

Controversy Surrounds County Opening Of Eagle Ridge Lane

Tramway Blvd. road construction has created numerous concerns and problems for the Sandia Heights community. Undoubtedly, the most controversial issue to date is the County's decision to open Eagle Ridge Ln. in Unit 15.

Bernalillo County first announced its intent to open the road in June, 1991 to provide a detour through Sandia Heights and access to Simms Park Rd. and the Elena Gallegos Recreation Area during Tramway road construction. Following the completion of Tramway Blvd., the County indicated it would be receptive to the community's wishes to close Eagle Ridge Ln. or to keep it open.

The Sandia Heights Homeowners Association (SHHA) Board of Directors voted to poll the residents in Unit 15 upon completion of the Tramway-Simms Park Rd. intersection to determine the community's position regarding opening or closure of Eagle Ridge Ln.

"Unfortunately the Board's decision to let the majority rule was based on misinformation and a lack of information regarding who has jurisdiction over the opening or closure of this road," said Janey Brink, Representative on the Board for SHHA's Eagle District (Units 12, 15, and 17).

The Board now has learned that when Unit 15 was platted in 1984, the County required the construction of Eagle Ridge Ln. since an arroyo crosses Marigold Dr. which prohibits its use as the sole access into this subdivision. However when the Sandia Peak Tram Co. began the development and grading of Unit 15, a wire fence was placed across Eagle Ridge Ln.

"No one seems to know why this wire fence remained in place for seven years," Brink said, "in violation of the County's own ordinance requiring dual access to

this subdivision. But with the access gate for the Elena Gallegos Recreation Area located down at Tramway Blvd. and locked every evening at 7 p.m, it really was a moot point. Now with the repositioning of the Elena Gallegos gate east of Eagle Ridge Ln., this has become a very controversial issue for residents in the affected subdivisions."

"The opening of Eagle Ridge Ln. has greatly increased the traffic in Unit 15," said Bob Owens, Unit 15 resident and spokesman for the residents who want Eagle Ridge Ln. closed. Owens has circulated a petition calling for closure of Eagle Ridge Ln. and placement of the Elena Gallegos access gate back down at Tramway Blvd. The petition, which was signed by residents in 40 of the 51 homes in Unit 15, has been forwarded to County Commissioner Patricia Cassidy.

"Even after Simms Park Rd. reopened, there's been a lot of non-resident traffic in our neighborhood." Owens reported that other concerns include the likelihood of late night and unauthorized access to Simms Park Rd. and the Elena Gallegos Recreation Area; the possibility of drag racing on Simms Park Rd.; questions about the safety of the Eagle Ridge Ln. and Simms Park Rd. intersection due to limited visibility; and the increased probability of late night access to the neighborhood, accompanied by an increase in crime.

An inquiry by the GRIT newsletter staff into security calls within Unit 15 showed that from January through June, 1991 when Eagle Ridge Ln. was still closed, the Security Patrol responded to 57 calls in Unit 15. From July through December, 1991 after the road was opened, it responded to only 39 calls.

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New Subdivision Planned At San Bernadino And Tramway

The request for a Special Use Permit for development of a new Sandia Heights residential subdivision on the northeast corner of San Bernadino and Tramway Blvd. was approved, with conditions, by the Bernalillo County Planning Commission (CPC) on January 8, 1992. The permit request was submitted by the land owner and developer, Don Morgan.

Based on input from the SHHA and individual residents, the Commission approved the Special Use Permit with the following conditions:

- A maximum of 52 lots shall be allowed if all engineering concerns are addressed.
- The developer shall provide noise mitigation along Tramway Blvd. acceptable to the County Public Works Department.
- A more detailed site development plan and drainage plan, satisfactory to staff, shall be submitted and approved prior to the issuance of any building permit.
- Lot sizes abutting existing development shall be increased to be more consistent with surrounding lots.
- Building height shall not exceed 18 feet.

The SHHA recently received notice that Morgan has appealed the last two conditions relating to height of structures and lot sizes to the Board of County Commissioners. The appeal will be heard at the County Commission meeting on Tuesday, February 25. A planning meeting for all Sandia Heights residents who are interested in the appeal hearing

Continued on page 2

Sandia Heights Homeowners Association

THE **GRIT**

The GRIT is the official newsletter of the SANDIA HEIGHTS HOMEOWNERS ASSOCIATION, INC. P.O. Box 20021 Albuquerque, NM 87154-0021

EDITOR:

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

PUBLISHER:

MICRODATA inc.
c/o Harry Criel
326 Paintbrush Dr. NE
Albuquerque, NM 87122
247-4011

Liability Issues Affect County's Decisions

By Patricia Cassidy, County Commissioner, District 4

[Editors Note: The Annual SHHA Holiday Craft Bazaar was cancelled in 1991 due to County Risk Management's concerns about liability which resulted in a new policy requiring 100 percent of the revenues from any fundraising activity at a County Fire Station to be turned over to the County general fund. Previously, 10 percent of the bazaar's proceeds were donated to the District 5 Fire Station while the remainder went to the participating artists. For more information on the Eagle Ridge Lane issue addressed below by Commissioner Cassidy, see "Controversy" on page 1.]

On December 20, 1991 I sent a letter to those artists and craftspeople who would have participated in the 1991 Sandia Heights Holiday Bazaar, had it not been cancelled. I feel that some of the information contained in that letter maybe of interest to readers of The GRIT.

County Fire Chief Jerry Lambert issued a final draft of the official directive regarding use of Bernalillo County Fire Stations for community activities on December 6, 1991, to become effective immediately. Among other things, the policy stated that community meetings, neighborhood association meetings, or other similar activities will be given priority consideration to utilize the fire stations after those activities "intended for the exclusive use and benefit of the Bernalillo County Fire Department." However, all revenue collected in the course of any fund raising activities would have to be deposited with the County.

I am sorry that the Holiday Bazaar had to be cancelled. But I am sure that many, if not all, of you have also experienced the ever escalating expense of all types of insurance coverage which has forced Bernalillo County to take this action.

I met with SHHA President Bill Stabler in December and informed him that the Sandia Heights Homeowners Association and the SHHA Architectural Committee could continue to meet at the District 5 station. On a different matter, County Public Works Director John Ramsey, has sent a letter to the Homeowners Association (via SHHA Board Member Janey Brink) in an effort to clarify the County's position regarding the status of Eagle Ridge Lane and inquiries/requests to have the road closed. In that letter, Mr. Ramsey outlines the potential legal liability the County would be exposed to in the event that the road was closed and it was needed in an emergency situation by either rescue vehicles or private citizens. Mr. Ramsey also states that "the acceptance of Marigold Drive through the flood plain and the original condition of acceptance of Unit 15 requires that Eagle Ridge Lane remain open."

An opening at Eagle Ridge Lane will also allow for requested bus service by Albuquerque Public Schools for homes on the east end of the developed area.

As always, I am available to answer any and all questions you may have either at my office (768-4000) or at home (881-3876). I hope all of you have a wonderful 1992!!!

New Subdivision

Continued from page 1

is scheduled at the District 5 Fire Station on Wednesday, February 12 following the Board of Directors meeting which begins at 7 p.m.

Morgan submitted a preliminary plat to County Planning proposing 52 lots/dwelling units on the 14-acre tract -- or 3.7 dwelling units per acre (DU/acre). Even though the County-approved Sandia Heights Master Plan will allow up to 10 DU/acre on this piece of property, at present the highest density along this Tramway Blvd. corridor is 6 DU/acre in Unit 19.

The Sandia Heights Homeowners Association (SHHA) hosted an informa-

tional meeting at the County Fire Station in December for the SHHA members in Units 9 and 18. the units that will be adjacent to the new development. Morgan's agent, Vern Hagen, attended the meeting to answer questions. Marty Hill, a resident in Unit 9, also hosted a meeting in her home to discuss issues regarding the new subdivision.

The collective interests and concerns of the Sandia Heights Homeowners Association were presented to the Commission by SHHA Vice President Rod Stewart. Sandia Heights residents Marty Hill, Jack Wirtz, Kristine Jacobus, James and Susan Smuda, Olivia Powell, and Penny Ritterbush also attended the CPC

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New Subdivision

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hearing to present their individual concerns.

"The Association viewed Morgan's proposed density as acceptable," said Stewart. "Our concerns center around the lack of a transition zone from the half acre and larger lots in Units 9 and 18 to the considerably smaller lots within the new subdivision. We also hope to minimize the blockage of views for existing residences by limiting the height of homes in the new subdivision."

Stewart reported that the SHHA also saw as crucial the developer's construction of a wall to protect future residents whose property will back up to Tramway Blvd. from the noise and pollution.

After the appeal process is finished and the conditions of approval for the Special Use Permit are finalized, Morgan's next step will be to apply to the CPC for Subdivision Approval. Since this will be the first subdivision within the Sandia Heights Master Plan area that has not been developed by the Sandia Peak Tram Co., the SHHA wants to make sure that the covenants are consistent with other subdivisions in our community and that other aspects of the subdivision will be compatible such as architecture, landscaping, and lighting.

"Working with Don Morgan throughout this process is a top priority of the SHHA Board of Directors," Stewart said. "Mr. Morgan says he wants to develop a first-class subdivision, so he and the Association already have a common goal. We have hopes that Mr. Morgan, the SHHA, and the concerned neighbors can work together to agree upon a mutually acceptable

plan for development and covenant enforcement within this new neighborhood."


An ongoing concern of the SHHA's is the small parcel on the southeast corner of Tramway and San Bernadino that was excluded from Morgan's most recent Special Use Request. In December, 1989, Morgan requested commercial zoning on this .84-acre tract. The C-1 zoning was opposed by the SHHA and many residents in both Sandia Heights and North Albuquerque Acres, resulting in a deferral by the Commission.

"Mr. Morgan states that he hasn't decided what he wants to do with this corner," Stewart said. "So keeping a close watch on zone change or Special Use Requests for this parcel will be important."


Association members may call the SHHA office (275-9112) for information on the appeal hearing and progress reports on the subdivision approval process.



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Recycling Celebrates Year Of Success

Bill Heflin and Janey Brink
SHHA Recycling Directors

Our community's largest and most comprehensive recycling effort to date is now just over one year old and has reached some considerable success!!

About 30 people joined the Sandia Heights Homeowners Association (SHHA) Recycling Committee over the past year, and it's estimated that about two hundred families bring recycling materials to the Quail Run Center on the fourth Saturday of each month.

Through November, 1991, the SHHA had received \$1,007.20 for its recycled materials. The Association's Board of Directors delegated the authority to determine use of the funds to the Recycling Committee. While no decision has been made, one positive suggestion under consideration is to use the money as a "seed fund" for use in connection with the Tramway Landscape Project.

Our recycling collection center is open from 9 a.m. until 12 noon. The City of Albuquerque sends large trucks to Quail Run Center, and the Committee unloads the recyclables from clients cars and trucks into the large City trucks. The Committee can always use more help, so if you would like to help out please call one of the two co-chairs named below.

Limitations placed by the City on our collection vary from time to time. Only those materials are collected that the City will accept, which, in turn, varies by what the recycling companies accept from the City. At present, the following are being accepted:

- Newspapers
- Kraft paper boxes
- Aluminum
- Types one and two plastics (look in the recycling triangle on the bottom of the bottle)
- Clear glass

The Committee is looking for a recycling market for brown and green colored

glass and may be able to accept it from time to time. Sandia Heights residents should watch the recycling sign on Tramway Blvd. for changes in the list of collectable materials.

While the City of Albuquerque hopes to initiate curbside recycling pickup within the City limits some time soon, the neighborhood recycling program is expected to continue for the foreseeable future.

For further information on recycling matters, call Janey Brink (291-8910) or Bill Heflin (291-0489).

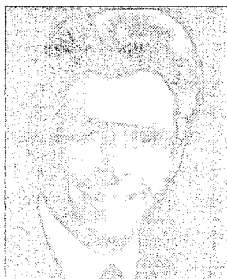
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Homeowners Association

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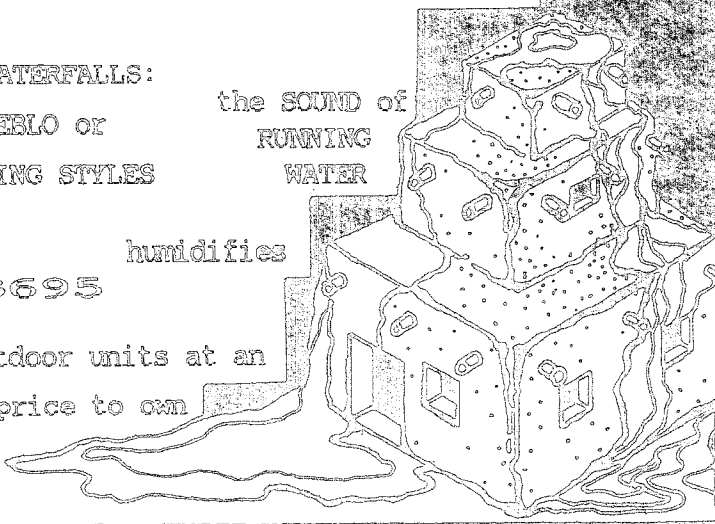
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BULLETIN

BOARD

- Recycling Saturdays for the next three months are February 22, March 28 and April 25. Bring your recyclables between 9 a.m. and 12 noon to the Quail Run Center, 12700 San Rafael. See the story on page 4 for a list of items currently being accepted for recycling.
- A planning meeting for all Sandia Heights residents who are interested in Don Morgan's Special Use Request appeal hearing on February 25 before the County Commission has been scheduled for Wednesday, February 12 at the District 5 Fire Station on Paseo del Norte. County Commissioner Pat Cassidy will be in attendance at the planning meeting immediately following the regular monthly SHHA Board of Directors meeting which begins at 7 p.m. For more information on Morgan's Special Use Request for a new residential subdivision, see "New Subdivision" on page 1.
- Mark your calendar on Saturday, June 6 for the Sandia Heights Homeowners Association Annual Members' Meeting followed by the Spring Fling Picnic. The members' meeting will include the election of new directors to serve on the SHHA Board, so now's the time to start considering your candidacy. Spring Fling will have activities for all age groups, along with delicious food and plenty of community camaraderie. Volunteers are needed to help with food and fun at the picnic. Call Spring Fling Director Lisa Stewart (296-9730) for picnic information or the SHHA office (275-9112) for general information on either event.
- The Sandia Heights Homeowners Association was recently recognized at the annual awards banquet of the Neighborhood Associations of Albuquerque for its 20+ years of service to the Sandia Heights community. Out of some 200 neighborhood associations in the Albuquerque metro area, only 16 associations have been serving and representing their communities as long, or longer, than the SHHA. Congratulations and thank you to all of the past and current officers and directors of the Association who have volunteered so much time and expertise to this community since 1971.
- The Sandia Peak Tram Co. has notified the SHHA and adjacent neighbors about their plans to develop a new residential subdivision on the northwest corner of Tramway Blvd. and San Rafael. The 5.819-acre tract was zoned for commercial development. However, the Tram Co. has submitted a Special Use request to allow construction of 26 single family homes at a density of 4.5 dwelling units per acre, which is comparable to the density of other subdivisions along Tramway Blvd. For additional information, contact the SHHA office (275-9112).
- Members of the SHHA Board of Directors met recently with representatives of High Desert Investment Corporation, which is developing the 1,000 acres between Sandia Heights and Glenwood Hills. High Desert announced their intent to dedicate the 20.5-acre tract of land between Sandia Heights and Simms Park Rd. to the City of Albuquerque. Conditions of the dedication will include the requirement that no permanent structures be constructed or placed on the land.

SHHA Community Coffees

Meet new neighbors and see "old" friends at the community coffees. Mark your calendar and notify your hostess if you plan to attend so that she can plan accordingly. Call Beth Stoll at 296-4504 if you would like to have a coffee or if you need a ride. Everyone is welcome!

Wednesday, February 12, 10 a.m.-12 noon
at the home of Michele Benedict
438 Live Oak Loop
271-9701

Wednesday, March 11, 10 a.m.-12 noon
at the home of Rab Freeman
131 Big Horn Ridge Ct.
296-2977

Wednesday, April 8, 10 a.m.-12 noon
at the home of Julie Drennan
3 Juniper Hill Rd.
275-1692

Special thanks to Rab Freeman, Beth Stoll,
and Lucy Russell who hosted our
coffees in November, December,
and January.

"THE GRIT" ADVERTISING RATES

Non-commercial ads (baby sitting, house sitting, etc.) **FREE** to members of the Sandia Heights Homeowners Association.

Business card size - \$40 per three (3) issues

Display ads - \$40 per 1/4 page. \$75 per 1/2 page. \$140 per full page

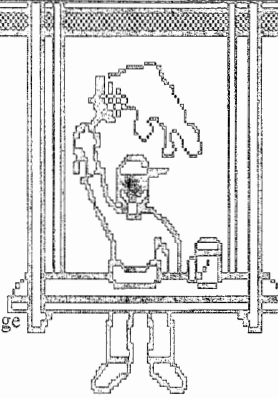
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Deadline for the May "Grit"

The deadline for submitting ads or information for the May issue of The GRIT is Wednesday, April 15, 1992. Please submit all materials to Sherry Lombana, 14201 Encantado Rd. NE, Albuquerque, NM 87123, 275-9112.

"Grit" Circulation

This issue of *The Grit* was mailed to the 1079 members of the Sandia Heights Homeowners Association.

Judges Announce Contest Winners

The Sandia Heights Holiday Lights Contest, sponsored by the Sandia Heights Homeowners Association, had the largest number of participants ever, reported Ed Whitten, SHHA Director of Parks and Recreation.

"Some of the displays were so spectacular that several drive-bys were required for judges to agree on the winners," Whitten said.

Winners in the Traditional Lights category were Barbara and Don Robertson, 1455 Bluebell Dr., first place; Gary and Kathi Williams, 569 Black Bear Rd., second place; Paul and Isabelle Bradley, 33 Cedar Hill Pl., honorable mention.

The Luminaria category had two winners. First place went to Maureen and Stephen Baca, 977 Antelope Ave. An honorable mention was awarded to Andy and Judy Anderson, 13 Juniper Hill Loop.

The first and second place winners were awarded cash prizes, and the honorable mentions received passes to ride the Sandia Peak Tram.

"I overheard a number of comments and conversations about the beautiful decorations in Sandia Heights this year," Whitten said. "The Unit 15 neighborhood did an especially nice job of decorating for the holidays. Maybe we'll consider starting a new category next year for the best decorated subdivision."



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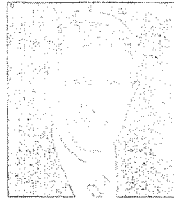
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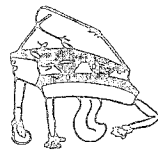
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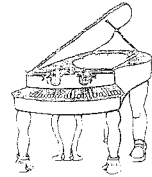
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**Sandia Heights Homeowners Association
Homeowners Referral Program
Guidelines**

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.

Two identical copies of the referral file are maintained -- one at the Sandia Heights residence of John Beeder, and one at the office of the SHHA Executive Assistant, Sherry Lombana. To obtain referral information or to make arrangements to review the entire file, contact John 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:

- | | | |
|----------------------------|-------------------------------|------------------------|
| ■ Air Conditioning/Heating | ■ Floor Covering Installation | ■ Painting |
| ■ Appliance Repair | ■ Foundation Repair | ■ Plumbers |
| ■ Cabinet Work | ■ Garage Door Opener Service | ■ Pool Service |
| ■ Carpenters | ■ General Handyman | ■ Propane Service |
| ■ Carpet Cleaning | ■ Glass/Mirror | ■ Roofing/Roof Repairs |
| ■ Chimney Cleaning | ■ Gutters/Downspouts/Canales | ■ Security Systems |
| ■ Concrete/Asphalt | ■ Interior Decorating | ■ Septic Tank Service |
| ■ Drywall/Plastering | ■ Landscaping Services | ■ Sprinkler Repair |
| ■ Electricians | ■ Locksmith | ■ Stucco Work |
| ■ Exterminators | ■ Maid Service | ■ Tree Removal |
| ■ Fences | ■ Mailbox Installation | ■ Wallpapering |
| ■ Fireplace Repair | ■ Masonry | ■ 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.

John Beeder
1017 Tramway Lane NE
Albuquerque, NM 87122
294-2625

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 _____

Crime Prevention Requires Neighborhood Support

The Sandia Heights community has one of the lowest crime rates of any neighborhood in the City or County. You can help keep crime to a minimum by actively supporting the efforts and programs of our local law enforcement agencies and by subscribing to the Sandia Heights Security Patrol. Call the Sandia Peak Tram Co. (296-9585) for information on security services and subscription rates.

Sandia Heights Security Patrol Calls
Jan. through Dec., 1991

Type of Call	#
Alarms	633
Motorist Assist	162
Breaking & Entering (B&E)*	17
Attempted B&E*	18
Construction Site Burglary**	2
Larceny	14
Suspicious Vehicle	100
Suspicious Person	44
Barking Dog	24
Lost Pet	39
Found Pet	52
Snake	13
Family Dispute	4
Neighbor Dispute	5
Loud/Disruptive Party	48
Motorcycle Nuisance	9
Fire Works Complaint	14
Vandalism (General)	57
Mailbox Vandalism	22
Mailbox Stolen	3
Deer Hunters	3
Speeding Vehicle	16
Simple Assault***	5
Unusual Special Request	126
Salesman Problems	31
Phone Problems	8
Car Accident	26
Fire	45
Rescue	42
Utility Co. Assist	106
Construction Sites	15
Vacant Houses (For Sale, etc.)	39
Specials (Extra Patrol/Observation)	89
Homeowners on Vacation	1,107
TOTAL CALLS FOR 1991	2,938

* Recorded by APD Crime Analysis Unit as "Burglary".

** Recorded by APD Crime Analysis Unit as "Larceny".

*** "Simple Assault" is the term used for a verbal threat or attack when there is no weapon and no physical violence.

Eagle Ridge Lane

Continued from page 1

However, 7 of those 39 calls were for vandalism -- 5 on mailboxes and 2 for "minor" vandalism.

In answer to queries from the Sandia Heights Homeowners Association regarding their official position on this issue, Director of County Public Works John Ramsey sent a letter to the Association stating that Eagle Ridge Ln. must remain open. In addition, the County would strongly recommend to the City of Albuquerque that the Elena Gallegos access gate be left at its new location. Reasons cited by the County include the requirement for an all-weather access into the subdivision which Marigold Dr. does not fulfill; the need by Albuquerque Public Schools for a bus stop within Unit 15 which has not been provided since school buses can not turn around on any of the subdivision's streets; the legal liability that would be incurred by the County if there was an emergency situation and either emergency vehicles or individuals could not get into or out of Unit 15.

"We think that a reasonable solution to this problem is the installation of a knock-down gate through which emergency vehicles could gain access onto Simms Park Rd. and Unit 15," Owens said. "A pair of wire cutters or tin snips would be all that's required for residents to get through the fence across Eagle Ridge Ln. in an emergency situation. As far as bus access, APS could officially designate Unit 15 as an 'outlying area' which would allow the school buses to back up and turn around on Eagle Ridge Dr."

Lydia Prado, a practicing physician, is one of the Unit 15 residents who wants Eagle Ridge Ln. to remain open. "In a number of instances, I have feared for my personal safety trying to get into and out of the neighborhood for late night and early morning calls," Prado said.

Heavy rains have created a rain-swollen arroyo across Marigold Dr. on a number of occasions, most recently in August of 1991. But the arroyo is not the only concern. The steepness of Marigold Dr. and problems with getting up and down Marigold during icy road condi-

Continued on page 10

Referral Program Maintains Popularity

One of the most popular member services provided by the Sandia Heights Homeowners Association (SHHA) celebrates its second anniversary with this issue of The GRIT.

The Homeowners Referral Program was introduced to SHHA members in the February, 1990 issue of the newsletter and continues to be one of the most widely used member services. The referral program was developed by Association member Joe Hollingsworth after he experienced difficulties finding a reputable and affordable roofer to do repairs at his home.

After a Sandia Heights resident has used a contractor that they especially like -- or dislike -- they may fill out a referral questionnaire (see insert) for placement in the file. Members of the Association can call the Sandia Heights referral program representative or the SHHA office and make arrangements to review the file or to obtain information over the phone on the referrals in any given category -- such as plumbers, electricians, handy-men, house painters, etc.

John Beeder, member of the SHHA Board of Directors, is the new referral program representative in the Sandia Heights community. Beeder reports the program file now contains 68 referrals in 27 service categories, but referrals are needed in the following areas: Concrete/asphalt work, electricians, fences/walls, fireplace repair, floor coverings, foundation repair, glass/mirrors, irrigation system installation/repair, locksmiths, mailbox installation, masonry, patios, pools/pool service, propane service, roofers, security systems, stucco work, tree surgeons, tree removal, wallpapering, window cleaning, yard maintenance.

Expanding the file and keeping it up to date are key to the continued success of the Homeowners Referral Program, Beeder emphasized. So please take the time to fill out the form in this issue of The GRIT. For referrals or program information, members may contact John Beeder, 1017 Tramway Lane, 294-2625 or the SHHA office at 275-9112. Additional copies of the referral form are available through the SHHA office.

Eagle Ridge Lane

Continued from page 9

tions are also issues. During snowstorms, some residents of Unit 15 have had to park at the bottom of Eagle Ridge Rd. and walk in blizzard conditions on icy roads to their homes.

On one occasion before Eagle Ridge Ln. was open, Prado reports she was forced to call the hospital emergency room and tell them to find another physician to see one of her patients because she couldn't get out through Marigold Dr. "Can you imagine the potential liability if that patient had serious medical complications while I was unable to gain access to a road that County ordinance says is supposed to be open."

Some residents in Unit 12 also have spoken out in favor of Eagle Ridge Ln. remaining open. "The road's opening has improved our situation," said John Tomasetti who lives on Marigold Dr. "I guess speed will always be an issue and a problem in Sandia Heights. But at least traffic on Marigold is down to a more reasonable level which means there are fewer speeding cars and less trash being thrown in our yards."

Mailboxes of the Marigold Dr. residents are frequently hit by cars, especially when the roads get icy, Tomasetti reported. We find tire tracks of the Unit 15 residents, and sometimes their cars, in our front yards. Apparently its not uncommon to see cars being towed out of

the yards along Marigold during and after a snow storm.

Owens admitted that he personally used the Eagle Ridge Ln. access during the recent snow storm, as did a number of other residents who signed the petition requesting the road's closure. "There's no doubt that it's more convenient," Owens said, "particularly during bad weather. But our concerns for the neighborhood's security far outweigh any wishes for increased convenience."

"First the County told us they would honor the community's wishes regarding Eagle Ridge Ln. Now that we have a petition showing that the majority of residents in Unit 15 want the road closed, they're backing out on the agreement," Owens said. "We also feel that the homeowners association is not fulfilling its obligation to represent the interests and concerns of a majority of its members in our neighborhood."

"This controversy has brought some major issues and questions before the SHHA Board which are going to have to be addressed," Brink said. "There's no doubt that a majority of the affected residents want the road closed. But the Association's Board of Directors is questioning whether it even has the authority or power to influence the County's decision to keep the road open." Brink also reported that the Board can't help but be concerned about trying to protect the

Continued on page 11

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Eagle Ridge Lane

Continued from page 10

security of one neighborhood when that means it may jeopardize the safety of other persons and other neighborhoods.

"I hope all the residents in Unit 15 who signed their names and addresses to the petition are ready and willing to share in any liability that eventually could be attached to this issue," Brink said. "I've been a member of the SHHA Board long enough to learn that the legal ramifications of these controversies can be far reaching and very expensive." ■

Committee Targets Basketball Goals And Unscreened Equipment

Despite a blustery winter, moderate weather and the optimum time for home maintenance and repair will soon be here.

A covenant inspection tour of the Sandia Heights community reveals numerous unscreened, unsightly ground- and roof-mounted air conditioners. Even though some of this equipment may not be visible from the road, the Covenant

Support Committee receives complaints from the residents at higher elevations who look down on roofs with unscreened equipment.

Sandia Heights' Architectural Design Standards require the screening of all equipment. In addition, the Declarations of Restrictions for most Sandia Heights subdivisions specifically require the screening of equipment -- particularly all roof-mounted equipment. Equipment customarily is screened with redwood or cedar fencing or stuccoed parapet walls that are painted or color coated to match the house.

White basketball goals are another eyesore and prevalent covenant violation throughout the community. In accordance with the Declarations of Restrictions for all Sandia Heights subdivisions, any alteration or addition to any lot requires architectural committee approval. Since the committee will only approve the installation of basketball goals with clear, plexiglass backboards or goals that are painted an earthtone color, all white basketball goals are covenant violations.

Research by the committee revealed there are a number of paints on the market for use in painting fiberglass backboards. One brand used recently by a committee member is available at Custom Paint Center on Lomas.

It's not the seriousness of these violations that's creating problems . . . it's the overwhelming number of them. Covenant Support Co-Chairs Sara Warford and Lewis Laine report that the committee will be putting particular emphasis on clearing up all unscreened equipment and white basketball goal violations in the coming months and even turning them over to the attorney, if necessary, to achieve compliance.

Don't wait for a violation letter! Get a head start and "get right" with the covenants. Call the SHHA office (275-9112) if you need additional information on covenant restrictions or requirements.

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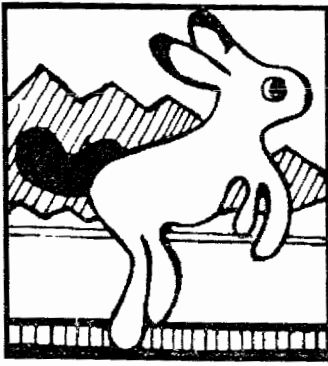
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THE VIEW FROM JACKRABBIT HILL



Riders of The Purple . . . What?? Part II

Besides the *Artemisias*, which we talked about in the last issue, "sage" is used for the *Salvias*. The common garden sage used in turkey dressing, *Salvia officinalis* is an attractive, fairly drought tolerant, grey-leaved, shrubby 2 foot perennial with dark blue-lavender flowers and is useful for many of our garden situations. Handsome hybrids have been developed with variegated golden, pink or purplish leaves to set off the blue or purple flowers, but they may be more choosy about their growing conditions than the original. Used for thousands of years in medicines and flavorings, *Salvia* comes from the Latin word to heal and the *officinalis* part comes from the old term for office or pharmacy. There are hundreds of kinds all over the tropical and temperate world, 32 growing wild in the Southwest, "chia" to the Indians.

There are a number of handsome Southwest native salvias from small plants to large shrubs. Probably the most useful presently available for water-watching gardens in our area are Mealy Cup Sage, *Salvia farinacea* (which has a number of cultivars including "Victoria"), and Big Blue Sage, *Salvia azurea*. Mealy Cup Sage becomes a handsome 2-3 foot clump with deep blue flowers set off by rosy purple bracts which hang on after flowering. It is either an annual or perennial depending on the winter but reseeds easily. Big Blue Sage is a winner on my list because it is so drought resistant, wintered over even after the Yukon Express (it freezes to the ground each winter), and depending on water produces 2-4 foot spikes of heavenly blue flowers in late summer just when you

thought most flowers were past.

A Southwest native, Autumn sage or Cherry sage, *Salvia greggii*, is offered by the nurseries now but takes water at least twice a month even when well established. At my house, it froze out in the winter, though many people have better success with it. I keep trying it, though, because it is so showy, red and pink. As usual, the species appears to be more cold tolerant than the newer color introductions. *Salvia clevelandii* from Southern California looks like it may be a good bet for us as it makes a handsome 3 foot shrub with handsome blue flowers . . . if it proves hardy.



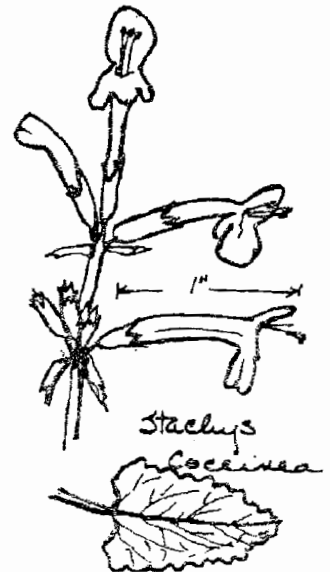
Salvia greggii

A note on "scarlet sage": The fire engine red annual beloved by park gardeners all over is *Salvia splendens*. (It has many cultivars that aren't even scarlet.) The Texas native *Salvia coccinea* is listed as "scarlet sage" and is just as red; it's perennial many places, annual in the north.



Salvia coccinea

Just to add to the confusion, scarlet hedge nettle, *Stachys coccinea*, is marked "scarlet sage" in some nurseries. For my garden, it's the best of the lot as it winters over well and seems pest free. Hummingbirds love it.



Stachys coccinea

A few other showy New Mexico native sages are sometimes available in the nurseries; they are worth trying. Non-native sages may have to be protected well in the winter as so many come from warm deserts or even Mexico. I've had good luck with mine on the south side where they are protected from the cold winds, but they require more water than the natives. Old fashioned red pineapple sage froze to the ground during the Yukon Express but came back and is blooming happily this summer. They are generally quite tolerant plants and could be happy in your garden.

—Jean Heflin

Sandia Heights Wildflower Club

The Wildflower Club's January meeting at Glenna Pierce's house featured a presentation and slide show by President Bev Grady entitled "Medicinal Plants of the Southwest."

The group's next meeting is scheduled for 7:30 p.m. on Wed., March 18 at the home of Karen Kvam, 731 Tramway Ln. Bill Fry of the Organic Growers Association will discuss the advantages of organic gardening, soil rejuvenation, and composting.

Watch the next issue of The GRIT for information on the Wildflower Club's annual June Sandia Heights Garden Tour.

For more information on club activities, call Bev Grady at 275-0798.

Annual club dues are just \$5 a year, and everyone is welcome to join.

CONGRATULATIONS

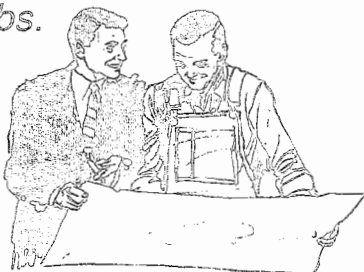
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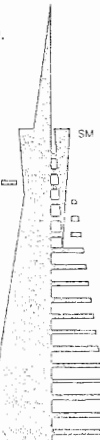


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Ads in this section are published free and are accepted only from members of the Sandia Heights Homeowners Association. Non-commercial ads are limited to Services (babysitting, house/pet sitting, yard care); For Sale (secondhand household items); Lost/Found; 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.

For Sale	<p>HOT TUB AND SWIMMING POOL MAINTENANCE. Call Ben Wright (age 15) at 298-3361. Quality work based on 4 years at-home experience. Available for yard work, house sitting, plant and animal care, and babysitting. References provided on request.</p> <hr/> <p>HOUSE SITTER. Responsible 14 year old will care for house, pets, plants, and yard. Will walk friendly dogs and play with pets while house sitting. Call 298-8451.</p> <hr/> <p>HOUSE SITTER. Responsible UNM student will take care of your home, children, pets, plants, etc. Sandia Heights house sitting references available. Christel Foster 296-4567.</p> <hr/> <p>HOUSE SITTER will take care of your house, plants, kids, etc. while you're out of town. Responsible, reliable UNM student and Sandia Heights resident. References available. Contact Erin at 275-0459.</p> <hr/> <p>HOUSE SITTING. College student, resident of Sandia Heights. Reliable, references. Call Ann Piasecki at 296-1342.</p> <hr/> <p>HOUSE CARE 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.</p> <hr/> <p>LIGHT HAULING AND CLEANING of garage/storage areas. Call John at 296-1342.</p> <hr/> <p>NEED A BABY SITTER? Call Jenny Fisher (age 14) at 294-0264. Experienced and reliable! Are you going out of town? I can take care of your pets and house.</p> <hr/> <p>NEED AN EXPERIENCED BABY SITTER? Call Jennifer Kosse (age 15) at 293-5096. Will water plants, take care of dogs, take in mail, etc. Have worked as councilor-in-training at the YMCA.</p>	<p>PET AND CHILD LOVER will take care of your pets and kids. I will walk and wash or feed and water your furry, feathered, and finned friends. Or baby sit. I have lots of experience in both and have taken the Red Cross baby sitting course. Call Jennifer Atkins (age 14) at 292-0621.</p> <hr/> <p>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.</p> <hr/> <p>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.</p> <hr/> <p>RELIABLE, EXPERIENCED 13 year old will do child sitting (age 3 and up), house watching, outside watering, collecting mail and paper. Contact Nathan (lives on Roadrunner Ln.) at 292-8792.</p> <hr/> <p>RELIABLE, RESPONSIBLE BABY SITTER. Experienced with babies. Call Mary Richardson at 298-3770.</p> <hr/> <p>ZZZZ TERRIFIC TEENAGER available for baby sitting. Call Naomi Havlen (age 15) at 293-9253.</p>
Services	<p>WHITE GIRL'S CHEST OF DRAWERS. porcelain hardware, \$40; particle board, walnut-colored chest of drawers, \$30; compact glass/walnut stereo cabinet, \$30; McGill skateboard, almost new, \$60. Call 293-1409.</p>	Wanted
<p>AAA BABY SITTER, house sitter, pet sitter. Please call Michelle Munson at 299-1400. Experienced, references.</p> <hr/> <p>ALL AROUND GOOD QUALITY WORK. I do all sorts of odd jobs such as baby sitting, yard work, pet care, etc. Call Marcus Aaron (age 13) at 298-3843.</p> <hr/> <p>BABY SIT, HOUSE SIT, CLEAN HOUSE. Fifteen year old can drive occasionally to baby sit. Call Lindsay Worth at 298-1635.</p> <hr/> <p>BABY SITTER for children, pets, or plants. Experienced, responsible with references. Please call Elisabeth (Izzy) Brown at 299-5560.</p> <hr/> <p>BABY SITTER. Experienced fourteen year old who loves children. Call Laura Christopher at 293-7232.</p> <hr/> <p>CARING AND EXPERIENCED BABY SITTER. I am responsible and caring and have references. Took Red Cross baby sitting course. Call Meredith Goodman (age 14) at 294-8222.</p> <hr/> <p>EXPERIENCED AND RELIABLE BABY SITTER and house sitter when you are out of town. I do plants, animals, walk dogs, and other jobs, and I'm experienced with babies. Call Karen Truesdell (age 15) at 293-5451.</p> <hr/> <p>EXPERIENCED BABY SITTERS, plant waterers, etc. Tamara Eyer, age 17, and Jamie Eyer, age 15. Call 298-4288.</p> <hr/> <p>EXPERIENCED BABY SITTER. Enjoys infants and young children. If you're looking for a fun baby sitter that your children will ask for again and again, call Shanna McGee (age 13) at 299-0661. References available.</p> <hr/> <p>GOING AWAY FROM HOME? I will water your plants, take care of your animals, and let you leave worry free. I am a responsible Albuquerque Academy senior and Sandia Heights resident. Call Aaron at 294-8464.</p> <hr/> <p>GOING OUT OF TOWN and need a house sitter? Someone to pull your weeds? Mow your lawn? Take care of your dogs? Call Richard Truesdell, age 13, at 293-5451 (reliable and caring).</p>	<p>SENIOR DOWNHILL SKIERS who would enjoy joining an over-the-hill group for mid week fun skis and companionship. Call Bill or Jean Heflin at 291-0489.</p> <hr/> <p>BIRD SITTER familiar with parrots. Call Ruth or Steve at 294-4540.</p> <hr/> <p>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 Kerrie at 275-3366.</p> <hr/> <p>PARENTS interested in song-and-game-type Spanish classes one afternoon a week for their preschool age children? If children and a facility can be secured, I know an available teacher. Call Pat at 299-1768.</p>	

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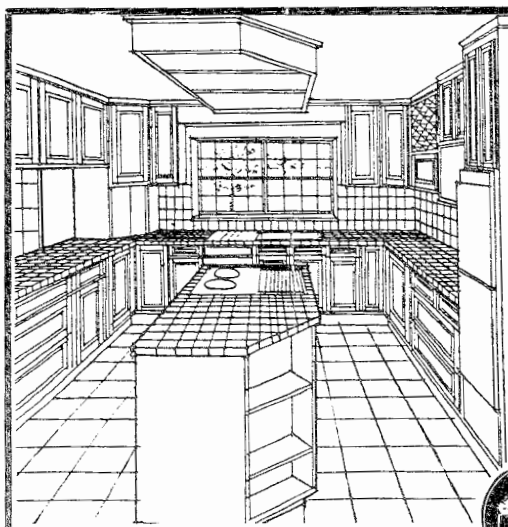
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