair, November 27th from 10:00 to 5:00 P.M. at the Fire Station, base of the Tram. Featured will be the work of Sandia Heights artists and craftsmen. **See you there!**

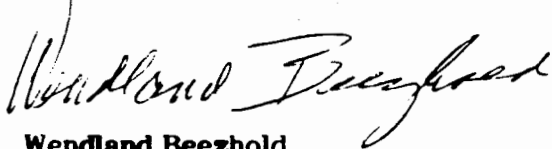
### **XI. MISCELLANEOUS:**

Ads received:

—12 year old will babysit children ages 1-8 on any day but Thursday. No indoor dogs, please. 293-7816 and ask for Camille.

—Will babysit children 6 mo. - 8 years, after 3:30 p.m. on weekdays and anytime on weekends. Red Cross babysitting certificate. 294-0122. Lisa.

**For the Homeowners' Board of Directors,**



**Wendland Beezhold  
Board President**

SANDIA HEIGHTS HOMEOWNERS' ASSOCIATION  
329 PAINT BRUSH, N. E.  
ALBUQUERQUE, NEW MEXICO 87122

BULK RATE  
U.S. POSTAGE  
PAID  
PERMIT NO. 375  
ALBUQUERQUE, N.M.

MILLER, JOHN R.  
548 BLACK BEAR RD NE  
ALBUQUERQUE NM 87122