

Zoning Change Request Meets Opposition From Homeowners

A contingency of Sandia Heights residents and other concerned parties recently succeeded in getting an "indefinite continuance" on zoning change and special use permit requests for a parcel of land located at the northeast corner of Tramway Blvd. and San Bernardino.

Don Morgan, a local developer and owner of the 15-acre parcel of land, submitted the requests to the Bernalillo County Planning Commission. Morgan requested a change from A-1 to C-1 (unrestricted commercial) zoning for a 84-acre section of the total parcel and a Special Use Permit for a planned residential development on the remaining 14 acres.

Rod Stewart, Chair of the Association's Government Liaison Committee, represented the Sandia Heights Homeowners Association at the January 3 hearing. David Sullivan, Board member and advisor to the Association on legal matters, also participated on behalf of the SHHA.

"A whole series of meetings was held before the hearing with a variety of interested individuals and groups," Rod said, "including Mr. Morgan, his agent Vern Hagen, Sandia Heights residents, County Commissioner Pat Cassidy, and members of the Albuquerque Acres Homeowners Association."

Rod said it eventually became clear that Sandia Heights' residents were not going to be able to reach an agreement with Mr. Morgan, particularly over the commercial zoning issue. "Many residents in our community object to any increase in commercial zoning," Rod said. "This request for C-1 zoning with no restrictions raises even more objections,

because it allows commercial uses that would be unacceptable to the Sandia Heights community."

"The SHHA went to the Planning Commission with a well organized case against the request for unrestricted C-1 zoning on the smaller parcel of land," Rod said. "Our position, combined with the concerns expressed by the Sandia Peak Tram Co., the North Albuquerque Acres Association, and individual homeowners, were enough to get a continuance on both requests."

"This problem was created by the County Public Works Department's current plan for the re-routing of San Bernardino," Rod said. "We're going to have to stay alert on this issue, because it's going to come up again before the County Planning Commission in the not too distant future."

The Bernalillo County Planning Commission continued indefinitely Don Morgan's request based on the following conditions:

1. The applicant (Mr. Morgan) should re-evaluate the application and provide input to this Commission and the Planning Department relative to alternative locations for the realignment of San Bernardino Ave. into the property.

2. The applicant should provide more information on the development, which would include the architectural restrictions and covenants that would be consistent with the Sandia Heights Master Plan.

3. A more detailed landscaping plan should be included in the site development plan.

4. Precise information regarding right-of-way for Tramway Blvd. should be provided.

Homeowners Show Interest In Recycling Program

"There obviously is a great deal of interest in the subject of recycling in Sandia Heights," said Bill Heflin, SHHA Board member and Chair of the new Recycling Committee.

Bill reported that 92 homeowners were contacted in the recent recycling telephone survey, or nearly 10% of those with listed telephone numbers in the Sandia Heights Directory. Sixty-one, or nearly two-thirds of those contacted, are presently recycling at least part of their waste products. Paper and aluminum salvage were most frequently mentioned. Seventy-one (83.5%) of the interviewees

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THE Grit

The GRIT is the official newsletter of the SANDIA HEIGHTS HOMEOWNERS ASSOCIATION, INC.

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Recycling

Continued from page 1

said they would consider participating in a recycling program. Responses were about equally divided between those wanting curb-side pickup and those favoring depositories.

"Based on the survey results, and for reasons of economy, the Board has decided to implement a two-location, depository system." Bill said. The new Recycling Committee will be working with the SHHA Board of Directors to select collection locations and an organization to pick up recyclable materials. The committee also will be developing and implementing a community education program about recycling.

"It's vital that we get a good cross section of the community involved in the Recycling Committee," Bill said. "Association members who would be interested in serving with Ed Bates, Ray Wood, Marilyn Christensen, J.D. Eiland, and myself on this important project should contact me (291-0489) or Sherry Lombana at the SHHA office (275-9112)."

Message From The President The Good, The Bad, and The Uncertain

-- Ed Bates, SHHA President

Kierkegaard once wrote: "During the first period of a man's life the greatest danger is not to take the risk. When once the risk has really been taken, then the greatest danger is to risk too much. By not risking at first, one turns aside and serves trivialities; . . . by risking too much, one turns aside to the fantastic, and perhaps to presumption."

As I complete my third year with the Sandia Heights Homeowners Association Board of Directors, and especially during this past year as your President, I am convinced that Board members walk a delicate balance between risking too much and risking too little. To err in either direction, as Kierkegaard notes, is to set aside those things most important to the maintenance and enhancement of an organization.

All of us must challenge ourselves and those with whom we share this blessed community to reach out beyond our limits to embrace that which is new. We need to participate in the processes of improvement, discovery, and creation. At the same time, we must assure that our preoccupation with the future does not allow us to forget the lessons of the past nor to ignore the critical agenda of the present.

Earthquakes, international events of the day, and even the abandonment of one's car near Tramway during a winter storm testifies that humankind is feeble when confronted with the powerful forces of nature. Unfortunately, such events suggest to many that we may be powerless as individuals as well.

Not true! A number of homeowners and new and seasoned Board members have put such a notion to rest in recent weeks in Sandia Heights. The good news is recounting some of these people who have impacted Sandia Heights in a positive manner.

* Doug and Olivia Powell, Lenora Austin, Rod Stewart, and Dave Sullivan were but a few of those who gave time and energy in the articulate defense against Tramway rezoning to commercial purposes.

* All of the participants in the Christmas lights contest beautified our neighborhoods during the holidays and enriched the lives of all who took the time to admire their decorations.

* Joe Hollingsworth pursued an idea to help homeowners locate reputable contractors -- an idea that has become operational in a matter of weeks.

* Rab Freeman, Lucy Russell, Leona Rubin, and Jane Stabler contributed many hours to the planning and organization of the Association's Arts and Crafts Bazaar for the enjoyment of homeowners and for the benefit of our County Volunteer Fire Department #5. Sara Warford already has begun planning for the Association's annual celebration of the rites of Spring -- The Spring Fling.

* Rod Stewart was reactivated by the Board recently to act as Chair of the Government Liaison Committee. Already he has given countless hours of direct intervention, along with David Sullivan, in ensuring that zoning and land planning uses continue to serve us all.

* Other members who have dared to risk themselves knowing that they could make a difference are Rod Tregembo, newly appointed Covenant Support Committee Chair; Evelyn Martin and Ray Wood, recently assigned to assist Jack Wirtz and Bill Stabler as Architectural Review Committee members; and Bill Heflin, a take-charge person with the lead responsibility for promoting recycling opportunities in Sandia Heights.

Continued on page 4

Civic-Minded Members Sought For Government Liaison Work

"If you have an interest in preserving the unique character and beauty of the Sandia Heights community, then we have a need for your services," said Rod Stewart, Chair of the Association's Government Liaison Committee.

"The Tramway Improvement Project has raised considerable concern about city and county plans to deal with issues such as noise levels, air quality, traffic congestion, and landscaping... or lack of it," Rod said.

"I'm sure we can also expect rezoning and special use requests for commercial purposes on tracts along Tramway Blvd. that will not satisfy the homeowners' criteria for preserving the residential character of the Sandia Heights community," Rod said. "The bottom line is we must be willing to devote the time and effort that's going to be required to properly monitor these issues on a long term basis. To do that we have to get organized."

The preliminary objectives identified for the Sandia Heights Homeowners Association Government Liaison Committee are as follows:

- * Maintenance of close ties with the City Council, County Commission, State Legislature, County Planning Commission, County Public Works, and other governmental agencies to stay abreast of key issues impacting the Sandia Heights community.

- * SHHA representation at all city and county meetings that impact the Sandia Heights community.

- * Secure a representative from each of the Sandia Heights subdivisions (units) to alert homeowners when issues arise that affect the community.

- * Coordination with other homeowners' associations/groups and other interested parties (e.g. North

Albuquerque Acres and Sandia Peak Tram Co.) to identify common interests and achieve our common goals.

- * Pursuit of resources (state, county, city, and neighborhood) for landscaping Tramway Blvd. north of Montgomery to Tramway Rd.

- * Development of a plan for landscaping and maintenance of this same strip along Tramway Blvd.

Please contact Sherry Lombana at the SHHA office (275-9112) if you can help in any one, or several, of the areas listed above.

"As with most community projects, our productivity will be in direct proportion to our level of participation," Rod said. "I personally consider the beautification of Tramway Blvd. as not only vital to preserving the quality of life which brought us here in the first place, but also good protection for our property values and a responsible legacy for our children and grandchildren. To paraphrase Thomas Jefferson, Vigilance is still the price of liberty." ■

Sandia Heights
Homeowners Association
Board of Directors Meetings

2nd Wednesday
of Each Month

7:30 p.m.

Paseo del Norte
Fire Station

Everyone Welcome!

From The Desk Of Chief 5

Over the past two months, we have had two homes in the Sandia Heights area heavily damaged by fire.

In both incidents the cause of the fire was either directly or indirectly related to the fireplace. In one case, a flammable fuel was used in trying to get a fire started. In the other case, fireplace ashes were placed in a bucket outside the home. High winds blew the ashes out of the bucket and started the fire.

Placing blame and making judgments are both counterproductive, but we can learn something about fire prevention from these unfortunate incidents. Fire prevention is everyone's responsibility!

- * Never use any flammable fuels to start a fireplace fire.

- * Always put ashes in a metal container with a lid and fill the bucket with water to make sure they are out.

Remember, if in doubt about a fire or medical emergency, call your Bernalillo County Fire Department Fire District Number 5. We are here to help.

- Emergency Phone Number 292-4011
- Non-Emergency Number 293-4275

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Fire Chief, CVFD District #5

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Good, Bad, Uncertain

Continued from page 2

The bad news is that Walt Kelly's often quoted discovery -- of who is the real enemy -- is reconfirmed from time to time by a few residents and would-be homeowners in Sandia Heights. Review and monitoring of architectural and covenant policies (policies that vary from unit to unit throughout the 28 different subdivisions) continues to be the most time-consuming and nerve-jangling responsibility of your Board. While it may be an over-simplification, all too often disputes between neighbors and the demands of new home builders come down to the matter of a few individuals

who simply want their own way -- the community, and the covenants that protect the community, be damned! Fortunately, the bad news is limited to a very few.

Changes are occurring rapidly across Sandia Heights. As we prepare ourselves to take the risks necessary to respond to new challenges, we need your support in defining that delicate balance between moving too fast with too much and moving too slowly with too little.

Let us know how this Board can enhance your willingness to join us in taking the risks required to make us even better tomorrow. ■

Deadline for the May "Grit"

The deadline for submitting ads or articles for the May GRIT is Monday, April 16, 1990. Please submit all materials to Sherry Lombana, 14201 Encantado NE, Albuquerque, NM 87123, 275-9112.

THE GRIT welcomes brief, original letters concerning current topics in the news. Letters must include full name and signature of the author, address, and telephone number (though these can be omitted from the printed copy, if requested). The newsletter staff reserves the right to edit or condense any letter. Send letters to Sherry Lombana at the above address.

"Grit" Circulation

This issue of *The Grit* was mailed to 1093 members of the Sandia Heights Homeowners Association.

SPRING FLING

**Memorial Day
Monday, May 28
10:00 a.m. - 4:00 p.m.
Sandia Heights Park**



Friendly Competition

- * Basketball Shooting
- * Horseshoe Pitching
- * Baseball

Delicious Food

- * Barbecue Hamburgers/Hot Dogs

The Four Seasons pool will be open for those who would like to swim.

FREE to members of the Sandia Heights Homeowners Association
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Volunteers are needed to help with cooking and games. Call Sara Warford for more information at 293-4367.



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Lights Reflect Holiday Spirit

The 1989 Christmas lights of Sandia Heights were a beautiful sight to behold.

"Our four judges had an especially difficult time this year agreeing on only three winners," said Michael Cox, Director of Parks and Recreation for the Sandia Heights Homeowners Association and organizer of the Association's annual Christmas lights contest.

"Every year there are more and more participants in the contest," Mike said. "It really is exciting to see how interest in the contest has grown over the years."

Entrants were judged over a two-night period, and points were awarded for creativity, novelty, effort, and presentation. The winners:

1st Prize

Don & Evelyn Neil 690 Blackhawk Dr.

2nd Prize

Gary Williams 569 Black Bear Rd.

3rd Prize

William Swatner 433 Live Oak Loop

The following displays earned honorable mentions: Max and Claudia Sanchez, 1514 Eagle Ridge Rd.; R. W. and Elizabeth Crain, 24 Sandia Heights Dr.; Mark Wilson, 1406 Bluebell Pl.; Charles Ronkos, 32 Cedar Hill Pl.; James and Carole Kohner, 33 Juniper Hill Rd.; James Jordan, 148 Whitetail Rd.; Gill Baca, 501 Black Bear Loop; Robert and Ann Jarrell, 504 Black Bear Loop.

Thanks to all homeowners who took time from busy schedules to decorate their homes. The displays added so much to the holiday spirit of peace and goodwill. Let's try to hold that spirit throughout the coming months. ■

BULLETIN BOARD

- The SHHA was able to present our County Volunteer Fire Department with a check for \$391.47, thanks to the success of the annual Holiday Bazaar.
- The Sandia Peak Utility Company has changed the after hours water emergency number to 296-0736. Please change your listing of emergency numbers accordingly. The utility company also reminds you that their responsibility for water service repair of leaks stops at the water meter. Homeowners are responsible for leaks that occur on their own property.
- Mail at the SHHA post office box is collected once a week. Homeowners who want to insure prompt delivery of their communications to members of the Board of Directors should send their correspondence to the SHHA office, 14201 Encantado Rd. NE, 87123. Registered and certified mail should be addressed to the specific Board member c/o Sherry Lombana, SHHA Executive Assistant, at the above address.
- Homeowners are reminded that it is both inconsiderate and against county ordinance to allow their dogs to "create a nuisance" on someone else's property. This includes the "deposits" that your dog may make while you are out in the neighborhood jogging, walking, or biking.



*"Drop that
broom and join
us for bridge!"*

SANDIA HEIGHTS BRIDGE CLUB

Ladies Daytime Bridge

3rd Monday
4th Wednesday
2nd Thursday
2nd Friday

Couples Evening Bridge

1st Saturday
2nd Saturday
4th Saturday
1st Monday
3rd Wednesday



There are new groups forming each week; if you would like to play in any group or join a new group, call Sara Warford at 293-4367.

Referral Program Makes Homeowners' Lives Easier

"The price quote for re-roofing my house went up 25% after the contractor discovered I lived in Sandia Heights. That's when I realized something needed to be done to help homeowners find reputable contractors."

SHHA Member Joe Hollingsworth reports that he eventually found a good roofing contractor through a co-worker's referral. This was the birth of Joe's idea to start the Sandia Heights Homeowners

Referral Program, an idea eagerly supported by the SHHA Board of Directors.

The program is set up to collect data from homeowners, organize the data into service categories, and then make it available to homeowners who are contemplating or anticipating home maintenance and repair projects. "The purpose of the program is to share information from homeowners, not to

make recommendations," Joe said.

The U.S. Air Force brought Joe to Albuquerque in 1974 as a Charter Member of the Air Force Test and Evaluation Center. Joe retired as a Lieutenant Colonel from the Air Force in 1979 after 22 years of service.

"I never had to deal with home maintenance problems before," Joe said, "because I was transferred by the Air Force every two or three years. This is the first house I've stayed in long enough to need things repaired or replaced."

Besides coming up with ideas to make life easier for Sandia Heights residents, Joe owns and is the Executive Vice President of First New Mexico Leasing, Inc. The company, which was established in 1981, arranges equipment lease financing for business, industrial, and commercial clients. In fact, Joe is one of the authorities quoted in the February issue of the New Mexico Business Journal in an article about the advantages of equipment leasing.

Joe and his wife, Kathy, became Sandia Heights residents in 1978. They decided that they wanted to make Sandia Heights their permanent home one summer evening in 1977 as they watched the sunset from a friend's patio in Sandia Heights. "It was a very romantic setting," Joe said, "and I remember saying to Kathy that it wasn't a question of **whether** to move to Sandia Heights but **when** we could move to Sandia Heights. To Kathy that meant, Let's do it! Within a week we had picked several potential home sites, and the rest is history."

[Editor's Note: Guidelines and a rating form for the Sandia Heights Homeowners Referral Program appear on pages 9 and 10. The program is offered free of charge to members of the Sandia Heights Homeowners Association. Homeowners who mail in a completed form will automatically receive a replacement form in the mail. To obtain additional rating forms, contact the SHHA office at 275-9112.]

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Rev. Dewey Johnson

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Sandia Heights Homeowners Association Homeowners Referral Program Guidelines

The Homeowners Referral Program is an information service for homeowners who are contemplating or anticipating home maintenance or repair projects. Information about homeowners' experiences with contractors/service providers is collected on the rating forms, and the forms are filed according to service categories.

All rating forms -- both positive and negative -- are included in the referral file. Association members need to make arrangements to review the file in person, as names of contractors or service providers can not be given over the telephone.

Two identical copies of the referral file are maintained -- one at the Sandia Heights residence of the program's organizer, Joe Hollingsworth, and one at the office of the SHHA Executive Assistant, Sherry Lombana. Arrangements can be made to review the file by contacting Joe or Sherry (see below). To receive additional copies of the rating form, contact Sherry at the SHHA office.

Helpful Hint: Be prepared! Come and review the file before the plumbing backs up or the heat goes off in mid-winter.

Possible referral categories include the following:

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ■ Air Conditioning/Heating ■ Appliance Repair ■ Cabinet Work ■ Carpenters ■ Carpet Cleaning ■ Chimney Cleaning ■ Concrete/Asphalt ■ Drywall/Plastering ■ Electricians ■ Exterminators ■ Fences ■ Fireplace Repair | <ul style="list-style-type: none"> ■ Floor Covering Installation ■ Foundation Repair ■ Garage Door Opener Service ■ General Handyman ■ Glass/Mirror ■ Gutters/Downspouts/Canales ■ Interior Decorating ■ Landscaping Services ■ Locksmith ■ Maid Service ■ Mailbox Installation ■ Masonry | <ul style="list-style-type: none"> ■ Painting ■ Plumbers ■ Pool Service ■ Propane Service ■ Roofing/Roof Repairs ■ Security Systems ■ Septic Tank Service ■ Sprinkler Repair ■ Stucco Work ■ Tree Removal ■ Wallpapering ■ Window Cleaning |
|--|---|--|

The Homeowners Referral program does not eliminate the homeowner's responsibility to obtain competitive bids; secure written contracts/estimates; or verify a contractor's professional qualifications, licenses, or bonding. The Sandia Heights Homeowners Association does not recommend any particular service or service provider. The Association only maintains a file of rating forms prepared by homeowners who have used these services and makes the file available to members of the Homeowners Association.

Joe Hollingsworth
359 Big Horn Ridge Rd. NE
Albuquerque, NM 87122
299-0190

Sherry Lombana
14201 Encantado Rd. NE
Albuquerque, NM 87123
275-9112

Rating Form On Reverse Side

**SHHA REFERRAL PROGRAM
RATING FORM**

**Mail to: Sherry Lombana
Sandia Heights Homeowners Association
14201 Encantado Rd. NE
Albuquerque, NM 87123**

Type of Service Provided _____

Name of Company/Service Provider _____

Phone No. _____

Company Address _____

Contact Name _____

Homeowners Address _____

Phone No. (optional) _____

Answer the following questions that are applicable to the service provided:

- 1. Provided a written contract or estimate? Yes No
Please attach a copy of the contract or estimate, if possible.

Comments: _____

- 2. Priced reasonably (in line with the quality and scope of work)? Yes No

Comments: _____

- 3. Adhered to original cost estimate (excluding changes)? Yes No

Comments: _____

- 4. Acquired your approval prior to making changes in the scope of work? Yes No
Changes in price? Yes No

Comments: _____

- 5. Documented (in writing) changes in the price or scope of work before the work was performed? Yes No

Comments: _____

- 6. Would you use this contractor's services again? Yes No

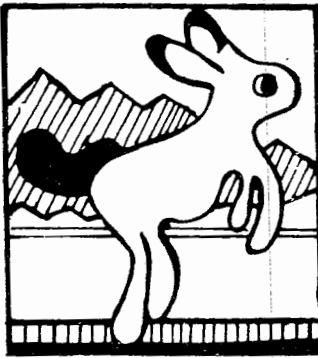
Rate the quality of work according to the following criteria:

| | Excellent | Good | Fair | Poor |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 7. Keeps appointments. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Notifies you if delayed. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Completes work on time. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Cleans up after completion of work. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Considerate of property. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Overall quality of work. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Additional comments: _____

Signature of Homeowner _____

Date _____



TREES FOR OUR GRASSLAND Part III

Oldies But Not Always Goodies

I must confess I've rewritten this section several times; I fear this article may sound as if I dislike trees. Not so, but our land is not truly a treed land, and if we import trees we should think carefully about their requirements. Life can be tough for many trees without low humidity, and others that have been introduced and thrive have serious long term disadvantages.

If we consider our wild winds here, we shouldn't be growing very tall trees. Most of the tall trees that will withstand our climate -- elm, cottonwood, silver maple, Lombardy poplar -- require a great deal of water and can become dangerously brittle or invasive. Lombardies are weak wooded, shortlived, and water hogs. Our native cottonwoods are good trees for large areas with shallow water tables. (Some nurseries sell non-native populus species and cultivars as cottonwoods. According to arborist Brian Suhr, they are more susceptible to breakage and disease.) Because they need so much water, the cottonwoods and poplars will take over small gardens and make it difficult to grow anything else. Siberian elm, traditionally planted as a shade tree in New Mexico, is a pest, brittle, dirty and reseeding itself weedly all over the place. The beautiful aspens come from higher, cooler, and wetter altitudes and shouldn't be asked to be drought resistant.

I have some affection for the Russian olives in spite of their awful spines and bad habits because their soft grey color

seems happy in our landscape. They are a terrible weed in some areas. In Kansas, they have taken over a number of waterways. They are not very heat tolerant. A number of hybrids are being sold, including "King Red" that has bright red fruit, but these are still invasive.

A tree often seen in old New Mexico gardens is the Tree of Heaven. Though it can be decent looking if kept trimmed, it should have been turned back at the border because it is so invasive, reseeding itself wildly. It is one of the plants, along with valerian, that I'm sure will inherit the earth when mankind is long gone. Mulberries have been popularly planted in town as a dense shade tree, but they have heavy water requirements and can cause intense allergy problems for some people.

A sentimental favorite of the old Southwest is the tamarix (salt cedar) -- pretty, graceful, pink in spring and golden in fall. Its disadvantage is a gigantic one -- it will drive out other plants in its search for water. In the Bosque del Apache it is

a serious problem to the refuge and hundreds of thousands of dollars have been spent in trying to remove it from western waterways. It shouldn't be planted, especially near water courses, as it will choke them in time.

We need to look for alternatives to these old dears.

--Jean Heflin

SANDIA HEIGHTS WILDFLOWER CLUB



The Sandia Heights Wildflower Club enjoyed a presentation at their January meeting by Bill Heflin and Gil Brady featuring slides of wildflowers. The meeting was held at the home of the club's treasurer, Glenna Pierce.

The Wildflower Club's next meeting will feature a program on drip irrigation and will be held on March 12th at 7:30 p.m. in the home of Jean and Bill Heflin, 443 Live Oak Loop.

Interested Sandia Heights residents are invited to attend. Call Jean Heflin (291-0489) for more information.

Bookworms Wanted

The Sandia Heights Book Club meets once a month, September through May. New members are always welcome. Call Sue Ottinger (293-6759) or Marilyn Whitehouse (299-5740) for more information.

Sew & Sews

Anyone interested in sewing and fellowship is invited to join the Sandia Heights Stitchery Group. The group meets on 2nd and 4th Mondays at 11:00 a.m. Bring your favorite project and a sack lunch; the hostess furnishes beverages and dessert. Call Lucy Russell (294-3583) for information about the location of the next meeting.

Legal Notice

Public Notice To
All Property Owners
Sandia Heights
Subdivisions
Bernalillo County,
New Mexico

Notice is hereby given that Evelyn Martin and Ray Wood were officially appointed on February 10, 1990 to serve on the Architectural Review Committee. Within 30 days of the date of this appointment, owners of a majority of the residential lots in Sandia Heights Subdivisions may select other appointees if the appointments are unsatisfactory to them.

Tramway Boulevard Tagged 'Plain Vanilla'

"Plain vanilla" is the official description of the current Tramway Improvement Project. The layman's interpretation of this term is that funds have been allocated for road construction only -- no landscaping.

Jogging and bike trails will be included, however, as part of the road construction

and all dirt banks and berms will be seeded by the county. Funds allocated for the Tramway project also include any construction necessary for compliance with state noise standards.

The Homeowners Association was represented by Dave Sullivan, SHHA Board member, at a January 17 meeting

sponsored by the New Mexico State Highway Department. During that meeting, the highway department announced plans to utilize prefabricated concrete walls (40" high) for noise abatement purposes along Tramway Blvd. These will be like the walls currently in use at the Tramway/Paseo del Norte intersection and will be placed where there are no existing walls along the roadway.

Phase I of the project, the Tramway/Paseo del Norte intersection, began in October 1989 and is scheduled for completion in July 1990. Phase II, the widening of Tramway from Montgomery to Paseo del Norte, is slated to begin by June 1990. Both of these projects, as well as the road improvements from Tramway Rd. to I25, are being funded entirely by the county and state.

At the present time, the Tramway Improvement Project is short approximately \$2 million of the funds necessary to complete the road from Paseo del Norte to the Sandia Reservation. Considering the shortfall on funds for completion of even a "plain vanilla" roadway, the SHHA Board of Directors has decided not to pursue landscaping as part of the road construction.

As a follow-up plan of action, the Board intends to spearhead efforts to obtain funds for landscaping through City Council, City Parks and Recreation, and county bond issues as well as through the developers who own land along Tramway Blvd. and community beautification projects.

A project of this magnitude will require a significant amount of involvement by members of the Sandia Heights Homeowners Association (see Civic-Minded Members story on page 3). Interested persons are urged to contact the SHHA office. ■

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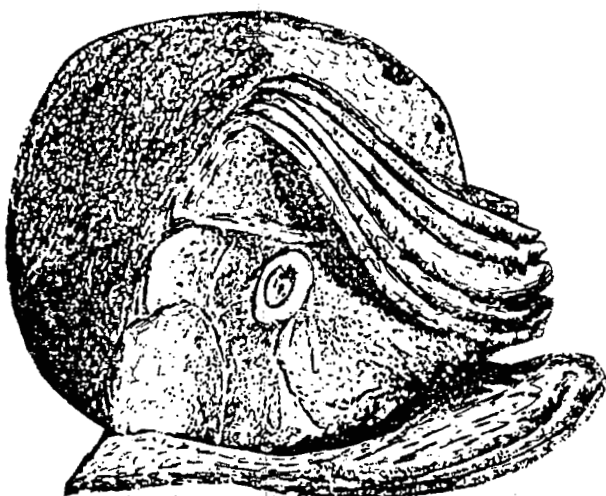
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Tregembo Takes Over Helm Of Covenant Support Committee

A covenant support policy that the SHHA Board expects to provide a consistent and effective long-term approach to dealing with covenant issues/violations was approved at the January 1990 Board of Directors meeting. Implementation of the policy will be under the direction of Rod Tregembo, Board member and newly appointed Chair of the SHHA Covenant Support Committee.

A summary of the policy appears below:

Covenant Control Philosophy

The resolution of covenant violations/issues is most effectively achieved through an amicable one-on-one, homeowner-to-homeowner, discussion.

Covenant Enforcement Procedures

Covenant violations that can not, or are not, resolved in the above manner will be handled according to the following procedures:

1. Letter from the Covenant Support Chair notifying homeowner that he/she is in violation of the covenants.
2. Failure to correct the violation results in a follow-up letter 30 days later regarding the need for immediate correction of the covenant violation.
3. Cases of continued noncompliance are brought to the attention of the appropriate government agencies who have jurisdiction. The matter also is reviewed by the Covenant Support Committee for a decision regarding possible legal action.

Legal Action:

1. In accordance with the Declaration of Restrictions filed by the Sandia Peak Tram Co. for each Sandia Heights subdivision, only a person owning property in a subdivision can legally prosecute for covenant violations within

that subdivision. The Sandia Heights Homeowners Association, being a nonprofit corporation which does not own property in any subdivision, is therefore excluded from serving as plaintiff in any legal actions involving covenant violations.

2. The Sandia Heights Homeowners Association is willing to support members of the association, both with financial (dollar-for-dollar matching) and manpower resources, in the legal prosecution of covenant violations. However, a homeowner, or group of homeowners, in the affected subdivision must serve as plaintiffs in the legal action.

3. The SHHA will lend its support to the prosecution of covenant violations based on these criteria:

- Severity of the violation.
- Inability to resolve the violation by more conventional, and less costly, methods.
- Potential for success.
- Availability of an eligible and willing member of the SHHA who will serve as a plaintiff in the legal action. When necessary, the Covenant Support Committee will contact unit residents to secure plaintiffs for the legal action.

Homeowners who have covenant questions or, possibly, violations in their neighborhood (unit) that they are interested in pursuing through legal action should contact Rod Tregembo (294-5222) or the SHHA office (275-9112).

Wanted: Covenant Support Representatives

As the first order of business, Rod is seeking Covenant Support Representatives from each of the Sandia Heights units where the Homeowners Association is in charge of covenant support activities. Duties of the unit covenant representatives would include the following:

1. Check on complaints from

homeowners in their unit about covenant violations.

2. Validate and report violations to Covenant Support Chair for follow-up letter(s) requesting compliance.

3. Perform follow-up inspections to verify compliance.

4. Attend monthly meetings to discuss covenant issues and violations.

5. Bring violations whose status has not changed in 60 days to the attention of the committee.

6. Aid the committee in deciding which violations should be pursued through legal action.

SHHA members have already volunteered to serve as covenant representatives for the following units: Dave Sullivan (Sandia Heights, Sandia Heights North, Sandia Heights North-Unit 2); Rod Tregembo (Sandia Heights South); Sara Warford (South-Unit 11); Ed Bates (South-Unit 17). Representatives are needed for the following units in Sandia Heights South: Units 2 through 6; Unit 7 (excluding Cedar Canyon); Units 8, 9, 10, 12, 14, 15, 16, 18, 19, 25, 27A, and 28A.

Covenant control is an extremely important area of SHHA activities. Please take the time to get involved and help your Association preserve the beauty and unique character of the Sandia Heights community. Call Rod Tregembo or the SHHA office. ■

Opera Club

The Sandia Heights Opera Club will be attending Opera Southwest's performance of the Marriage of Figaro on Sunday, Feb. 18 at 2:00 p.m. in the Kimo Theater.

Before the performance, Mary Syroid will be hosting a potluck brunch at 11:00 a.m. in her home, 11108 Bobcat Place. Bring a main dish, fruit, or bread to share with fellow opera buffs.

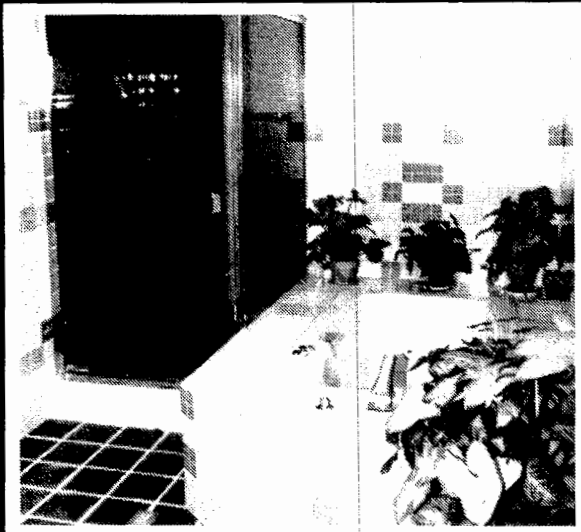
New club members are welcome. Call Mary for more information at 299-8256.

Non-Commercial Advertising

Ads in this section are published free and are accepted only from members of the Sandia Heights Homeowners Association. Non-commercial ads are limited to Services (babysitting, house/pet sitting, yard care); For Sale (secondhand household items); Lost/Found; and Wanted. Ads in other categories are accepted at the discretion of the newsletter staff. Service ads will run throughout the calendar year, unless cancelled by the advertiser. All other ads must be renewed each issue. Call 275-9112 to renew your ad.

| Services | RELIABLE. RESPONSIBLE BABY SITTER. Experienced with babies. Call Mary Richardson at 298-3770. | Wanted |
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| AAA BABY SITTER, house sitter, pet sitter. Please call Michelle Munson at 299-1400. Experienced, references. | ZZZZ TERRIFIC TEENAGE TWOSOME available for baby sitting bambinas. Call Pamela (age 16) or Naomi (age 13) Havlen at 293-9253. | ANYONE FOR STRING QUARTETS? Advanced, experienced violist invites violinists and cellists to join him for string quartets. Interested players please call Peter Gregory at 296-8577. |
| BABY SITTER for children, pets, or plants. Experienced, responsible with references. Please call Elisabeth (Izzy) Brown at 299-5560. | For Sale | BRIDE TO BE? New parent? New citizen? Just moved? Having a 25th or 50th wedding anniversary? Welcome Wagon has a basket full of useful gifts for you. Call Karrie at 275-3366. |
| BABY SITTER NEEDED? Call Jennifer or Emily James. You're bound to get a baby sitter because you're reaching two sitters at once! Girls are 14 and 15. We've both taken the Red Cross baby sitting course and many others. Call us at 296-2582. | FURNITURE FOR SALE. Dinette set with smoked glass table, black base, four black-based swivel chairs, very contemporary \$350. Teak coffee table with wrought iron base \$60. Rattan chair \$60. All in excellent condition. Call Brian at 275-1901. | I AM A NURSE working day shift and looking for a mother staying home with her own children and willing to care for my 2 year old daughter. My daughter also would like to make friends who will go to Georgia O'Keefe School in a few years. Please call Linda (evenings) at 298-9847. |
| EXPERIENCED AND RELIABLE baby sitter and house sitter when you are out of town. I do plants, mail, animals, walk dogs, and other odd jobs. Call Karen Truesdell (age 13) at 293-5451. | Lost/Found | PLEASE SAVE ALUMINUM CANS for Keith and John Gallow. Call us and we will come by and pick them up. Our phone number is 296-4959. Thank you! |
| EXPERIENCED HOUSE AND ANIMAL SITTER. Lisa Cole (age 27). Call 293-6751. References available. | LOST CAT. Long-haired, grey, tiger-striped male. Approx. 6 months old. No collar. Lou Mande 843-9221. | |
| HOUSECARE SERVICE including house plant watering; outside watering; mail and newspaper; feeding cats, dogs, and fish (no snakes). The prices vary depending on services. Experienced. Call Todd Randall at 298-2695. | <div data-bbox="807 972 1308 1009" data-label="Section-Header"> <h2 style="text-align: center;">NEIGHBORHOOD COFFEES</h2> </div> <div data-bbox="639 1017 1493 1081" data-label="Text"> <p style="text-align: center;">Meet new neighbors, and see old friends. Mark your calendars now and plan to attend. Please call your hostess so that she can plan accordingly!</p> </div> <div data-bbox="711 1111 1415 1175" data-label="Text"> <p style="text-align: center;">Call Jane Stabler at 298-8525 if you would like to have a coffee, or if you need a ride.</p> </div> <div data-bbox="753 1205 1370 1342" data-label="Text"> <p style="text-align: center;">Wednesday, February 14, 10 a.m. - 12 noon at the home of Beth Stoll 9112 Lynx Loop 296-4504</p> </div> <div data-bbox="774 1381 1348 1518" data-label="Text"> <p style="text-align: center;">Wednesday, March 14, 10 a.m. - 12 noon at the home of Beverly Olson 529 Roadrunner Lane 293-3143</p> </div> <div data-bbox="785 1557 1339 1696" data-label="Text"> <p style="text-align: center;">Wednesday, April 18, 10 a.m. - 12 noon at the home of Miriam Friedman 347 Paintbrush Dr. 298-1869</p> </div> <div data-bbox="785 1735 1340 1874" data-label="Text"> <p style="text-align: center;">Wednesday, May 9th, 10 a.m. - 12 noon at the home of Eileen Ryan 550 Black Bear Rd. 294-5830</p> </div> | |
| HOUSE SITTER will take care of your house, plants, pets, kids, etc. while you're out of town. Responsible, reliable UNM student and Sandia Heights resident. References available. Contact Erin at 275-0459. | | |
| HOUSE SITTING. College student, resident of Sandia Heights. Reliable, references. Call Ann Piasecki at 296-1342. | | |
| NEED A BABY SITTER? Call Jenny Fisher (age 13) at 294-0264. Experienced and reliable! Are you going out of town? I can take care of your pets and house. | | |
| NEED AN EXPERIENCED BABY SITTER? Call Jennifer Kosse (age 14) at 293-5096. Will water plants, take care of dogs, take in mail, etc. Have worked as counselor-in-training at the YMCA. | | |
| PET LOVER AND HOUSE KEEPER. Do you need your pets walked and/or fed each day? Call on Jeff Fisher at 294-0264. I will also take care of your house and yard while you're away. | | |
| QUALITY KID CARE by caring kids. We don't just baby sit, we entertain and help out. Just call Jamie at 299-8803, Jennifer at 293-1409, Heidi at 292-0936, Stacy at 293-4901. | | |

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