

THE GRIT
Volume 1, No. 6
April, 1986

Sandia Heights Homeowners Association

PRESIDENT'S REMARKS

The Annual General Meeting of the Sandia Heights Homeowner's Association will be Saturday, May 31st at 10:00 a.m. at the fire station. One item of business will be the election of 6 members of the Board of Directors, five for three year terms and one two year term to replace Jerry Boucher who resigned. If you are interested in becoming a member of the board, please call Rab Freeman - 299-2977.

The neighborhood swimming pool, The Four Seasons Club, will open Memorial Day weekend. The whole weekend, Saturday, Sunday and Monday will be an open house - open pool?! Any resident of Sandia Heights may use the facilities. After that weekend it is members only, and residents of Sandia Heights who are not members of the Four Seasons Club may not be guests. Memorial Day marks the 2nd Annual Mini-triathlon sponsored by SHHA and lunch sponsored jointly by SHHA and the Four Seasons Club. More details will follow.

Our jogging trail has not died; it is just resting. We are reluctant to spend the money until we can be assured the trail will not be displaced in the widening of Tramway Blvd.

A number of 15 mile per hour signs have sprouted in Sandia Heights. Perhaps such a slow speed seems unnecessary, but there have been accidents and near-misses. Our neighborhood has no sidewalks, a large number of people walk, the kids ride bikes and skateboards in the street. We must drive more slowly and carefully - and tell our teenagers likewise. Take the extra minute to be careful!

Live Oak Road has been widened and resurfaced, costing about \$12,000. Other work has been done in the neighborhood filling potholes and repairing road edges, costing about \$8,000. That's about \$20,000 spent by the Tram Company keeping our roads repaired, per its arrangement with the county.

Please read the article about the Gas Company and send back the questionnaire. If you know any owners of lots, please copy the questionnaire and have them respond also. The greater the percentage in favor of laying those gas lines, the more efficient the process could be.

A note about septic tanks: they should be cleaned out about once a year. Not cleaning them out can result in overuse of the drain field or backup in pipes in the house. The \$45 fee in cleaning once a year is small by comparison to the cost of a new drain field or whole system.

Plan on participating in all or part of the Memorial Day Spring Fling.

Rab Freeman, President, 299-2977

NEIGHBORHOOD COFFEES

Tuesday, 15 April, 10:00 a.m.
Mary Ann Syroid 299-8256
11108 Bobcat Place NE

Tuesday, 13 May, 10:00 a.m.
Anne McKinney 293-5390
925 Tramway Lane NE

Please come and visit. Also, call your hostess if you'd like to attend so that she can plan accordingly.

TRENDS

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MLS 

To: All Sandia Heights Homeowners

From: Joseph K. Antone, Realtor

Re: Professional Representation of Real Estate Holdings

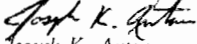
An article in the January 1986 issue of *The Grit* referred to a recent bank survey that voted Sandia Heights as "Albuquerque's most desirable neighborhood." The demand for real property in the area is now further enhanced by the lowest interest rate in this decade. If you ever considered a move, the time is now.

At Trends Realty and Development Corporation, we provide all marketing services required to consummate a successful real estate transaction. We adhere to the highest standards of ethics and professionalism; we are proud of the work we do.

At your convenience, I am interested in becoming familiar with your needs as a homeowner in Sandia Heights. I would like to make myself more available as your personal real estate consultant. To accomplish this, I plan to attend the next SHHA Board of Directors meeting and any other events that are open to the public.

I look forward to meeting with you.

At your service,


Joseph K. Antone

Real Estate Consultant

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292-0539 Pat

-HOUSE SITTERS- - 2 -

Our nephew and his new bride will be in Albuquerque, June and July while they'll be studying for their bar exams. They have no children or pets and are hoping to find a home to house sit. For information please call Don or Julie McBride at 299-4347.

* * * * *

-BABYSITTER-

Malia List, 13 years old - experienced babysitter. Available on short notice. 294-3691.

* * * * *

-CLEANING LADY-

Is anyone looking for an excellent cleaning lady who also will do your ironing? Call Muffy Conrad at 294-8904 for more information.

* * * * *

NEEDED: WOMEN BASKETBALL PLAYERS!!!

...to play on an intramural team in the KAFB league next year. Team forming right away. Required: must be active or retired military or dependent. Please call 299-1768.

* * * * *

-BOATERS-

It is time to get your boat ready for a safe summer of fun. We will come to you and give your boat a free Courtesy Marine Examination. Tom and Laurel Reed, U.S. Coast Guard Auxiliary, 299-3191.

* * * * *

-SANDIA HEIGHTS COUPLES
SOCIAL BRIDGE-

All Sandia Heights bridge couples are invited to play bridge the 2nd Saturday of the month at Coronado Academy, #2 San Rafael at 7:30 p.m. Join this friendly group at bridge. Call Sara Warford, 293-4367, for reservations.

* * * * *

-PRIVATE-

riding lessons. Beginners to advanced; English or Western. \$10.00/ hour or \$5.00/ half hour. Call Kris 299-9687.

* * * * *

As most of you are probably already aware, the Gas Company of New Mexico recently installed a natural gas pipeline up Los Angeles Blvd. (Paseo del Norte), and then south to Montgomery. It has also contracted to lay residential pipelines into Unit 15 of Sandia Heights South (per an arrangement that was negotiated on behalf of all participating lot owners in Unit 15), costing each lot owner \$1500, the charge for laying the pipeline to the lot's property line. In addition, each homeowner will also have to pay for the installation of the "yard line" hookup charge (i.e., from the street into the house). Although actual charges for the yard lines may vary, depending on the encountered soil conditions (e.g., how much rock has to be removed or cut through) and whether landscaping requires replacement afterwards, the following are approximate rates that can be used for estimating yard line costs:

For a standard size yard line (3/4 inch diameter), \$3.75 per foot.

If rocky soil conditions are encountered, add \$1.80 per foot.

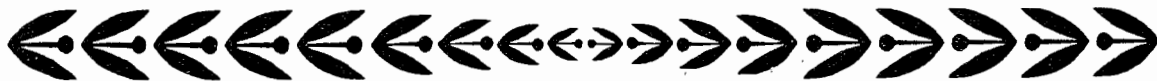
If relandscaping is required, add \$1.15 per foot.

How much it might cost for homeowners/lot owners in the various remaining areas of Sandia Heights to obtain natural gas service will be largely dependent on how many home and lot owners are interested in signing up for gas service, and also on how the participating homes/lots happen to be distributed geographically.

The Gas Company is unable to give firm cost estimates without knowing how many and which lots are interested in being thus served. For example, if as many as 80% of all lots in Sandia Heights South were to commit to signing up for gas service at the outset, with a reasonably uniform distribution resulting throughout, it might be possible for the gas mains to be installed past all Sandia Heights South lots without any initial charges being required. Naturally, smaller proportionate participation and/or less uniform distribution would be expected to necessitate higher initial charges.

So that meaningful discussions can be initiated with the Gas Company regarding obtaining gas service for various parts and/or all of Sandia Heights South, with firm charges being figured, we need a realistic indication as to which homeowners/lot owners may be interested in signing up for natural gas service. Because of the uniqueness of each home's existing construction and heating system, it is not feasible to attempt to provide meaningful information regarding how much it might cost to have your home's heating system converted to natural gas. Not is it possible to predict how much savings on energy costs might be realized by any individual home. However, the following estimated cost data was compiled during the Gas Company's recent energy survey of 9 sample homes in Sandia Heights.

Home No.	Heated Area (Sq Ft)	Age of Home	Present Heating System	Est. Annual Heating Cost (present)	Est. Annual Heating Cost (Using Gas)	Est. Annual Htg. Savings (Using Gas)
1	2510	7	Elec. CFA	\$1073	\$727	\$346
2	2720	17	" "	1545	736	809
3	2540	6	" "	1330	679	651
4	2700	?	" "	1837	611	1226
5	2390	5	" Resist.	2050	991	1059
6	1920	3	Propane CFA	649	396	253
7	3800	10	" "	1277	808	469
8	3740	New	" "	710	486	224
9	2120	12	" "	1243	686	557



It is estimated that an additional annual savings of approximately \$130/\$288 could result from switching a 50 gallon water heater from propane/electric to natural gas.

To help us determine how many homeowners/lot owners may be interested in obtaining natural gas service, please complete the following questionnaire and return it to us at your earliest opportunity. You are asked to complete and return it even if you are definitely not interested in obtaining natural gas service. (Check the appropriate boxes)

I would be interested in obtaining natural gas service to Sandia Heights South lot(s) number _____, provided the initial charge per lot does not exceed: (yard line hookup charges not included)

\$100 \$500 \$1000 \$1500 \$2000

I am not interested in obtaining natural gas service to Sandia Heights South lot(s) number _____, no matter what the initial charges might be.

Although I am not presently interested in obtaining natural gas service to Sandia Heights South lot(s) number _____, I expect that I will be interested in obtaining natural gas service therefor in approximately _____ years.

Thank you for taking the time to fill out this form and returning it to the Sandia Heights Homeowners Association, P. O. Box 20021, Albuquerque, New Mexico 87154-0021.

----- fold here and staple -----
closed to mail

place
stamp
here

Sandia Heights Homeowners Association
P.O. Box 20021
Albuquerque, NM 87154-0021

-NEED A DOG WALKED?-
Plants watered?
Child watched?

Call Kerri Gilder (age 12) or
Tyson Gilder (age 14), at-
292-8002, 430 Live Oak Lane.

* * * * *

-WRITER WANTED-

Consulting firm needs
experienced writer part-time.
Good grasp of English a must.
Will work with word processor at
home office in neighborhood. 2
or 3 mornings a week or equiva-
lent. Salary negotiable. Please
call 299-7100 for interview.

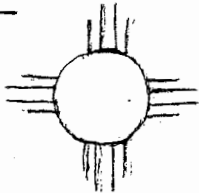
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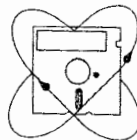


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REMINDER - DECLARATION OF RESTRICTIONS

With spring fast arriving we know many residents are thinking of additions or modifications to their houses, and the installation of fences, TV dishes, solar equipment, etc.

Remember the Declaration of Restrictions applies to every lot in Sandia Heights. Any construction activities will require approval of the Architectural Control Committee prior to starting any work. Also, now is the time to correct any of those problems that may have recently occurred or for which violation notices have been received.

Please remember your legal responsibilities and your obligation to your neighbors and the community and adhere to these restrictions. With your cooperation we will maintain enhanced property values and an esthetically pleasing community.

If you have any questions concerning the Declaration of Restrictions or require approvals prior to any construction activities or installation of solar equipment, TV dishes, fencing, etc....please call Cleve Matthews at 296-9585.

* * * * *

ADVERTISING POLICY

NEWSLETTER DEADLINE

Non-commercial ads (baby-sitting, house sitters, situations wanted, etc.) FREE

Commercial ads - minimum \$25 per 1/4 page.

Business card size - \$25 per year (4 issues).

All commercial ads must be camera-ready and correctly sized.

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For the June, 1986 issue is Wednesday, May 28th.

Please submit articles and ads to Judy Harris, 318 Big Horn Ridge Road NE, 299-8803.

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Please patronize and thank our advertisers!

CORONADO ACADEMY EXPANDS SERVICES

A trend is developing across the country for private, community recreation and education programs. Coronado Academy Child Development Center now offers quality learning and child care programs for children 18 months through 6 years old and plans to expand services to other groups.

On Sunday, April 13, owners Tony and Julie Pino are hosting an open house at Coronado Academy, #2 San Rafael NE, from 1:00 pm to 4:00 pm. Registration will be taken for current and fall child development 18 months - 6 years, Summer Day Camp 2 years - 12 years, Fall before and after school programs ages 6 years to 12 years. Some of the highlights of the summer program are a science and nature session with the New Mexico Museum of Natural History, horseback riding, ice skating and swimming.

Starting in April we will offer a S.T.E.P. workshop (Systematic Training for Effective Parenting) for 6 sessions to be held once a week. Child care will also be provided. Please call Coronado Academy to reserve your spot.

Adult conversational Spanish lessons, taught by Anthony B. Pino, will be offered in the evenings. Interest has also been shown in forming a computer education program for adults. Please contact Julie Pino at Coronado Academy if you have interest in any of the programs now offered or if you would like to see something new offered. Our telephone number is 292-5855.

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