

April 7, 1984

HOMEOWNERS' ASSOCIATION

NEWSLETTER

Dear Sandia Heights Homeowners' Association (SHHA) Member,

Enclosed you will find important information regarding the following:

May 5, 1984, "Meet the Candidates Meeting"
June 2, 1984, general SHHA Meeting/Election
Pro & Con arguments on the La Cueva/Rounds Est. Q
Traffic problems on Tramway Boulevard
Why pay for SHHA?
New SHHA Committee Chairman W.B.M. (Bill) Jackson
SHHA Treasurer's Report
Community News & Ads

I. MEET THE CANDIDATES

Please come and ask questions of our local candidates for public office.

TIME: 9:00 A.M. - 12:00 Noon
PLACE: SANDIA HEIGHTS FIRE HOUSE
DATE: SATURDAY MAY 5, 1984
SUBJECT: MEET THE CANDIDATES
HOST: SHHA BOARD OF DIRECTORS

If any resident is not yet registered to vote, call Pat Rozum, (296-3216) and she will be happy to perform this service for them. The deadline is April 24th if one wishes to vote in the June 5th Primary.

II. 1984 ANNUAL SANDIA HEIGHTS HOMEOWNERS' ASSOCIATION GENERAL MEETING

The 1984 annual SHHA Meeting will be held to vote on new SHHA by-laws which will increase the number of Board Directors from seven to fourteen or sixteen, allow only due-paying members to vote, require automatic resignation for inactive board members, and clarify the SHHA non-profit status. The new by-laws will be sent to you in early May for your consideration.

TIME: 9:00 A.M. - 11:00 A.M.
PLACE: SANDIA HEIGHTS FIRE HOUSE
DATE: SATURDAY, JUNE 2, 1984
SUBJECT: NEW BY-LAWS/ELECT NEW BOARD MEMBERS

If you cannot attend, please vote yes or no on the by-laws by sending in the absentee ballot which will be enclosed with the by-laws.

We need a "yes" vote by the majority of the resident-owner members to make these changes to the by-laws.

The major change being proposed is to increase the number of directors from seven to fourteen. SHHA has grown in number greatly since the original by-laws were written in 1975. We believe an expanded Board of Directors will help keep up with the demands of a larger community.

If we receive enough "yes" votes by ballot and at the meeting, we can proceed to elect seven new board members plus four replacements for retiring or resigning members.

Your present SHHA Board of Directors includes:

	<u>STATUS</u>
Wendland Beezhold, President	resigns, June '84
Randy Williams, Vice President	2 more years
Mary Ann Reed, Secretary	term completed
John Miller, Treasurer	1 more year
Kathleen LeBeck	2 more years
Anita Miller	resigned 3/84
Stan Bazant	term completed

Please send board member nominations to Wendland Beezhold, 329 Paintbrush, N.E., by May 15, 1984.

III. THE LA CUEVA/ROUNDS ESTATE ISSUE (W. Beezhold)

Your SHHA Board met on 3/21/84 to discuss, among other items, the La Cueva/Rounds Estate issue. We decided that our board position would be neutral. We also decided to attempt to present the pro and con arguments in summary newsletter form for those of you who are not aware of what is being proposed.

THE ISSUE - The Tram Company has an option to buy the Rounds Estate (325-350 acres) which is located above the city's open space buffer in the Sandia Mountain Foothills east of Indian School and Lomas Boulevard, N.E. A trade is being proposed. The city would obtain the La Cueva land (160 acres) from the Forest Service and trade it to the Tram Company for the Rounds Estate. The city would then include the Rounds Estate land as city open space and the Tram Company would develop the La Cueva land.

SUMMARY OF ARGUMENTS AGAINST THE TRADE

Several organizations oppose the swap. A group organized as "Friends of La Cueva" have joined with the local branch of the Sierra Club and the Coalition of Albuquerque Neighborhoods in urging citizens to write Mayor Kinney to oppose the swap. Friends of La Cueva argue that La Cueva's unique natural resources could no longer be enjoyed by everyone. Further, they argue, developing La Cueva could lead to additional trades by the Forest Service of land within and beyond the Juan Tabo basin.

The La Cueva itself is worth preserving by the Forest Service. The property, which includes approximately 160 acres, is located at the mouth of Juan Tabo Basin. La Cueva is a part of the Cibola National Forest; it is bounded on the south by the Sandia Pueblo reservation and the east by a private in-holding. La Cueva's loamy soils support a

a variety of trees and shrubs, including Pinyon Pine, One Seed Juniper, Threeleaf Sumac, and Chamisa. Gray Oak and Hop Trees are unique to the area. Further, the area also provides primary habitat for the rare Sandia Hairstreak Callophrys butterfly. Having recognized it as a key wildlife area, the Sandia Mountain Land Use Plan (USDA Forest Service, 1975) emphasized the need to protect its soil, water, and vegetative resources. In addition, La Cueva's easy access and gentle slopes offer special recreational opportunities for senior citizens and the physically impaired.

SUMMARY OF ARGUEMENTS FOR THE TRADE

The Tram Company can argue that the 325-350 acre Rounds Estate was actively for sale for 12 years, and during this time neither the city nor the Forest Service acquired the land. Any qualified developer could have purchased the land during this time period. The land was acquired in the first place from the Forest Service in 1962.

The Forest Service, in 1975, declared the La Cueva area as surplus because it is an appendage, i.e., it is below land already developed as residential area. This La Cueva land could now or, in the future, be traded to anyone by the Forest Service for other land deemed to be more appropriate for open space or National Forest.

The city, Forest Service, and Tram Company argue that it is better to develop La Cueva than the Rounds Estate which is surrounded by open space land. Hence, they argue, a trade makes sense.

The Tram Company argues further, that it would: (1) donate the trade residual, Rounds value less La Cueva value, in acres, to the city open space program; (2) create about 1 acre-size lots; (3) protect the existing boundary lots in Sandia Heights by working with the owners; (4) allow only very high quality single-resident homes with improved restrictions comparable to other Sandia Heights development.

Finally, the Tram Company can argue that if they don't develop the La Cueva land it is very possible that another developer could eventually obtain the land from the Forest Service and build at a much higher density without regard to the rest of Sandia Heights or that the La Cueva Picnic Ground would be expanded dramatically creating a serious liability for those current owners of property in the North.

YOUR CHOICE:

If you feel very strongly one way or the other on this issue you need to act quickly since a decision to trade or not to trade will probably be made in May-June 1984. Several organizations oppose the trade and you can join their efforts or write directly to the Mayor and the Forest Service. (The Friends of La Cueva Phone Number is 265-5506).

If you strongly favor the trade, you can make your wishes known by writing the Mayor and the Forest Service. The Mayor's Phone Number is 766-7550 and his address is: Mayor Harry E. Kinney, P. O. Box 1293, Albuquerque, New Mexico 87103.

IV. TRAFFIC PROBLEMS ON TRAMWAY BOULEVARD (W. B. M. Jackson)

With the increasing residential, and the projected moderate commercial development in the Sandia Heights area and the tremendous increase in thru traffic on Tramway Boulevard due to its outside loop effect between I-40 and I-25; we wish at this time to request that you give serious thought to the consequences these developments are having relative to safety on Tramway Boulevard.

As most of you use Tramway Boulevard quite frequently, you must be aware that in its present state it is an extremely dangerous highway.

The planned extension of Tramway Boulevard as a limited access, divided highway, calls for completion in a northerly direction only as far as Manitoba at this time. Just when this work will commence is not presently known. Any further extension beyond Manitoba up to the Sandia Pueblo boundary is something projected for the dim and distant future.

With the advent of additional housing in Sandia Heights, plus several planned developments by Sandia Peak Tramway Company in a corridor immediately west of Tramway Boulevard in a north/south direction, plus the upcoming completion of the new restaurant at the intersection of Tramway Boulevard and Tramway Road, you can readily visualize the large amount of extra traffic that will be using Tramway Boulevard in both directions. Additionally, we will have North Albuquerque Acres traffic feeding into Tramway Boulevard via Tennyson, a designated collector street.

We urge you to consider the extra burden being thrust upon us as residents of Sandia Heights since we must use Tramway Boulevard as the main artery for access to our places of business and shopping needs. Safety on Tramway Boulevard must be of concern to us.

Tramway Boulevard has become a race track and in its present form is a menace to us all. Some positive improvements must be put into effect **NOW**. We suggest that each and every one of you, without further delay, write to our Mayor and City Council Members and our County Commissioners and demand that they face up to the urgency of this matter and remedy the situation forthwith.

V. WHY JOIN THE HOMEOWNERS' ASSOCIATION? (K. LEBECK)

Clearly, everyone in Sandia Heights has a rather large investment in the neighborhood, namely, his and/or her home! In light of that investment, I was wondering why there isn't practically unanimous financial support of the Homeowners' Association. The annual dues of \$30.00 are such a tiny fraction of the investment involved in our homes that it is shocking that the association is supported by fewer than 50% of the homeowners. I thought that perhaps some of you are not familiar with what the Homeowners' Association has done and is doing.

The SHHA has been working to protect your investment in your home and in the quality of life of the neighborhood! SHHA has not been capable of accomplishing everything that all of us might like to see it accomplish. Part of the reason for this is the relative apathy of such a large number of homeowners who don't pay dues or participate. We could accomplish a lot more if more of you would pay your dues and volunteer to work on various projects. Volunteers allow us to accomplish so much more within our limited budget. Consider the following:

The Homeowners' Association, via this newsletter and through personal contacts, has

tried to keep the neighborhood informed concerning those issues which directly effect the Sandia Heights area. The newsletter is expensive. It costs about \$1,500.00 dollars per year for mailings. Many of you have called to thank us for information which we have provided through the newsletter and many have called to ask the Homeowners' Association's assistance in dealing with various problems that arise in the community. Some of those who seek our assistance have never paid dues and are not members of the Homeowners' Association. Clearly, without support from those people we cannot continue to mail out newsletters to everyone in the neighborhood. We have provided information from everything from pet control to chimney fires and about such important topics as threatening zoning changes, county planning (or lack of it) for Tramway and covenant violations.

Speaking of covenant violations, the Homeowners' Association devotes a large percentage of its budget (about a third) to dealing with and mailing out notices of covenant violations. On our limited budget we cannot also provide attorneys to individual homeowners, but luckily once our neighbors have been advised that they are in violation, most of them respond immediately by taking corrective action. The cooperative aspect of our covenant enforcement and our covenant notification system is very important to the cohesiveness of the neighborhood in both appearance and "spirit".

Another significant part of our budget is devoted to snow and ice removal. Our contributions toward this end benefit the entire neighborhood, but again is being paid for by a rather small percentage of the neighborhood. Another portion of the budget is devoted to playground maintenance. Many of you have children who play on soccer and other sports teams and know how valuable it is to provide our children with a place to play within the neighborhood so that we can avoid driving any more miles up and down Tramway Boulevard. A neighborhood playground is beneficial to those who do not have children because it reduces the traffic on Tramway Boulevard and in the neighborhood and provides a location for adult recreation.

Finally, the Sandia Heights Homeowners' Association has been active in recruiting more volunteers to help carry out the important functions of lobbying and attending city and county meetings which have direct bearing upon our neighborhood.

For the future, we are proposing a revision of our by-laws to broaden involvement in the Board by increasing its membership. We hope to strengthen the association by attracting more volunteers to undertake some of the important activities. We hope to do more lobbying and provide a forum for candidates for local election. We might even plan a neighborhood street dance! Why not send your dues today so that we can continue the work we've been doing and expand for the future needs of the neighborhood.

VI. NEW SHHA COMMITTEE CHAIRMAN W. B. M. (Bill) JACKSON (W. Beezhold)

The SHHA Board of Directors, in a January 7, 1984, meeting, formed a long-range planning committee, and named Bill Jackson as Chairman.

Bill Jackson has been working extremely hard for all of us since mid-January. He receives only travel and food expenses while working for the Board. To date I have received ten separate reports from Bill. Information includes: (1) a report from J. Quintana, Senior Planner for the Middle Rio Grande Council of Governments of New Mexico (MRGCGNM) regarding future development of Tramway Boulevard; (2) reports on public hearings of the Bernalillo Board of County Commissioners and the County Planning Commission; (3) reports from meetings with the city Transportation Department on development plans for Tramway Boulevard; and (4) reports from meetings with the city Planning Division.

It appears that only Governor Anaya has escaped Jackson's pursuit in his efforts

to assemble all the information possible to assist us in our SHHA long-range planning. A complete report along with Board recommendations should be available by mid-summer.

If you see Bill Jackson, please thank him for his excellent work and ask him for answers on Tramway development questions which you might have.

VII. SHHA TREASURER'S REPORTS (J. Miller)

MARCH 21, 1984

1. Cash on hand (2/18/84)		\$	6,110.84
Revenue			<u>150.00</u>
			6,260.84
2. Expenses:			
a. W. B. M. Jackson	\$	66.09	
b. File Box		8.47	
c. Playground Maintenance		150.00	
d. Administration fee		<u>300.00</u>	<u>524.56</u>
3. Cash on hand (3/21/84)		\$	5,735.92

FEBRUARY 18, 1984

1. Cash on hand (1/7/84)		\$	7,033.14
2. Expenses:			
a. Mailing Labels	\$	80.00	
b. Copying		12.66	
c. Administration Fee (Jan/Feb)		600.00	
d. Playground Maintenance (Jan/Feb)		<u>300.00</u>	<u>992.66</u>
3. Cash on hand (2/18/84)		\$	6,160.48

* SHHA "contracts" with the Tram Company for several administration services which, at present, include: (1) complete monthly Sandia Heights inspections of violations of the Declaration of Restrictions, (2) letters, discussions, follow-up on violations, and (3) SHHA typing and information service.

EXISTING SHHA STATEMENT OF PURPOSE

The articles of Incorporation of Sandia Heights Homeowners' Association include a statement of purpose:

The purpose of the Corporation shall be to provide for services, improvements, beautification and maintenance of the Sandia Heights residential areas to the persons residing in the Sandia Heights subdivisions and otherwise as provided in the by-laws.

With regard to services and maintenance, you should be aware that the association spends a substantial sum each year:

Covenant monitoring	3600
Playground maintenance	1800
Snow removal	102 (to 2/29/84)

Thusfar 284 property owners have paid dues for the fiscal year ending 30 June 1984. This points up that 284 persons are paying the bill for services and maintenance that all (950+) of us benefit from. I would like to suggest that each homeowner be mindful of these expenses being met by the association and whether in favor of membership or not - consider that some level of contribution is warranted.

VIII. COMMUNITY NEWS AND ADS

A. Occasional High Water Pressure - REMINDER - Sandia Peak Utility Company

The pressure in the Sandia Heights Water System tends to fluctuate more than in larger systems.

It is absolutely necessary that a pressure reducing valve be installed on the main water feed line of every home in the area. Each of your home's plans were approved contingent on installation of this important valve and while most builders did install the proper valve at the time of construction, some did not, if you have had pressure problems you should consult a plumber about a pressure reducing valve.

B. SANDIA HEIGHTS SWIM TEAM NEWS

SANDIA HEIGHTS SWIM TEAM

Swim team is available only to members of the Four Seasons Club. Children up to 18 years of age are eligible. The swim team dues this year are \$42.00. Contact Guy Seiler if you are interested in swimming! Join The team and have a great time!

SWIMMING LESSONS

Contact Guy Seiler at 299-0689 or 843-6400 Ext. 113.

SUMMER SWIMMING POOL SCHEDULE

<u>Monday thru Friday</u>	
Early Bird Swim	7:00 to 8:00 am. (exc. Monday)
Swim Team	9:00 to 11:00 am. (exc. Monday)
Lessons	11:00 to 12:00 am. (exc. Monday)
Adult Swim	12:00 to 1:00 pm.
	(every hour on the hour for 10 minutes)
Open Swim	1:00 to 7:00 pm.
Lap Swim	7:00 to 8:00 pm. (M.W.F)**
<u>Weekends & Holidays</u>	
Open Swim	10:00 to 12:00 am.
Adult Swim	12:00 to 1:00 pm.
Open Swim	1:00 to 8:00 pm.
**Tues & Th. 7:00 to 8:00 pm. - Swim Team	

C. ADS RECEIVED

Conscientious, experienced, college senior, available for summer housesitting - call Terence Beezhold @ 296-6761

Wanted: Loving person to watch my three-month-old baby, 2 days a week; my home or yours - call Debbie @ 292-5246

Ambitious teen-ager, dependable & conscientious. Desires any kind of work, odd jobs - call Mike @ 294-0122

For the Homeowners' Board of Directors.

WENDLAND BEEZHOLD
BOARD PRESIDENT

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

REED, FRED
514 BLACK BEAR LOOP
ALBUQUERQUE, NM 87122

Handwritten:
1/11/74