

Some Words From The SHHA President

By Richard Krumbain
President, SHHA

Over the last few months, the number of complaints for covenant violations received by the Board of Directors has dramatically increased. The covenant violations reflect, in some cases, the homeowner's wish to express an individuality in the design or color of their homes which conflict with the requirements of the covenants. In many other cases, however, the violations reflect an apathy towards protecting the desirability and property values of our community.

During our recent, and highly successful, membership drive we sought the views of more than 600 residents of the community regarding the role of the Association. The feedback received indicates an overriding concern for covenants violations and a perceived lack of enforcement. In fact, many of you have called me personally to express your concern about the increase in covenant violations.

I want to assure every resident that the Association does not condone violations of covenants. All covenant violations reported are acted upon by Jim Nachbar, Chairman of the Covenant Control Committee, assisted by Evelyn Patten. A series of letters are sent to the violators, including follow-up letters after further inspection reveals that the violations remain uncorrected. Most homeowners correct the violations after the first or second letter. Many of these cases simply reflect lack of awareness of the covenant restrictions and, once homeowners are notified, corrective action is taken.

Unfortunately, we have a number of cases where, notwithstanding the fact that covenants run with the land and are legally enforceable, the violators have either ignored Jim's warnings, or have refused to comply with the covenants. Many residents have asked me why the Association has not taken prompt, legal action against these violators. The answer is simple. Legal action is a remedy of last resort. In the interest of harmony and community relations, we tend to give the covenant violator the benefit of the doubt and every opportunity to cure the violation.

"I want to assure everyone that the Association, in keeping with its duty to its members, will enforce compliance of the covenants."

Also, due to the departure from the state of our dedicated legal counsel, the Association was left without legal representation. While the Association was conducting a search for legal counsel, Robin Dozier Otten, board member and attorney, selflessly volunteered to assist the board with legal matters. However, legal enforcement of the covenants was delayed pending the hiring of a new law firm. The good news is that the SHHA has now retained the law firm of Pelton & O'Brien as Association's counsel.

I do not believe that this association needs to resort to the courts to enforce its covenants. Court action is expensive to all parties involved and creates tension among residents. However, the feedback that I receive, on an almost daily basis, is that we are all concerned for our community's quality of life and with maintaining the desirability of Sandia Heights, by enforcing the covenants.

In response to the many calls received from residents concerned with covenant violations and deterioration of their neighborhood, I want to assure everyone that the Association, in keeping with its duty to its members, will enforce compliance of the covenants. I trust that, in most cases, legal action will not be necessary. The covenants are for our benefit, not for someone else.

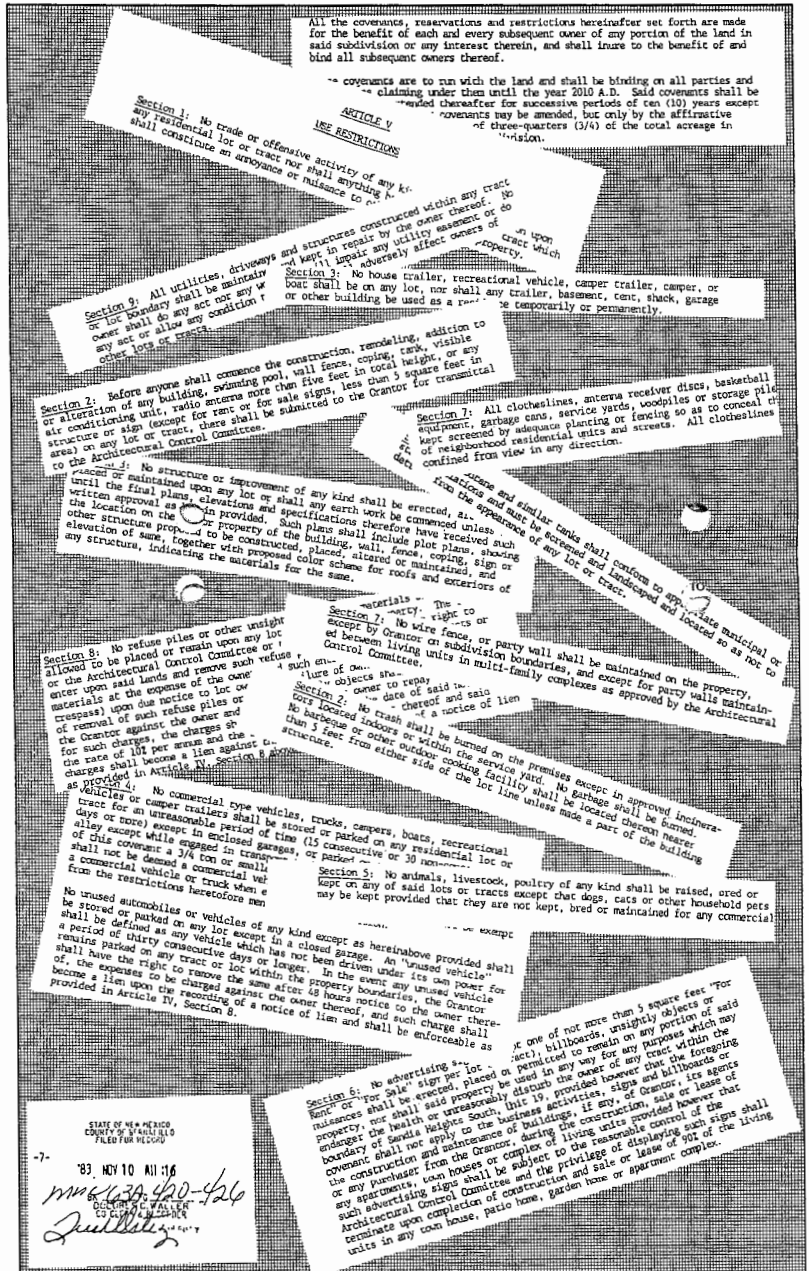
We need your support and assistance. We also welcome your views regarding covenants and covenant enforcement.

THE GRANITE

SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

FALL - 1994

Covenants Are Enforceable



There are separate covenants which cover each of the 28 units in Sandia Heights. They are all legally binding on the owner of the property. They "run with the land". Most of them say about the same thing with minor variations. The above sampling is typical. A drive through Sandia Heights (we did it 2 weeks ago — and took pictures) shows literally dozens of homes which are in violation of one or more of the use covenants. A lot of their neighbors are getting mad about it and demanding that the SHHA Board take action. Dick Stumph, Chairman of the SHHA Communications Committee points out that these things should not have to go to the courts. However, the will to do so is there.

THE GRIT

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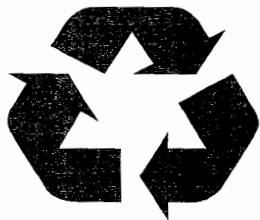
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30 November
Yvonne Wise
7727 Cedar Canyon Court

14 December
Susan Stinnett
1033 Tramway Lane
856-5070

18 January
1710 Quail Run Court
856-1050



THE GRIT, and all other Sandia Heights Homeowners Association Documents, are printed on recycled paper

Roundhouse Report

ELECTION DAY IS TUESDAY NOVEMBER 8TH

Be sure to get out and vote on Election Day. Polls will be open from 7:00 am to 8:00 pm. For voters registered in the Sandia Heights area, voting locations are:

Precinct 587 Church of the Good Shepherd
7833 Tramway Boulevard NE
District 5 Fire Station
11700 Paseo del Norte NE

Precincts 539, 567, 569

You can vote early (for any reason, including mere convenience) by going to Winrock Shopping Center - Second Level. Early voting can also be completed at the Bernalillo County Clerk's Office downtown at City-County Government Center (10th Floor). Voters can avoid the lines on November 8th by voting early, through 5:00 pm November 5th. Any questions on voter registration status: Call 768-4085.

Voting is a precious right and solemn responsibility in America, and we hope everyone will vote on Election Day!

FY94 ENDS 6/30/94: TAX REVENUES UP BY 12.6%!

We thought readers would like a summary on the state's general fund at the end of Fiscal Year 1994 on June 30, 1994. Here goes:

- o New Mexico ended FY94 with recurring revenues collected from taxpayers of \$2.556 billion, up from 2.269 billion in FY93, by 12.6%.
- o 4% of this growth rate is attributable to tax increases passed by legislators in the 1994 30-day session, arising from:
 - repeal of the low-income rebate
 - higher liquor excise taxes
 - natural gas tax increases
 - the gasoline/special fuels (ie: diesel) tax (partially stayed at 4 cents on gasoline; no repeal on diesel).
- o The Department of Finance and Administration, in their June report (dated 8/30/94), observed that: "The underlying growth rate for FY94, exclusive of tax changes, was an **exceptional 7 percent**, a clear indication of a **mad-based strength in the New Mexico economy** (emphasis added)."

A breakdown of tax revenue growth in FY94, by major tax category, follows:

- o SALES TAXES
 - For the fiscal year, \$876.8 million was collected in gross receipts taxes; and to that, collections of \$12.8 million from governmental gross receipts taxes, and \$33.0 million, from compensating taxes. **Total = \$922.7 million in sales tax collections.** Note that Bernalillo County contributed 39% of the state's total sales tax collections. Second was San Juan County (7.3%); Third, was Dona Ana County (6.0%).
 - Selective Sales Taxes (tobacco, alcohol, insurance, auto, etc.) accounted for \$209.2 million. This category was up by 71.2%, primarily due to the 6 cents gasoline tax and 2 cents diesel tax (both accounted by \$44.8 million in FY94 taxes).
- o INCOME TAXES
 - Yearend FY94, personal income taxes were up by 11.4% over FY93, at \$466.1 million.
 - Corporate income taxes, net of refunds, accounted for \$122.5 million, **up by 35.5% over FY93.**
 - Adding tax collections from estate taxes (\$11.5 million), and transfers/adjustments, **total income taxes collected in FY94 topped \$696.7 million, up by 17.2% over FY93.**
- o SEVERANCE TAXES
 - New Mexico collected \$14.3 million in oil/gas severance taxes in FY94; up over FY93 by 13.1%. This increase is rather remarkable given the decline in average oil prices (April 1993 = \$17.97/bbl to April 1994 = \$14.36/bbl. Natural gas prices were also down over the same period by \$0.16/mcf at \$1.69/mcf.
- o STATE LICENSE FEES
 - The state collected \$24.1 million in licensing taxes in FY94. This represented an increase over last fiscal year of 17.9%.
- o INTEREST INCOME
 - The Permanent Fund earned \$212.4 million in interest income in FY94, down 1.3% over FY93. Adding earnings on state short term cash balances and Severance Tax Fund Receipts, **total interest income earned stood at \$372.2 million, down by 0.7%.**
- o RENTS AND ROYALTIES; MISCELLANEOUS
 - The state collected \$155.6 million in FY94 from federal mineral leases and land office taxes, up over FY93 by 8.6%. Miscellaneous receipts totaled \$19.4 million in FY94, up 7.0% over FY93. Reversions and adjustments amounted to additional taxes of \$14.9 million.

TOTAL TAXES COLLECTED BY NEW MEXICO IN FY94 = \$2.556 BILLION

Representative Mark Caruso (House District 23) will not be returning to the House in January. Newly elected House Member Frank Bird will assume the District 23 reins in January. Any Sandia Heights resident who has an interest in legislation in the coming session is invited to contact one of us. We also extend our invitation to you to arrange for having your children page for us during the 60-day session that begins at noon on the third Tuesday in January. Take care.

Tom Wray
State Senator
District 21

Kip Nicely
State Representative
District 31

Mark Caruso
State Representative
District 23

Covenant Support Has High Priority on SHHA Agenda

Committee Will Agressively Pursue Violations in Court if Necessary

By Jim Nachbar
Chairman, Covenant Support Committee

Covenant Support continues to be one of the highest priorities of the Sandia Heights Homeowners Association and its members. Based on the response to some of the phone calls made during the membership drive, it is also one of the highest priorities of those homeowners not yet belonging to the Association.

With the appointment of Greg Pelton as SHHA attorney (see separate story), the Covenant Support Committee is pleased to report that we are ready to resume aggressive pursuit of covenant violations in court. At present, there are 40 outstanding violations, including:

- 15 Recreational Vehicles
- 11 Trailers
- 4 Boats
- 4 Campers
- 2 Inoperable vehicles
- 2 Satellite Discs
- 2 Tree screens
- 1 Clothesline
- 1 Dirt pile

Two of these have received more than one notification of violation. Others have only recently been notified and await repeat inspection.

Because SHHA takes covenant violation very seriously, we do require members making a complaint to submit it in writing to the SHHA Office, POB 20021, Albuquerque, NM 87154.

As reported previously, most homeowners voluntarily correct covenant violations of which they are made aware. A few have ignored our letters and we will be filing legal action against them shortly. Look for the names and addresses of those against whom we have filed action in the next issue of *THE GRIT*.

Reminder

There will be no refuse collection on the following holidays:

<i>Thanksgiving</i>	<i>Thur, Nov 24, 1995</i>
<i>Christmas</i>	<i>Mon, Dec 26, 1995</i>
<i>New Year's</i>	<i>Mon, Jan 2, 1995</i>

Refuse will be collected the following day in each case.

New SHHA Attorney Appointed

Covenant Support Actions Will Be Big Part of Job

The Sandia Heights Homeowners Association has been without a retained attorney since the departure of Deborah Mandé about a year ago. Board-member Robin Dozier Otten and her law firm have acted in an interim capacity. However, the absence of a dedicated attorney has almost certainly had an impact on the processing of repetitive covenant violation complaints regarding offenders who do not respond to the requests for compliance issued by the Covenant Control Committee.

The SHHA Board has now announced the appointment of Greg Pelton, Pelton & O'Brien, as the Association's attorney of record. His primary role will be the enforcement of the restrictive covenants for each unit and rendering legal opinions on the Association's activities.

Pelton graduated from law school in 1978 and has been practicing law in Albuquerque since that date. He is the senior partner in a seven lawyer firm. His prior experience has been in real estate law, general litigation and insurance matters. He previously served as board-member and president of a homeowners' association and has served as legal counsel for another homeowners' association for the last ten years. His duties have included (and will include) enforcement of appearance covenants so that all units meet the architectural control requirements. He also enforced use covenants, such as parking prohibitions of mobile homes, trailers and Rvs.

His duties, as counsel to the SHHA, will be to pursue violations, through the court system if necessary, of similar violations in the Sandia Heights community. On behalf of the Association's membership, the board is pleased to welcome Greg Pelton to the team.



Greg Pelton

YOU CAN HAVE A VOICE!

For the first time in many years, a resident of the Sandia Heights/North Albuquerque Acres area is a candidate for election to the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA). This agency is responsible for flood protection (or the lack of it) in our area. AMAFCA also approves drainage plans for all subdivisions and individual homes built in the area. For years, AMAFCA has quietly made decisions that affect us without the benefit of input from our area. I am willing to be your voice at AMAFCA. I have been an officer in the North Albuquerque Acres Community Association for the past four years, including three years as president. I helped write the Bernalillo County Neighborhood Notification Ordinance. I was chairperson of the City-County Citizens Advisory Committee that blocked the location of a solid waste convenience center in our neighborhood. I was instrumental in the removal of language from the Groundwater Protection Policy and Action Plan which could have lowered property values in Sandia Heights and North Albuquerque Acres. I am a founding member of the Sandia Foothills Coalition, which helped stop truck traffic from using Tramway Blvd. Now I can be your voice at AMAFCA. I will listen to you before I make decisions that affect our area. I need your vote on November 8th.

Darryl Millet

Position two on the ballot

Paid for by AMAFCA Campaign Fund

The Architectural Review Committee and the Covenants

By Toni Seidel
Chair, Architectural Review Committee

The Architectural Review Committee has received a number of complaints recently concerning the use of non-approved colors on exterior home walls and trim. These comments have covered everything from stucco color, the color of trim, and even the color of rocks used in landscaping. In most cases, when the homeowners were notified, they were not aware of their non-compliance, or of the proper procedure to follow to obtain approval. There is confusion in the community on this issue.

Every homeowner in Sandia Heights, upon the purchase of a home, receives a set of restrictive covenants covering the area in which the home or building site is located. In the covenants it clearly states that **no structure shall be improved or altered without approval of the Architectural Review Committee**. Covenants tend to migrate to dark recesses in files and may not be readily accessible. However, if you call SHHA Administrative Assistant, Evelyn Patten, 296-1412, she will send you a copy of your covenants and any forms you may need.

If you plan to make improvements to your property — call Evelyn. She knows what changes require approval. The ARC tries to approve remodels and small projects as quickly as possible and is always willing to work with a homeowner to help their project go as smoothly as possible. Contacting the ARC as soon as possible could avoid a costly mistake. It is an unforgettable situation for all parties when homeowners have to be informed that their new stucco or color trim is not allowed and will have to be changed. The committee works hard to avoid these situations. The attention by homeowners to the terms of their covenants is the key to avoiding conflict.

Park Settlement May Be Imminent

The Sandia Heights Park debate is close to resolution, according to SHHA board member Toni Seidel. Together with *ad hoc* committee members Bob Morando and Dale Dekker, Toni has been working with the Tram Company to find an agreement on park management that, she believes, "maximizes everyone's use for the least cost". The final lease agreement will be negotiated with the Tram Company by the executive committee of the SHHA in the near future.

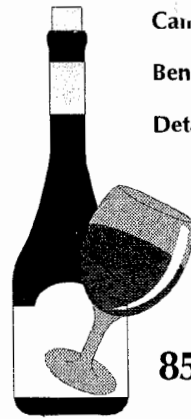
Construction of the new water tank is planned to commence on 15 November. Restoration of the park, including a new sprinkler system will begin as soon as that construction has been completed. "The installation of the new watering, and a few other improvements, should enhance the park and still save the Association some money," says Seidel. "One of the most costly aspects of previous park usage has been repair to an outdated water system, not to mention the waste of water that occurred before leaks were detected.

"I want to thank Bob Morando and Dale Dekker, as well as Bob Murphy and Cleve Matthews from the Tram Company, for their help in these discussions. Their input and cooperation will help give us a park we can all enjoy."

If continuing negotiations go as planned, the park should be available for residents' use by Spring, 1995.

SHHA Wine Tasting Gruet Winery

26 Feb — \$8/Person



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Bensonhaver for
Details

856-9110

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Sandia Heights T-Shirts

Adults \$10 Children \$6



Contact Evelyn Patten - 296-1412

Recycling Efforts Continue for SH

By Judy Christopher
SHHA Recycling Committee Chair

Door-front pick-up for recycled materials is not currently available within Bernalillo County, although residents of the City of Albuquerque receive this service as part of the waste collection process. Recycling within the Sandia Heights community remains an important issue with the SHHA Board, which is working with County Commissioner Barbara Seward to find workable options for the community. Until a solution is found, residents should make note of the following recycling locations:

NEWSPAPERS

Furr's parking lot — Montgomery (east of Juan Tabo)
Wild Oats Market — Academy and San Mateo

ALUMINUM CANS

Reynolds Recycling Center — 4300 Ellison NE (west of Jefferson)
Furr's parking lot — Candelaria and Juan Tabo
Parking lot — SE corner Wyoming and Menaul

PLASTICS #1 & #2

Wild Oats Market — Academy and San Mateo

PAPER EGG CARTONS

Wild Oats Market — Academy and San Mateo

STYROFOAM EGG CARTONS

Furr's Mountain Run Shopping Center

PLASTIC GROCERY BAGS

Most major grocery markets

TIN CANS

Wild Oats Market — Academy and San Mateo

Wildflower Group Meetings

By Carol Treat

We have some great speakers lined up for the next three meetings. These are held at Firehouse #5 on Paseo del Norte between 7:30 and 9:00 pm. Please mark these dates in your calendar:

16 November

18 January

15 March



Dues are now payable, please send your checks to Susan Teresi, 1480 Morning Glory Road, Albuquerque 87122.

For information about membership call Carol Treat at 856-6388.



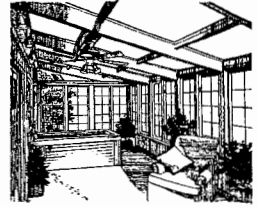
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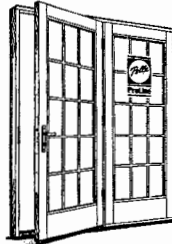


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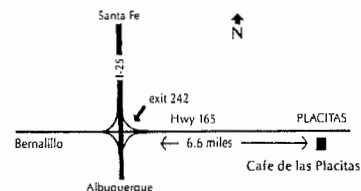
Enjoy our casual elegance in the historic village of Placitas situated a pleasant drive from Albuquerque and Santa Fe.

Lunch Monday - Friday 11:30 - 2:30

Dinner Monday - Thursday 6:00 - 9:00

Friday - Saturday 6:00 - 9:30

Reservations Recommended
867-1610



Sandia Heights Homeowners Association Board of Directors

President	Richard Krumbain	856-3355
Vice President	Janey Brink	823-1705
Secretary/New Devel/Don Morgan Dev	Marty Hill	856-8363
Treasurer/New Dev/Roadrunner Dist Rep	Anne Yegge	823-2107
Arch Review Chair	Toni Seidel	821-1791
Arch Review	Dave Hursig	856-4040
Arch Review/Recycling/Sandia Dist Rep	Judy Christopher	856-6576
Arch Review/Eagle Dist Rep	Duke Colket	856-1753
Arch Review/Community Services/Juniper Dist Rep	Linda Caldwell	856-5599
Communications Chair/Arch Review	Dick Stumph	856-3551
Communications/Quail Dist Rep	Arlene Riddiford	856-7935
Community Services Co-Chair/Deer Dist Rep	Barbara Bensonhaver	856-9110
Community Services Co-Chair/Live Oak Rep	Christie Kawal	856-9043
Covenant Supp Chair	Jim Nachbar	856-5600
Covenant Support/Communications	Ed Mehne	856-6122
Covenant Support	Paul Stevens	858-0207
Covenant Support/Bear Dist Co-Rep	Don Hooper	856-9499
Govt Liaison Co-chair/Legal Advisor	Robin Dozier Otten	856-7244
Govt Liaison Co-chair/Pinon Dist Rep	Tom Wray	856-1450
Hawk Dist Rep	Ben Feallock	856-6785
Membership Chair/Cedar District Rep	Michael Gross	856-7445
New Devel Chair/Govt Liaison	Bob Kemble	856-6300
New Development	Charlotte Zerof	856-7757
New Development/Bear Dist Co-Rep	Douglas Nielsen	856-7655
Recycling/Road Traffic & Safety/Yucca Dist Rep	Jane Goins	856-1847

Sandia Heights Security Patrol Responses Jan - Sep, 1994

TYPE OF CALL	NUMBER
Alarms	638
Motorist assist	119
Breaking & entering	6
Attempted breaking & entering	6
Construction site burglary	8
Suspicious vehicle	252
Suspicious person	86
Animal control assist	14
Lost &/or found pet	14
Snake	27
Family dispute	11
Neighbor dispute	7
Loud/disruptive party	13
Fireworks complaint	8
Vandalism (general)	56
Vandalism (mailbox)	97
Speeding vehicle	16
Unusual special request	98
Salesman problems	43
Phone problems	9
Car accident	25
Fire	44
Rescue	56
Utility company assist	40
Construction sites	12
Vacant houses (for sale, etc.)	28
Specials (extra patrols or observation) ...	114
Homeowners on vacation	1,637
TOTAL CALLS	3,484

Sandia Happenings

By Janey Brink - SHHA Vice President

Outstanding Members of SHHA Community Recognized

The League of Neighborhoods of Albuquerque and Bernalillo Counties hosted a recognition banquet for outstanding community members at the Marriott Hotel on 21 October. Members recognized for contributions to our community were Barbara Bensonhaver and Bob Williams. Barbara has been an outstanding SHHA board member for many years and is responsible for the Sandia Heights Spring Fling and the October Sandia Heights Craft Bazaar. The Sandia Heights Neighborhood schedules monthly coffees in member homes for residents to visit and get to know each other and Barbara has continued this tradition that has been in effect for over twenty years. We thank and honor Barbara for her wonderful attitude that has been a great asset to Sandia Heights.

Bob Williams is a long time resident of Sandia Heights, has served the SHHA Board in past years, and has continued to work for our community in many areas since his retirement from the board. His persistent eye on development as it affects our community has been priceless. He has worked with the county, city, developers, homeowners, and your association for many years.

Community residents rarely get thanked for all their selfless work they do for their community. The SHHA Board wants to honor these members as outstanding and give a public **THANK YOU!**

(Continued on Page 12)



November 18, 19 & 20

Come to the Albuquerque Convention Center & enjoy the best shopping and gourmet food in Albuquerque. Over 125 merchants, 25 restaurants and special consignments corner - *La Tienda*.

Where: Downtown Convention Center
When: Friday 10am — 6pm
 Saturday 10am — 10pm
 Sunday 10am — 6pm
Cost: \$4 per person



Arts and Crafts Bazaar Was a Big Hit



Everybody had a great time at the Sandia Heights Arts and Crafts Bazaar, held at the Sandia Heights Academy Sunday, 16 October. Reading clockwise from the top left : (1) Carolyn Posey shows off one of her barbed wire wreaths, (2) Committee members Maryann Reed and Sally Churan tempt Keith Greer with one more cookie (successfully), (3) Maryanne Levandoski displays her quilted bags and Southwestern vests, (4) Helmut Wolf signs up an order for one of his wood creations, (5) Janey Brink and Kenny Greer negotiate with Lucy Russell for some of her specialty needlework, (6) Gerry Rommel displays her ceramics.

The Promise of World Peace

In 1985 the Universal House of Justice, the highest governing body of the Baha'i Faith, presented the world with a detailed formula to achieve world peace. Over the next several years, Baha'is throughout the world personally presented copies of the document to heads of state, and all other leading officials of executive, legislative, and judicial bodies at all levels of governments of the world. University leaders and other prominent people were included.

The goal of the document is best described by quoting it's opening paragraph.

"The great peace towards which people of good will throughout the centuries have inclined their hearts, of which seers and poets for countless generations have expressed their vision, and for which from age to age the sacred scriptures of mankind have constantly held the promise, is now at long last within reach of the nations."

For your free copy, with no obligations, please call 856-1655. Members of the Baha'i Faith are not permitted to solicit or accept any donations.

False Burglar Alarms Are a Pain in the Head

HOME ALARM SYSTEMS - By Sergeant William Sadler, Bernalillo County Sheriff's Department

On September 14, 1994, I was invited to the Sandia Heights Homeowners Association monthly meeting to speak on alarm systems and the problems of false alarms.

As requested by the SHHA Board, I have listed a series of suggestions which may help homeowners in their selection of alarm systems and the management of them.

The Bernalillo County Sheriff's Department annually responds to more than 2,000 alarm activations. Of these responses over 90% are false alarms. The cost in man hours and vehicle costs rise each year. It presently costs the taxpayers more than \$75,000 each year for the Sheriff's Department to respond to these false alarms. These false alarms also take from us our ability to respond to real emergency calls and other requests for services from the community.

The following information is being provided in an attempt to reduce false alarm activations, and to help the present or prospective alarm owner in purchasing and having proper service performed on their alarm systems.

1. When purchasing an alarm system, ask to see the alarm company's license from the New Mexico Department of Licensing and Regulations, Construction Industries Division.

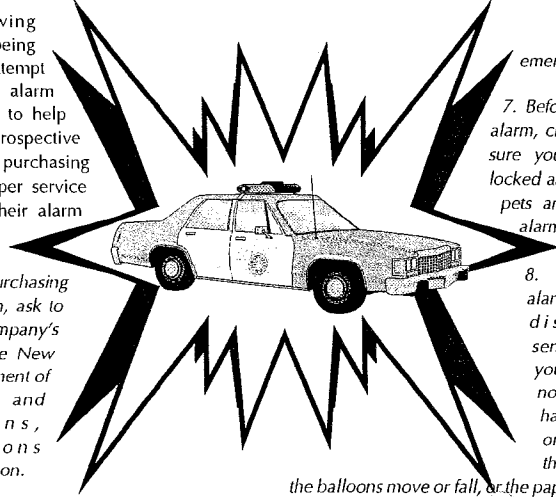
2. Require that any alarm system installer, or service repair person that comes to your residence produce a picture ID card that has been issued by the Albuquerque Police Department.

3. If purchasing an audible alarm, insure that it has an automatic reset that will reset and turn the audible portion of the alarm off after it is sounded for a short period of time.

4. When purchasing an alarm system get a written guarantee.

5. When subscribing to a monitoring service, try to get a local company. Require them to notify you whenever your alarm goes off and give them the names and telephone numbers of relatives or friends to call if you cannot be contacted.

6. If you are going out of town, call the Sheriff's Department and let them know how long you will be gone and who to contact in case of an



emergency.

7. Before setting your alarm, check to make sure your doors are locked and that family pets are not in the alarmed area.

8. If your alarm system has disturbance sensors inside your home, do not place loose hanging papers or balloons in that area. When

the balloons move or fall, or the papers are blown around by the heating/cooling system, the alarm activates.

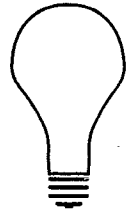
9. If you have contractor yard maintenance crews or domestic help at your residence, either turn your alarm off or have someone present who knows your alarm code and can reset your alarm.

10. If you accidentally trip your alarm, immediately call the alarm monitoring company and the Sheriff's Department.

11. If you are having problems with your alarm system, turn it off and call a licensed repair person. Also notify the Sheriff's Department and we will place your residence on a check list until your system is fixed.

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Membership Drive Pulls 130 New Members into SHHA 70% of Sandia Heights Residents Are Now Association Members

A membership drive conducted by the SHHA Board during the past 6 weeks was successful in attracting about 130 new members to the Association. This brings the total membership to more than 1300, out of over 1800 residences (more than 70%).

Cards were mailed to all Sandia Heights non-members and follow-up phone calls were made by board members to about half of the non-respondents. The additional 10% participation will add over \$5,000 to the SHHA's annual funding, providing additional capital for member services. Association funding comes principally from three sources — members dues, architectural review fees, and *GRIT* advertising (used entirely to defray publication costs). Building

starts have slowed in the past year, reducing the payment of architectural review fees and placing a heavier burden on member fees.

"The ideal situation for Sandia Heights would be 100% participation of all residents," says Board President Richard Krumbein. "It would spread the burden of payment equally among those who benefit from the services. This is not currently the case. Each of the individual unit covenants require a majority of 75% of the homeowners in that unit to approve a covenant amendment. Currently, we have more than 75% membership in about half of the units. The Board is reluctant to proceed with action to attempt amendments to provide for mandatory membership, unless it feels it has the full support of the majority of those who live in each of those units . . . particularly the ones who now have high membership populations. I encourage any resident, member or otherwise, to call or write me with your views on this subject."

During the course of the drive, recipients of cards and phone calls were invited to make comments on the subject of SHHA membership. While the great majority of comment was positive and supportive, there was a disturbing volume of criticism from homeowners who perceived inactivity on the part of the Board in correcting covenant violations and, consequently, had decided not to join. This subject was discussed in some detail at the SHHA Board meeting on 12 October, and some of the actions arising from that meeting are discussed elsewhere in this issue. The bottom line is that there is in place a strong, and concerted effort to enforce the violations. Most of the appeals to neighbors to correct out-of-covenant conditions succeed. Others take more time than they should to proceed through the warning procedures and result in legal action. Part of this is due to the Board's reluctance to spend members money on law suits if a straight forward appeal to the resident's sense of community pride can succeed (it usually does).

Member recruitment will be a continued high priority objective of the SHHA Board. Assistance in this effort from current members would be much appreciated by the Board. It's easy to sign up. **Call Evelyn Patten on 296-1412 and tell her you want to join the SHHA.** \$3.50 per month will be deducted from your utilities bill from the next billing.

Communications Report

By Arlene Riddiford
Communications Committee

The recent drive for new SHHA members, in which board members have made over 250 phone calls, and card responses from about 100 residents have served to remind us that we are a varied community. The feed-back has been both a confirmation of the positive work of the SHHA as well as a forum for critical comments on the part of some.

We are a community of substantial homes on acreage, growing numbers of developments of more or less uniform housing on standard lots, rentals, condominiums and town houses. Among the latter, rather substantial monthly fees for maintenance and various services are required, making a separate fee to SHHA appear superfluous or burdensome. Others are more transient residents with less of a commitment to the community.

Further, we represent a large geographic area with resulting parochial interests. For example, the park, offering recreation largely to children who live nearby, may have little or no appeal to those distant or without children at home. Also, some in the environs adjacent to the park, may be bothered by increased traffic noise or vandalism. Another concern, largely to those living west of Tramway, has been the development of Primrose Pointe, with residents east little affected or concerned. A number of other potential developments with limited or great interest, depending




on dwelling site, are: heavy Tramway truck traffic, large water storage tank in the park area, obtrusive street lighting, etc.



Not surprisingly, homeowners do not uniformly support various items of their respective district covenants. Vehicular parking, landscaping requirements, external housepaint colors and property fencing are of little interest to some while home security, barking dogs and annoying false alarm system noises are their concern.


Nevertheless, there is evident consensus among residents that the current ambience and life style of Sandia Heights is appreciated. What is not universally appreciated is the necessity of constant vigilance to maintain the *status quo* as much as possible but in a manner of neighborly regard. SHHA is the medium that has had a good track record over many years and proposes to continue. In order to do so, it is incumbent on each resident of Sandia Heights to assess his or her responsibility.

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Tramway Light Standards Studied to Reduce Glare

No Decision Yet on Traffic Lights at County Line Intersection

By Bob Kemble

Chairman, SHHA New Development Committee

Let's begin by again encouraging informational input from Sandia Heights residents to the New Development Committee. Obviously, the more we know the better we can serve our mutual interests.

The other full time members of the committee are Bob Williams, Charlotte Zerof, Doug Nielsen, Ann Yegge, and Don Hooper (Marty Hill helps us monitor the Morgan Development). The committee meets regularly the last Thursday of each month and the next week has a follow up meeting with the County

Commissioner. This sequence of meetings provides the basis for the committee's general report to the SHHA Board on the second Wednesday of the month. Feel free to call us on "new development" issues any time.

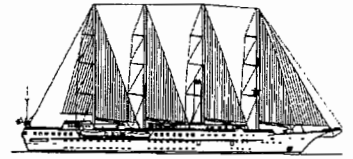
There is some generally encouraging news regarding Tramway lighting north of Paseo del Norte. The county tentatively plans to reduce the overhead lighting that has intruded on private properties, especially those west of Tramway Blvd. This will be done principally by thinning the number of lights. In addition, replacing the remaining light fixtures (heads) with ones like those already installed south of Paseo del Norte will be evaluated. Additional shielding of the lights remains an open issue. In any event, a definite improvement is expected. We hope that it will be substantially adequate. Again, we have Commissioner Seward and her county colleagues to thank for their special attention to

Sandia Heights concerns.

We are still pressing for installation of traffic lights at Tramway Boulevard and Tramway Road. The planned removal of the boulevard stop signs has been delayed until a resolution is reached. The state indicates that a recent traffic count was close but did not justify signal lights. Commissioner Seward is asking for another traffic survey which we feel will demonstrate the need.

The County Parks & Recreation Division is now soliciting suggestions from area residents (including North Albuquerque Acres and Sandia Heights) regarding the best recreational use of both the North and South Domingo Baca dam basins. SHHA will have a public hearing on this matter in the near future. We invite your input either directly or through the New Development Committee.

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A View From the Ranger's Office

By Floyd Thompson, III -- District Ranger, Sandia Ranger District

The fire season was very busy this year and many people were committed to assignments off-District. In spite of these commitments we were able to complete many important projects and finish planning for several projects. We are delayed on our DOE Ecosystem/Fuels Project by a few months, but should still have a draft environmental Assessment (EA) out for review and 30-day comment this winter.

Several issues are being explored in more detail this year. First, we are working closely with the State Highway Department, Regional Planning Organization and Sandoval County on options for a by-pass route around the northside of the Sandia Mountains to relieve pressure from Las Huertas Canyon (SH 165) and provide potential for emergency access should a bottleneck occur in Tijeras Canyon on Interstate 40. I believe it is vitally important that the state take a leading role in regional planning issues that affect critical environmental areas such as Las Huertas Canyon. The canyon is too confined and unique an area to serve as the bypass emergency route around the north side of Sandia Mountain and a logical useable route must be developed soon for an alternative to connect I-25 and I-40 to the north of Sandia Mountain.

Second, it is becoming more apparent that we will need more stringent capacity controls on vehicle numbers accessing the Scenic Byway (SH 536) and the recreational areas along this state highway to Sandia Crest. In particular, weekend use during our summer/fall season and snow days during winter are days of heavy congestion along this road. We are currently looking into use of capacity controls and fees as tools for achieving greater management of vehicle use along this road and into Las Huertas Canyon. During the winter I will have a person on special assignment researching the approaches being taken nationally and whether Sandia Crest Byway would be well suited for application of fee-based capacity controls. I will keep you posted on the scoping pro-

cess as it progresses.


Finally, we have had several minor requests for localized special uses and a new one from AMAFCA for a new trainer dike on a tributary of Domingo Baca Canyon behind Sandia Heights. We have not yet received the final proposal which will require an environmental assessment and public comment, should AMAFCA wish to proceed.

We will be starting to implement our prescribed fire management burns in Tejano Canyon and Cienaga Canyon this Fall as well as complete the work in the Aspen openings near the crest. I am excited to see the use of fire begin to take hold in managing critical fuel loading around subdivisions and to enhance the health of these woodland ecosystems.

Thank you for your support to our National Forest stewardship efforts. There are many viewpoints to consider and a vital mission to achieve under the charge of ecosystem management. It requires

shared vision and the willingness to respect differences.





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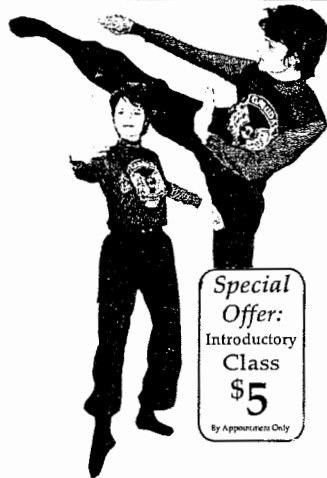


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(Continued from Page 6)

Sandia Happenings — By Janey Brink - SHHA Vice President

How Important Are Community Publications to a Neighborhood?

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Soccer Fields Coming Soon to SH

The Bond issue voted for in the last General Election granted money to provide for soccer fields in the Northeast Heights. The SHHA worked very hard for the passage of this in order to provide for adequate fields for this growing community. The South Domingo Baca Arroyo has approximately 95 acres of floodway and some of that can be designated for public use by the Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) and possible soccer fields can be located there or at the North Domingo Baca Floodway. The work and planning is underway at this time and Sandia Heights will have an opportunity to impact what will happen and where in these next few months. The SHHA Board has invited the County Parks & Planning Director to come to the November board meeting and report to our community what is possible for the northeast section of Bernalillo County. We also urge all residents to attend this November Board meeting with the County Parks Director.

Trailhead Park - San Bernadino Tramway

What a treat to witness the actual groundwork being done on our small park. The planning and cooperation between all the principals involved go back to 1989-90. The SHHA, county officials, former County Commissioner Pat Cassidy, Tramway Project Coordinator Frank Ulibari, AMAFCA officials and the Tramway Landscape Committee all worked very hard, along with your association, to secure this abandoned San Bernardino roadway for a neighborhood park. Our current County Commissioner, Barbara Seward, is very active in working with us to bring this small neighborhood park on line.

The plans for the park include play equipment, park benches, drinking water fountain, grassy area, bike rack, and fencing around the toddler area. The bike path along the channel provides a safe access for the bikes and the handicapped. It is designed for walking and neighborhood access. The parking spaces are for the handicapped and the county maintenance trucks.

The landscaping and equipment will be installed when the final phase of the Tramway Project from Paseo del Norte to Tramway and Tramway is complete.

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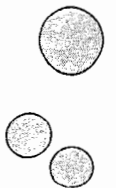


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Pino Hang Gliding Site Abandoned

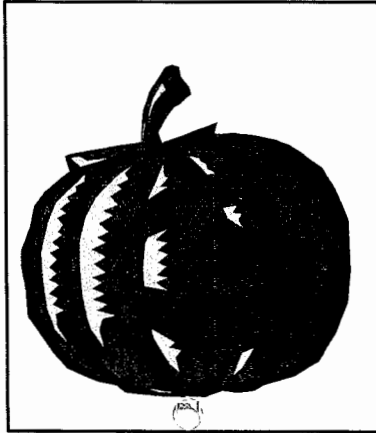
City Makes Other Arrangements After Resident Concerns Expressed

When the City Council approved the use of Pino Arroyo as a hang-gliding landing area, residents became aware of it through the installation of a wind sock and landing area delineation markers. Although the Sandia Soaring Association had made some effort to inform area residents of the move, there had been no prior consultation by the city or the county with either the SHHA or residents of the affected area. With the support of area residents and County Commissioner Barbara Seward, the SHHA Board took immediate action to at least defer the decision until a proper review, with residents input, had taken place.

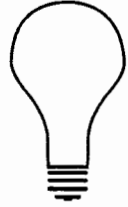
At the September 14 Board Meeting, in the presence of a number of residents, city planners Carol Dumont, City Planning Division and Jay Hart, Open Space Division, told the group that the site would not be used for hang gliding landing. The City promised to work with the Soaring Association

to improve the safety and access of another area on National Forest land bordering the Elena Gallegos Park. The need for a new landing area has arisen as a result of residential development activity which is closing the previous landing site west of Tramway.

Ms Dumont assured the Board also that no parking lot was to be constructed in the area, despite rumors to the contrary. There may, in the future, be a requirement for an 8-slot maintenance lot to service a 2-3 acre grassy "walk to" park. As with any other future developments, the Board was assured that notification and an opportunity to debate proposed changes in this area would be, from now on, part of the process.



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(Extracted from Bernalillo County Treasurer's Newsletter (H.R. Fine))

A contract costing taxpayer's \$4,626.45 saved County taxpayer's \$78,611.76 in penalty and interest that would have gone to the State, and recovered an additional \$288,609.98 in hard to collect delinquent taxes. Last February, our analysis showed that we did not have sufficient staff to collect as many of the 1991 delinquent taxes and related penalty and interest as we should. Any 1991 taxes that remained delinquent after July 1, 1994, would have to be turned over to the state for collection and any interest and penalty due on those taxes would have to be paid to the state (known as the House Bill 31 requirement). If collected before July 1, 1994, Bernalillo County could keep the accrued penalty and interest.

The Treasurer spent two months doing trench warfare to establish his statutory right to use a collection agency to help collect chronically delinquent taxes and at the same time save the County taxpayers the interest and penalty before it fell to the State. Initially, the Treasurer was refused a request to transfer salary money to fund the contract, so the Treasurer borrowed from his postage account to fund it.

On April 14, 1994, Transworld Systems Inc. was awarded a contract and by June 30, 1994 they had collected \$367,221.74 in 1991 delinquent taxes, penalty and interest. The \$78,611.76 saving in penalty and interest that went directly to the Bernalillo County General Fund instead of the State, represents a 1700 percent return on cost in just six weeks. In addition, the County's share of the delinquent taxes was about \$66,000. We might not have collected those taxes for several years.

In the 1994-95 budget, we asked for \$5,000.00 to fund a collection agency contract to help us with 1992 delinquent taxes before they are turned over to the State. The budget request was denied. Perhaps it is easier to raise taxes on those who pay rather than collect from those who do not pay. Much more of this and taxpayers could call for a few resignations.



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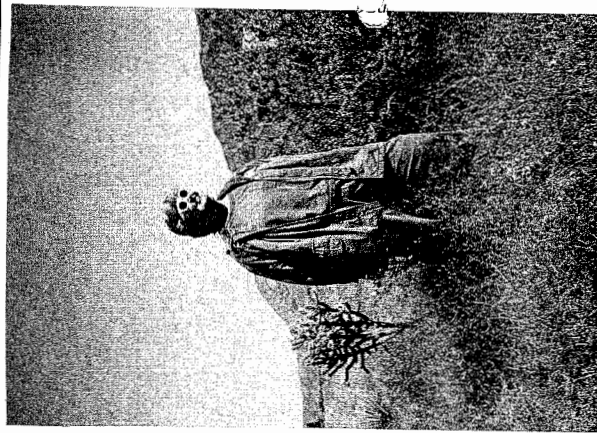
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HOLIDAY LUMINARIAS. Boy Scout Troop 444 annual fund-raising project. Will be delivered completely assembled at your door on the week-end of December 17th. Only \$4.00 per dozen.. Payment on delivery. Please call Aaron at 856-9110.

STEAMBOAT SPRINGS, COLORADO. 3BR log home overlooking ski area, sleeps 6-10, available for nightly rental (2 nights min.) beginning 12/1/94. Rates start at \$200/night. 856-6484.

NEED HELP GETTING ORGANIZED? I can help you create a filing system for your home or office so that you will be in charge of your records. Jenison Klingler 856-3435.

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THE GRIM



By Barbara Bensonhaver
SHHA Community Services Chair

This year's Arts & Crafts show was a success in spite of nasty weather. Over 200 brave people attended and purchased \$2,314 worth of merchandise from 17 participants. We also had other Sandia Heights residents enquire about participating next year.

This year's proceeds will go to refurbishing Sandia Heights signs. We realize this money is only a starting point. Perhaps other groups will join us in this task. If anyone has ideas for the signs, please call me.

I would like to give special thanks to Sandia Heights Academy for allowing us to use their wonderful facility again. Their generosity and neighborhood spirit is commendable. I would also like to thank all of our helpers: Leo Graham, John Scott, Ken and Lucy Russell, Linda and Richard Caldwell, Christie Kawal, Doris Turpen, Sally Churan, Jane Rice, Maryann Reed, and Evelyn Patten.

Our next neighborhood function will be a wine tasting with hors d'oeuvres at the Gruet Winery on Pan American Highway. The date will be February 26, 1995. The evening, including a private tour of the facility and a souvenir wine glass, will cost \$8.00 per person. Anyone wishing to be a designated driver will receive soft drinks and hors d'oeuvres for \$4.00. Since the facility holds 230 people, we will be taking advance paid reservations.

Sandia Heights is a large neighborhood with people who have many interests. There are bridge, stitching, and wildflower groups in existence. Anyone interested in starting groups (crafts, gourmet for example) please call.

This Newsletter Comes to You Because You Are an SHHA Member