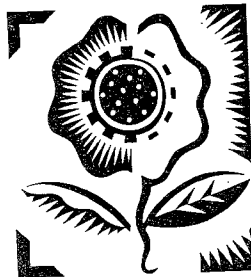


THE GRIT

SANDIA HEIGHTS HOMEOWNERS ASSOCIATION SPRING ~ 1997



Names: _____
 Phone: 000-0000 SHHA Member: Yes
 Address of Household: _____
 City, State, Zip: _____

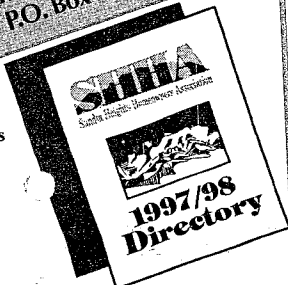
Check Your Grit Label For Accuracy!
 Please review the information for your household on the address label on this issue of The Grit
 All information, including phone number, printed on the label will appear in the
1997-98 Directory of Sandia Heights Residents
 for distribution to SHHA MEMBERS ONLY

If there are any other changes or deletions, please submit them in writing to SHHA,
 P.O. Box 20021, Albuquerque, NM 87154-0021 or Fax 296-2620 by June 1st.

If you wish to place an ad in the
 1997/98 Directory, please make a
 note of the following advertising
 rates and sizes:

AD	W" x H"	COST
Back Cover	7-1/8 x 7	\$850
Inside Covers	7-1/8 x 9-1/2	\$750
Full Page	7-1/8 x 9-1/2	\$600
1/2 Page	7-1/8 x 5-1/2	\$300
1/3 Page	3-1/2 x 7-1/2	\$200
1/4 Page	3-1/2 x 4-1/2	\$150
Blizzard	3-1/2 x 2	\$100

If you have a favorite Sandia Heights photo for the cover, please call the editor, 856-1868



All New Sandia Heights Directory is Heading to Press in July.

Once again the Sandia Heights Homeowners Association is publishing its popular directory address book of all Sandia Heights residents for the membership. Perhaps you would be interested in placing an ad for your business in our new 1997-98 Directory, which will include an updated map centerfold, and is scheduled for mailing to about 1500 households by August.

We can accommodate your existing Grit ads to fit the Directory sizes shown in the box to the left. Call 856-1868 for detail. Deadline for all camera-ready art to the editor is June 30th.

Sandia Mountain Coalition To Intervene In Pueblo Claim Trial

by Jack Walker - Sandia Mountain Coalition, Co-Chair

Isn't it ironic that the citizens of Albuquerque just approved a 1/4 percent sales tax increase to acquire more open space, when they may be on the verge of losing 10,000 acres of Sandia Mountains to the Pueblo of Sandia and don't seem to care? On December 10, 1996 in Washington D.C., U.S. District Judge Harold Greene denied the Department of Justice's motion to dismiss the Pueblo's land claim suit based on jurisdictional and statute-of-limitations arguments. Therefore, the Pueblo will have its "day in court" to plead its motion for a "summary judgment" which requests that all land from the present Pueblo (east) to the crest of the mountain be transferred to the U.S. Department of the Interior in trust for the Pueblo. As you probably know, this includes the La Luz Trail, Juan Tabo Picnic area, the stone house, Piedra Lisa Trail all the way to Placitas, Sandia Peak Tram, Crest House and countless beautiful hiking and cross-country ski trails, waterfalls and streams. Included within the claim are private homes in Sandia Heights North, Tierra Monte and Evergreen Hills, as well as public National Forest land, a national wilderness area created by the U.S. Congress, and a state game preserve.

The good news is that the decisions determining the fate of Albuquerque's mountain will not be made in a vacuum by faceless names from Washington, who have never seen our magnificent open spaces. On February 21, 1997, Judge Greene approved petitions by the Sandia Mountain Coalition (SMC) and Bernalillo County to intervene in the case, concluding that both organizations had sufficient interest to "justify a seat at the table." Therefore, settlements cannot be made which would go against the SMC without their concurrence.

The SMC is made up of both lovers-of-the-mountain and homeowners who are committed to the motto *"The Mountain Belongs to Everyone"*. Because of the efforts of these local citizens, the SMC has been very effective to date in determining the facts, communicating them to the Government and influencing the administrative decisions denying the Pueblo's claim. It is anticipated that the Coalition will continue to play a major role as the dispute moves through the courts. To add more interest and intrigue to this saga, a new study (not yet released) by the Forest Service provides evidence of fraudulent documentation that may significantly influence the outcome of the case. Nevertheless, the Pueblo has retained high-powered lawyers and lobbyists to use whatever legal and political means necessary to argue their position in the courts, Congress and the White House.

Things are in a very critical stage now and the case should be moving rapidly. There may be a light at the end of this long tunnel! The SMC welcomes your input on what would constitute an acceptable settlement. Since our much needed attorneys are expensive, contributions to the Coalition are badly needed to help continue our fight on everyone's behalf. We have recently issued a request to landowners in the disputed area asking for \$200 more per lot. This would be added to the \$600 per lot contributions made by members since the Pueblo filed suit in 1994. Neighbors in Sandia Heights South and others who want to maintain access to our beautiful mountain are asked to consider a \$50 (or more) donation to this crucial cause. It should be noted that the Sandia Soaring Association of hang gliders have joined the New Mexico Hiking Club as supporters of the SMC.

See SMC'S MOST FREQUENTLY ASKED QUESTIONS in this issue!! Continued on page 14...

SHHA ANNUAL MEETING



Saturday
JUNE 7th
10am

CHURCH OF THE GOOD SHEPHERD
7834 Tennyson St.
West on Tramway Terrace from Tramway Blvd. North on Tennyson.

Volunteers needed to serve refreshments and sign in attendees!
Please call the SHHA office at 296-1412 to help.

THE GRIT

THE GRIT
is published quarterly
as the official newsletter
of the
**SANDIA HEIGHTS
HOMEOWNERS ASSOCIATION**
P.O. Box 20021
Albuquerque, NM 87154-0021
Phone: 505-296-1412
Fax: 505-296-2620

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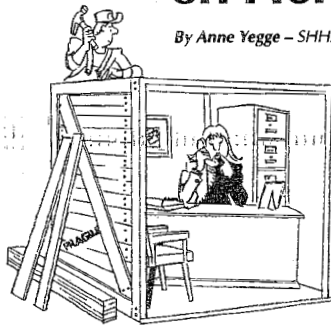
EDITOR

Carolyn Hindel
Call: 505-856-1868 Fax 505-856-1792
Write: The Grit, c/o Hindel Inc.
1124 Marigold NE, ABQ, NM 87122

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Intermountain Color
on recycled paper

SHHA Defines Its Policy on Home Businesses

By Anne Yegge - SHHA President



Recently a number of letters have been received by SHHA from residents voicing serious concerns about alleged or potential business operations at residences in Sandia Heights. The Declaration of Restrictions (Covenants) for essentially all residential units in Sandia Heights prohibits trade activities of any kind, or any activity which would constitute an annoyance or nuisance to the neighborhood.

In applying this restriction, SHHA follows the Bernalillo County Zoning Department's business licensing criteria for R-1 (residential) zoning. The following guidelines are compiled from its "Home Occupation Hand-Out." A home occupation license ("business license") is permitted by the County if the occupation or activity is clearly incidental and secondary to use of the premises for a dwelling. There shall be no exterior display, no storage or materials, no nuisance emitted from the premises, no

commercial vehicles, noise, dust, odors and no other exterior indication of the home occupation or variation from the residential character of the building. Only people living at the residence may work at the business. The business activity shall not generate additional vehicular traffic. Not more than 25% of the floor area may be devoted to the home occupation, nor more than 600 sq. ft. of an accessory building. And be aware that the SHHA will not approve any on-premises, business related signage.

Any home occupations in Sandia Heights not in compliance with the above guidelines will be considered to be in serious violation of the covenants. The SHHA will immediately and vigorously pursue all means at its disposal, including legal intervention, to enforce covenant restrictions pertaining to these types of activities. County authorities would also be enlisted to enforce pertinent County restrictions. The SHHA does not, however, have means or resources to broadly inspect for violations. All residents are asked to advise the SHHA office (296-1412) anytime violations are observed.



Wednesdays 10am - Noon

May 14th
Donna DeLue
30 Sandia Heights NE
856-6476

June 18th
Bonnie & George Hight
434 Live Oak Loop NE
856-6985

July 9th
Carolyn Hindel
Editor of The Grit
Come see how it's published!
1124 Marigold NE
856-1449

All residents of Sandia Hts. welcome.
Please call 856-6282 to be a host!

We're at a Java Juncture without Your Help!

We wish to thank all of our coffee hosts and hostesses this past year. It's been wonderful having the chance to meet other homeowners in our area through the monthly morning get-togethers. They are a chance to talk with neighbors and to catch up on real estate news, local news and personal news. They can help with establishing neighborhood watches and sharing safety concerns.

However, this opportunity may stop. To preserve this kind of social networking, we need host volunteers! Would you host a 10-12 noon coffee one morning this Fall? Provide coffee, cookies and a kitchen or dining room for neighbors to assemble? Please call Claire Wilcox 896-6282 and say yes. Or if you have suggestions on how to better stage this event and encourage participation, we're all ears.

Come and see how our Sandia Heights newspaper, The Grit, is published at the July 9th coffee. You'll find it's a real "in-house" operation.

Neighbors discuss our unique ecosystem with hostess and local landscaper, Tamara Griffin. See page 10 of this issue where she is featured in the Resident Profile.

Sensational Spring Optics Sale
May 14th thru May 15th
10am - 5pm
Wild Bird Center
1124 Marigold NE, Albuquerque, NM 87122
856-1449

Four State Study Produces Startling Results



THE UNBEARABLE FACTS:

- In 1995, NM Game & Fish sold 6,311 licenses to bear hunters to hunt and kill 3,000 bears (official count). 40% of the hunters were from out of state
- In 1994, 625 bears were killed; in 1995, 525 bears were killed. If left unchecked, bear hunters in New Mexico, on average, will kill 20% of our bears in one season compared with 5% to 7% for the nearby states of Colorado, Arizona and Utah.
- There is no ceiling on the number of bear licenses issued or bears killed each year in our state. New Mexico's five year harvest total was 2,857 bears.
- Overall from 1990 to 1995 the percentage of sows harvested averaged over 40%. NMG&F's own 1996 Black Bear Survey voices a strong concern about the low number of yearling sow which will determine our future bear populations.

New Mexico also allows hunting bear with dogs. Dog hunters can use collar monitors on their dogs for the easy chase. The dogs run the bear to a tree while hunters arrive, sometimes hours later, to shoot the treed/trapped bear. Unofficially, some NMG&F officers say dog hunting is one of the most abused hunting practices occurring in our woods. Unfortunately, it's growing in New Mexico after nearby Colorado outlawed this inhumane practice.

- It costs just \$30 for a New Mexico resident to kill a bear, \$150 for a non-resident.

These Unbearable Facts were some of the issues that members of BearWatch have addressed this past year. Jan Hayes presented a 4-state/5-year study to the NMG&F Commission in Silver City on August 28th.

We have written letters of our concerns to Governor Gary Johnson, who replied, saying he will continue to monitor future bear policies. Letters were also written to all NMG&F Commissioners and NMG&F Director Jerry Maracchini this past year. For more information on this 4-state study, please call 281-7532.

WHY WE MUST BECOME POLITICAL TO SAVE OUR WILDLIFE

BearWatch is not anti-hunting, although many of us can't understand why anyone would want to kill a bear. We realize we live in a free country and have taken a reasonable, responsible, middle-of-the-road approach which we feel is, politically, the only way to accomplish our conservation goals. We hope to help create a more humane and stable future for our black bear in what is now a one-sided hunter-oriented environment.

This is a crucial time, since NMG&F will be making policy for the black bear later in the year. Your letters will help make the difference!!

← Please help our state mammal, the Black Bear, by sending this letter or your own to the addresses listed on this page!!

Governor Gary Johnson
State Capitol Building
Room 400
Santa Fe, NM 87503

Commissioner
William H. Brininstool,
Chairman
P.O. Drawer A
Jal, NM 88252

Director Gerald A. Maracchini
Villagra Building
P.O. Box 25112
Santa Fe, NM 87504

Commissioner Gus Elgin
New Mexico State Game
Commission
4413 Highway 15
Silver City, NM 88061

Commissioner George Ortega
2908 Calle De Pinos Altos
Santa Fe, NM 87505

Commissioner
Dr. Charles A. Mayer
7304 Aztec NE
Albuquerque, NM 87110

Commissioner Gail J. Cramer
405 San Paula
Farmington, NM 87401

Commissioner
Dr. William Schuler
1428 Catron Avenue SE
Albuquerque, NM 87123

Commissioner Steve A. Padilla
1641 Speakman SE
Albuquerque, NM 87123

Dear _____

As a resident of New Mexico, I am concerned about the New Mexico Department of Game & Fish's lack of a strong conservation policy for our state symbol, the Black Bear.

We need a conservation ceiling on the number of bear licenses issued, higher fees for those licenses, and a limit on out-of-state bear hunters. We also believe it is urgent that NMG&F complete their Black Bear Study.

We understand that NMG&F is under pressure from the dog-hunter's coalition, among others, to re-establish the spring bear hunt that was eliminated to protect our sow population. 1996 studies show an alarmingly low female yearling count, which should concern you. We strongly recommend that you support and keep the conservation-oriented policy that was implemented by the past NMG&F Commission.

You need to take a long hard look at hunting bear with dogs and how this inhumane and unsportsmanlike practice hurts the image of hunting for all hunters in New Mexico. Other states have banned this abuse.

The future of our black bear is in your hands, and we expect you to discharge this important responsibility in a manner which protects this valuable state asset.

Sincerely yours,

★ ROUNDHOUSE REPORT ★

The 1997 legislative session ended March 22. And very frankly, this was one of the most challenging legislative sessions ever, both politically and personally. Not just for me, but for all our members.

Challenges of the 1997 Session.

The challenges we faced this session were embodied in Governor Gary E. Johnson's "seven summits." You'll recall these summits from his "State of the State Address:"

- + Build new prisons
- + Reform welfare
- + Convert Medicaid to a managed-care system
- + Resolve the Indian gambling controversy
- + Make government smaller, better
- + Strengthen the economy
- + And, most importantly, improve our schools.

No wonder this was a challenging session! Those wouldn't be easy issues to resolve under the best of circumstances. Making the situation more difficult was the tense relationship between Governor Johnson and the majority leadership in the legislature. No one expects the governor and the legislative leadership to agree on everything, or even on most things. But we do expect them to communicate honestly and frequently. Let's review Governor Johnson's "seven summits" and see how far we climbed each one.

1. Build new prisons.

The legislature failed to pass a proposal that would have begun construction of the medium-security prisons in Hobbs and Santa Rosa, leaving the governor and the corrections department to deal with the overcrowding problem. The governor has indicated that he believes he can deal with the problem for at least another year, meaning he doesn't believe a special legislative session is necessary.

2. Reform welfare.

The good news is that the governor has the authority and the power, and I would argue, the duty under federal law to implement welfare reform with or without the legislature's help. The President and the Congress agreed last year to "end welfare as we know it." Welfare reform is coming July 1. The goal is simple: move people off welfare and into jobs. Will it be hard to achieve? Of course. Can we do it? Of course we can. How? By matching people with jobs for which they are already qualified and by training them for jobs for which they are not yet qualified.

The majority in the legislature tried to tie the governor's hands on welfare reform by linking the entire \$31 million appropriation to implementation of their plan. The governor used his line-item veto authority to delete those restrictions, and he is preparing to implement a responsible state plan to move people from welfare rolls to payrolls.

3. Convert Medicaid to managed care.

The situation with Medicaid was similar to the situation we faced with welfare reform. "Medicaid reform" was "mandated," not by the federal government but by our own law and our own budget. In 1994, the legislature required the Human Services Department to develop a managed-care Medicaid plan by mid-1995. Medicaid spending was out of control, growing at 20% a year, and we believed implementing a managed-care system for Medicaid would hold those costs down.

By the way, Medicaid is the \$1 billion program funded annually by both the state and the federal government (about 75% federal money, 25% state money) that pays the medical bills of low-income, disabled and elderly New Mexicans. While most of the people on Medicaid qualify because they are low-income, most of the money actually spent goes to pay the bills of the elderly and disabled. The majority in the legislature sought to tie the entire state portion of the Medicaid appropriation - more than \$259 million - to enactment of Medicaid legislation that wasn't even passed when the governor was reviewing the budget. The governor took care of that problem in the same way he took care of the welfare restrictions. He used his line-item veto authority to take those restrictions out of the budget.

Governor Johnson and Human Services Secretary Duke Rodriguez are moving ahead with a managed-care plan for Medicaid. It will be just like a lot of the health care plans that many of us have: the state will pay a flat fee for each patient and the health care companies (three have been selected) will assume the financial risk for health care costs that exceed that flat payment.

4. Resolve the Indian gambling controversy.

The House of Representatives, which has been reluctant to approve gambling legislation in the past, barely approved a proposal to legalize Indian casinos, and allow video gambling at horse racetracks and at veterans' and fraternal clubs. The senate followed suit and the bill went to the governor. The House reached its decision after hours and hours of committee testimony and soul searching. It was not an easy decision, and clearly, it is not one that pleases everyone. But I, as minority floor leader, am extremely proud of the manner in which the House reached its decision.

5. Smaller, better, more efficient government.

The \$5 billion annual state budget is the state's policy blueprint. It is the roadmap for the Johnson administration as it seeks a smaller, more efficient government. The legislature sent the governor a total spending package that would have drawn the state's general fund operating reserve dangerously low - to about \$50 million by the end of the next fiscal year. As the governor would say, "That's unacceptable." So he again used his line-item veto authority to trim about \$70 million from the budget, leaving the cash reserves at about \$100 million and holding overall growth to about 4.2%.

By holding the line on taxes and government growth, the governor is getting closer and closer to his goal of making New Mexico state government smaller and more efficient, and one that will deliver the best possible services at the lowest possible costs.

6. A stronger economy.

The governor made two specific proposals to strengthen the economy: build more four-lane highways so that more people, more customers, more suppliers and their goods can get to more places, more easily. Secondly, the governor proposed cutting income taxes by a modest \$15 million. Neither proposal got very far. The governor's plan to build four-lane highways would not have required a tax increase. His plan would have phased out the practice of transferring money from the state road fund to the state general fund. It would have phased out the allocation of the motor vehicle excise tax to the general fund, and instead placed that money in the road fund. And it would have used a portion of the anticipated \$20 million in federal WIPP funds to leverage bonds. In the end, the governor's plan would have required issuing \$1.3 billion worth of bonds to complete his proposal over a seven year period without raising taxes.

7. Most importantly, better schools.

The governor proposed, and I carried for him, a constitutional amendment that would have required half of the state's general fund appropriation to be spent on our schools beginning in school year 2003. A lot of objections were raised to this proposal: "Why wait until 2000 to put more money into education? Why tie the hands of future legislatures? Why is 50% of the budget a magic number?"

Well, I'd argue that the real problem is that the legislature doesn't want to commit to automatically dedicating half of the state budget to our public schools each year, forever. In the end, the governor and the legislature approved a budget of just less than \$1.4 billion for public schools.

Let me thank each of you for showing an interest in the process. Too few New Mexicans are concerned about what goes on in Santa Fe. And let me encourage you to get even more involved in the process, at any level: write letters on issues important to you, volunteer to work on issues, offer expertise you may have. The legislative branch is the most open of the three branches. Supreme Court justices don't allow citizens to sit in on their deliberations or offer testimony. The governor's cabinet doesn't hold public meetings. But everything the legislature does is there for you to see. All things considered, we had a pretty good session. With your help, the next session can be even better.

Kip Nicely
State Representative/District 31
296-9277

Get involved with your community. The Association needs your help!



BOARD MEETINGS

THE 2ND WEDNESDAY OF EVERY MONTH PASAD DEL NORTE FIRESTATION - 7:00PM



MAY 14TH



JUNE 11TH



JULY 9TH

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We'll monitor any system.

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- ✓ No long term contracts
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He died to take away your sins. Not your mind.

You don't have to stop thinking when you walk into our church. Our pastor is known for his intelligent and thought-provoking sermons.



Come Join Us Sunday Morning!

Sandia Presbyterian Church

Worship Services: 8:10am, 10:30am
Sunday School, all ages; 9:00am
Nursery available all services

Very active youth program and extensive adult activities. Counseling service available to the community.

Rev. Dewey Johnson, Pastor
3704 Paseo Del Norte NE, Alb., NM 87122
(just east of Eubank), 856-5040

County Of Bernalillo

Spring Report



The 1997 regular session of the legislature is now history and the allotted time for the Governor to sign or veto bills has passed. We in county government continue to evaluate how we have been affected.

We believe some positive actions were taken this session but we also experienced major disappointments. The City of Albuquerque and Bernalillo County worked cooperatively to resolve long standing issues regarding extraterritorial planning, platting and zoning, as well as annexation concerns. The legislation, Senate bills 1144/1148, were passed overwhelmingly by both houses but unfortunately died with a pocket veto. The opportunity for the City and the County to work together in order to resolve regional issues is a critical need. We will continue to work on this challenge.

All of our public works requests died with the final day filibuster. Our requests included additional sewer line extensions in the North and South Valleys, and money for roads in our District IV. Senate bill 956 which further refined paving and construction definitions was vetoed. This bill was important to us because, as currently prescribed, the time-line requirements for bidding are extremely difficult to meet.

As chair of the Middle Rio Grande Council of Governments (MRGCOG) I would like to report to you some activities of this organization. Two exemplary programs, the **Regional Plan** and the development of a **regional Geographic Information System**, were initiated this year. They are moving forward to provide a framework for district-wide planning and coordination. The Regional Plan will establish a vision formatted by the input of the citizens of the four-county district. Alternate scenarios to achieve that vision will be evaluated and should lead to a context for coordinating local transportation and land use plans. The Plan could also be the basis for other regional, functional plans. The GIS efforts, in cooperation with other entities in the area, would build a coordinated regional data system that will include, for the first time in many cases, high quality maps and data for analysis.

Have you driven by the corner of Harper and Barstow recently? Construction is underway for the new **library**. How wonderful! Now we will have a library within a reasonable distance from our homes. Our **Sheriff's Substation and Bernalillo County Communications Center** are scheduled to open late May or early June 1997. We are very fortunate to have such fine facilities located in our district. The neighborhood associations will be notified of the grand opening and we hope many of you will be able to attend.

My county responsibilities this spring have been as varied and challenging as our spring weather – sometimes surprising but always interesting. I send my best wishes to you. May the sun continue to shine on our beautiful part of the world.



Barbara J. Seward
Bernalillo County Commissioner
District 4

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Numbness • Hip Pain • Whiplash • Sciatica • Tennis Elbow

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THE **GRIT**

AUG. ISSUE

Deadline for articles,
advertising,
classifieds,
letters to the editor:

JULY 15th!

SANDIA HAPPENINGS



Wine & Appetizers Galore!

Held at Futures for Children on a beautiful Saturday evening, our 3rd Annual Winetasting Festival outdid itself with 123 attendees from Sandia Heights. Over 30 wines were poured, supplied by National Distributing Company, including a Geysers Peak 'Reserve Alexandre' which retails for \$26.99 a bottle.

It was nice to be able to use Futures for Children where ample parking is available and the "tasting room" has a beautiful mural done by Pat Harrison, who many of us know as a Sandia Heights neighbor and artist. Hors d'oeuvres were largely supplied by the winetasting attendees and were a great part of the enjoyment of the evening.

We decided to ask for recipe cards along with the dishes and promised to print some of them in the Grit. Many people responded, so look on page 8 of the Grit for that secret ingredient your neighbor puts in his/her famous dip!

Volunteers that helped make the evening a success: Barbara & Sam Bensonhaver, Margo Roberts, Jean Ottmer and Jo Cheney. Thanks to all! Our Winetasting evening was the second of the special events that are planned by the Association each year. The Arts and Crafts Bazaar last October was the first (since SHHA's fiscal year is from September to September).

UNM On the Track of Our Bobcats

Robert Harrison, the University of New Mexico biologist who writes for The Grit, has launched a large-scale hunt for bobcats. He has mailed 11,000 questionnaires to residents of Sandia Heights, Placitas and the East Mountain area asking if they've seen any bobcats lurking about recently. The information will be used to determine if the area's housing boom is driving the small predator from an area it's lived in since the Ice Age, Harrison said. "There is a concern that there is so much development going on that it threatens the bobcats' habitat," he said. "Mainly, I'm concerned about the effects of development on all wildlife, but especially the bobcats." Little data is available on population. He hopes to find where most of the sightings are happening. Harrison said he mailed the questionnaires in late February and has already received 3,000 responses. He intends to accept surveys for another

three months before moving on to the second phase of the project - trapping bobcats, attaching radios to them and tracking their movements. The information will be made available to government planners and home builders.

(From an article in the ABQ Journal by Pat Butler)

Take the Family to a Duke City Baseball Game! Sunday, June 1st.

Here's your chance to have everyone in the family yelling and screaming and no one will notice! I have 100 seats reserved at the Duke Stadium and just need a check and a self-addressed, stamped envelope to mail back your tickets.

It's only \$4.00 per person to join the fun. Cut off day for ordering tickets is May 19th, so send your \$\$ now!

The Dukes are playing the Phoenix Firebirds, a game you don't want to miss!!! Transportation and parking are on your own, but seating will be with other Sandia Heights homeowners in our own section. So get out your baseball hat, mitt and loud cheering voice and have a Sunday afternoon at the park with us.

Use the order form in this Grit or the one in the April SHHA utility bill and mail to Claire Wilcox, 308 Bighorn Ridge NE, Albuquerque, NM 87122. Call 856-6282 if you have any baseball questions.

Sandia Tram Meets the Cable Guys

Our "longest tramway in the world" is shut down for about eight weeks so its 31 year-old cable can be replaced costing about \$1 million. The four cables are 14,067 ft. long, weighing 52 tons each. The tighback aerial system was installed by Bell Engineering of Lucerne, Switzerland. Stringing the original cables took five months. The mountainside below the tramway is roped off during the replacement project to protect spectators, while Sandia Peak Tram personnel use helicopters and other major equipment to handle the task. The High Finance restaurant is also being refurbished and is scheduled to be reopened with the tram around May 21st. Adult fares will increase from \$13.50 to \$14.00.

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put together a package tailored just for you. Give me a call. **"**



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Carol Graham
Loan Officer

NEW DEVELOPMENT COMMITTEE REPORT

By Bob Kemble - SHHA Vice President

As anticipated in our annual reports of the previous two years, the number of major new developments has slowed this year as Sandia Heights open areas have filled out and building opportunities for both commercial and individual dwellings have decreased. Prior to this current fiscal year, satisfactory agreements were reached with Mr. Joe Santangelo regarding his plans to develop three plus acres South of Cedar Hill between Tramway Drive and Tramway Lane. It is SHHA understanding that planning continues with some minor redesigning to properly address drainage conditions. We anticipate that the development will proceed as basically agreed upon in the near future.

Regarding the open land across the street from the mini-mall at the corner of Tramway Boulevard and San Rafael, a development plan by Mr. Don Maestas has been granted approval to construct a combination of residences and day spa. This has been generally supported by the majority of the neighborhood. As of mid-April the expectation is that this project will also proceed in the near term.

Efforts by the County, strongly urged and encouraged by the SHHA Board, to gain some portion of the approximate ten acres of land immediately east of the Paseo del Norte and Tramway intersection for open space and park use has made little headway despite repeated endeavors. In summary, the County finds the price asked by the owner for even the three or four acres of land in drainage areas, and therefore less suitable for home construction, to be prohibitively high.

A major new development issue in recent months has been the proposal by Mr. Robert Martin to essentially double the ice space of the Outpost Ice Arena and to add a parking structure. There were various concerns, some serious, brought to the Board by immediate neighbors and Sandia Heights residents at large. Traffic safety, additional noise, light pollution, and the negative impact of that very visible area on the general impression and image of Sandia Heights were among the concerns expressed. So too was the belief that the planned expansions exceed the County's own zoning regulations and variance authority. Several public reviews were held along with meetings with county and state officials.

Mr. Martin and his architect consistently made themselves available to address those issues. And although some positive modifications were made by the owner, the basic concerns persisted.

Accordingly, SHHA—in its role of representing what it perceives to be the general consensus of Sandia Heights residents, and especially the objections of the immediate and most effected neighbors—argued against approval of a variance of the regulations before the County Director of Building and Zoning. Approval was granted, nevertheless, with minor conditions. Believing that the basic objections continued to apply and that the regulatory issues were still not fully and clearly addressed, SHHA appealed the decision to the County Board of Adjustments. Just prior to that hearing, Mr. Martin agreed to eliminate the inclusion of the two-level parking structure and made some adjustments to the internal traffic patterns. Approval of the variance was upheld by the Board of Adjustments.

In March, the SHHA Board voted to once again appeal the decision, this time to the County Commission. The essential and still not clearly answered question of whether the County was, in fact, adhering to its own rules in approving variances which permitted C-2 zoning use in what had been rezoned to a C-1 area, and the precedence being established in so doing. Of equal concern was the fact that although testimony had been presented at each hearing as to the current and potential adverse impact on the neighborhood, it appeared that neither the Zoning Administrator nor the Board of Adjustments had considered these issues of any significance.

On April 22nd, individuals representing SHHA spent much of their evening waiting for the appeal which was the last item on the County Commission's agenda. County staff finally informed us that formal notification of the appeal had not been made, and they were requesting a deferral. The Commission agreed to defer until May 20th with the stipulation that the item be placed on the agenda and that no work on the project was to begin until the appeal is decided. Obviously, all parties were disappointed by this turn of events. The appeal should be concluded with a final decision by the evening of May 20th.

NOTICE!

Residents Encouraged To Attend Appeal to County Commission on Proposed Outpost Ice Arena Expansion

Based on concerns of immediate neighbors and other Sandia Heights homeowners, the SHHA Board has opposed the approval of a 100% expansion of the Outpost Ice Arena, on the basis of potential increases in traffic and noise. The expansion was approved by the Bernalillo County Zoning Administrator and upheld by the Board of Adjustment.

The SHHA Board is now appealing those decisions to the County Commission.

The appeal will be held during the County Commission meeting:

Tuesday, May 20, 1997

Beginning at 5:30pm

Commission/City Council Chambers.

It is our understanding that we will be early on the agenda. Please attend if you are interested in this issue.

New Middle School Delays Triggering Debate

Traditionally, one of the advantages of living in Sandia Heights has been the knowledge that our children attended some of the best public schools in Albuquerque. Recently, however, several decisions made by the School Board and APS administrators have seriously compromised the quality of the educational environment of the schools in our area. In February, after months of acrimonious debate, the School Board finally voted on a boundary plan for the new mid-school being built near Barstow and Paseo del Norte. Sandia Heights residents were surprised to learn that we were included in the new school's enrollment area. For months we had been assured that our children would continue to attend Eisenhower Middle School.

A few weeks ago, APS announced that construction on the new mid-school was running far behind schedule and that it was unlikely that it would open on time for the 1997-98 school year. APS informed parents that they planned to house the 600+ mid-school students slated to attend the new school on the campus of the Double Eagle Elementary School until the new school was ready. Their proposal was to bring in additional portable buildings for the mid-school and to create a separate area for mid-school use.

The logistical, financial, instructional and social problems inherent in this plan drew immediate opposition from parents at both the elementary and mid-school level. Our District 7 School Board member, Richard Toledo, requested that APS hold a meeting with concerned parents to address issues surrounding this decision. A meeting was held at the Double Eagle on March 13th. At this meeting, parents strongly encouraged APS to use all available resources, including financial incentives and double work shifts, to complete the construction of the new mid-school on time. The PTA of the Double Eagle also presented an alternative to the APS proposal of temporarily housing the mid-school students on the Double Eagle campus. This "split-campus" option proposed to have the 6th grade students at the Double Eagle and the 7th and 8th grade students housed together at one of the existing middle schools. It was felt that this plan was more cost effective and less disruptive to all students than the APS plan.

Officials from APS indicated that they would consider this "split-campus" plan and would continue to press forward on the completion of the mid-school. There has been increased activity on the construction site since then and APS now believes that there is a possibility that the school may be completed on time. They have also indicated that if construction could be completed within several weeks after the beginning of the school year, they would consider starting the new mid-school late and making up the instructional time throughout the year. On April 4th, APS released a memo stating that the "split-campus" plan had been rejected as too costly. Members of the Double Eagle PTA are continuing to pressure APS for more precise information and for an estimate of the costs of implementing their plan of preparing the Double Eagle campus for temporarily housing a mid-school. We do not believe they have adequately addressed our questions and concerns.

It is critical that area parents and residents communicate their dissatisfaction with APS plans for our children. Please contact the people listed below and express your extreme concern about these issues. Construction could proceed at a faster pace. The "split-campus" option is a better alternative, as a temporary solution, should the new school not be completed. Let the administrators of APS know that our children deserve better and that we expect quality educational programs and facilities.

George Bellow, Deputy Superintendent 842-3644
Art Romero, Assistant Superintendent 342-7210
Larry Adkins, Principal, New Mid-School 880-3999
Patricia Wagner, Principal, Double Eagle 857-0187
Richard Toledo, School Board 294-8720



If you have any questions or would like further information about any of the issues, please feel free to contact Debbie Webster, Double Eagle PTA, at 821-6979.

NEW Kindergarten Schedule Offered For '97-'98

regarding a possible schedule option for kindergarten students. Please consider the two schedules described below and indicate your preference when you register your child. Thank you for your cooperation.

The first schedule, the "everyday" schedule, is the same as what was offered this year. AM & PM classes are held every day, including Wednesday. Because Wed. has been an abbreviated school day for all grades with dismissal at 1:35 PM, kindergarten sessions on Wed. are 2 hours long instead of the normal 2 hours and 50 minutes.

Double Eagle is considering offering an alternative "alternating" schedule option which is currently being followed at several APS schools including Georgia O'Keefe and Hubert Humphrey. The "alternating" schedule only changes the kindergarten schedule on Wed. There is no change in hours for the other school days.

Instead of holding both morning and afternoon sessions on the abbreviated Wednesday, the "alternating" schedule has the students attending school for the entire school day on alternate weeks. Kindergarten students would attend class for 4 1/2 hrs. every week. Please note this means they would have NO classes on the Wed. in between.

Proponents of the "alternating" schedule feel that it offers the kindergarten students a gradual adjustment to the full school day they will experience in first grade. It also is helpful when scheduling field trips (by providing a longer period of school time) and provides students with the opportunity to be exposed to the cafeteria routine.

The possibility of a schedule change for the entire school is currently being investigated which may change the specific times mentioned above.

SANDIA HAPPENINGS CONTINUED

Sandia Heights Wildflower Club 1997 Garden Tour

Saturday, May 16, 1997- 9:00 am-Noon

Tour starts at
Home of Ruth and Frank Gurd
2032 Quail Run Drive

Visit a variety of lovely gardens in different settings
and at different stages of development
in the Sandia Heights neighborhood.
See you there!



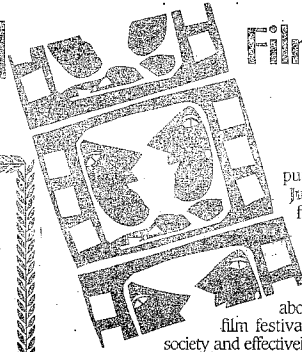
Also, join us for the next Wildflower Club meeting:

Wednesday, May 21, 1997

7:30pm
Home of Dana And Gary Goetz
992 Lynx Loop

Help plan programs and activities for the coming year.
Followed by informal questions and discussion.
What does well in your garden?
What doesn't?

For more information call: 856-6844



Film Festival Spotlight Family Issues

The first International Family Film Festival put the spotlight on family issues May 29th through June 1st, here in Albuquerque. The Festival will feature films for and about the family. Proceeds from the event will benefit the community education programs of a non-profit, Futures for Children.

"The mission of the Festival is to offer films that entertain, inspire and provoke thoughtful dialog about the issues facing today's families," said Tom Levine, film festival director. "Since movies are often a reflection of society and effectively reach out to diverse audiences by breaking cultural age barriers, they can be an important learning tool," Levine added.

Celebrities will also play an important role at the Festival. Futures for Children supporters Goldie Hawn, Sally Field, Ted Danson, Mary Steenbergen, and Joby Williams are scheduled to appear. Many of these actors will host and discuss fan oriented movies in which they have starred.

During the Festival more than 40 films including new, retrospective, international, student, short subject and animated films will be shown. Many of the screenings will feature pre- or post-film discussions led by a volunteer moderator. Panel discussions on issues such as how to watch a film with your family and how editing impacts a film's message will further enhance the event.

Century Rio 24, New Mexico's newest and largest movie theater complex, will host the Festival. This 24 screen, state-of-the-art, theater will celebrate its grand opening May 15, 1997 in a gala event to benefit Futures for Children. The evening will include a reception with food provided by outstanding Albuquerque restaurants, including Scalo's Northern Italian Grill, Artichoke Cafe, Pinto, The Range and Andre's West. Live music by jazz quartet, Tetragon, and a silent auction of intriguing items will add to the event. Following the reception, guests will have their choice of 20 different movies set to open to the general public on Friday. Tickets are available for \$25 per person or \$40 per couple through Futures for Children. Call 821-2828 for further information.

Century Rio 24 is located at 4901 Pan American Freeway NE, formerly the site of the ABC 6 Drive-Ins. If you are interested in receiving information about the Festival, including the schedule of films and ticket details, please call 1-888-FLMFES (toll-free) or 505-332-3456. The Film Festival welcomes volunteers to assist with the new event. If you can donate time to help, please call the number listed above.

GRAND OPENING
CENTURY RIO 24
GALA
TO BENEFIT
FUTURES FOR
CHILDREN
MAY 15TH

SANDIA HEIGHTS RESIDENT RECIPES

FROM THE
3RD ANNUAL WINETASTING

From the kitchen of ANDREA SCHUNK

ARTICHOKE BREAD

1 loaf (unfrozen) bread dough
- Bridgford works best
but others will do

1 6 oz. jar artichokes (chopped)

4 cloves of garlic

1-1/2 tsp. basil

1-1/2 tsp. oregano

1-1/2 cup grated mixture
of parmesan and
romano cheese

Flour surface. Roll out the loaf until it's 12" wide and 18" long. Let it rest 5 min. Roll again until the desired size. Brush the surface with artichoke marinade. Sprinkle chopped artichoke, cheese mixture, garlic, basil and oregano. Take the long 18" end and roll into a log or fountain shape. Pinch the ends. Configure into a circular loaf. Pinch ends together. Grease baking sheet. Marinate top of circle loaf with artichoke juice. Put plastic wrap over top of loaf. Place in warm place to rise for 30 minutes. Preheat oven at 375 degrees. After it has risen bake at 375 degrees for 15 minutes. Sprinkle cheese on top. Bake another 10 mins. until golden brown on top.

From the kitchen of HELEN KEMBLE

CRAB MOLD

1/2 can undiluted cream of mushroom soup

1 pkg. (8 oz.) cream cheese

1 envelope gelatin

1 small onion (chopped)

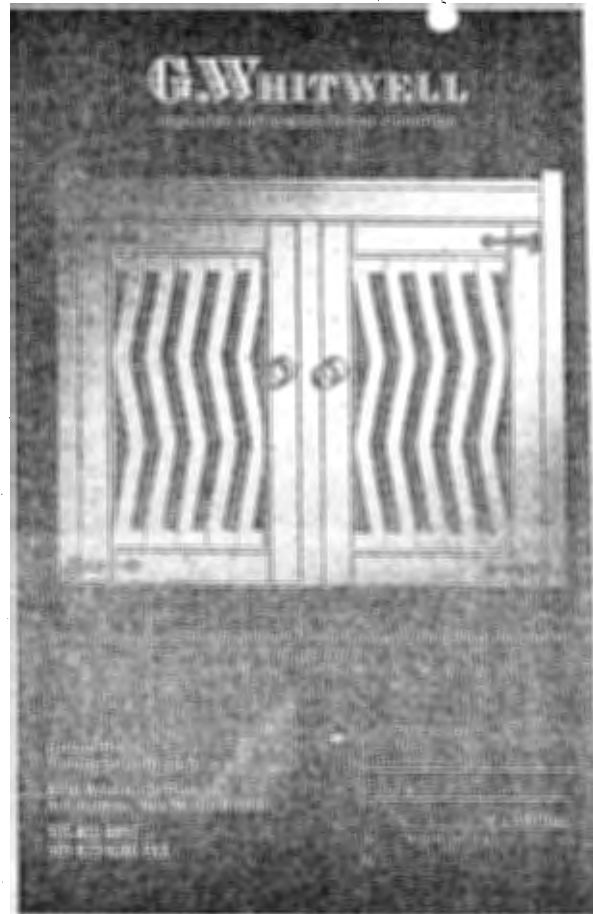
1/2 cup mayonnaise

Dash of salt

1/2 cup celery (chopped)

1-1/2 cup crabmeat
(canned or frozen)

Heat Soup. Add cream cheese and stir until it melts. Dissolve gelatin in 1/8 cup water. Add to soup and cheese mixture. Add onion, mayonnaise, salt, celery, and crabmeat. Pour into greased, quart-sized mold. Chill several hours.



CUT AND SAVE!

BERNALILLO COUNTY SOLID WASTE ORDINANCE TAKES EFFECT MAY 1, 1997:

SANDIA HEIGHTS RESIDENTS MUST COMPLY WITH THE NEW REGULATIONS

- Refuse is to be at road edge no later than 7:00 AM on the day of scheduled collection.
- All refuse shall be placed in either plastic bags/boxes (40 lb. weight limit per container), not to exceed 10 bags per week
- Items that cannot be bagged or boxed must be bundled in 4' long x 2' diameter bundles, not to exceed 5 bundles per week
- Special Pickups may be scheduled by calling Judy Turner at 857-8989; the cost is \$25 and will be on Mondays only. Items considered to be a special pickup include (but are not limited to):

Furniture pieces
Appliances (written certification required from service person that compressor has been removed)

Bags/bundles over your regular-day limit

- Items **not** allowed for pickup at anytime:
Lumber scraps • Construction materials • Flammables • Tires/Batteries • Hazardous Waste • Open piles of weeds/chamisa

Insurance and Workers' Compensation requirements necessitate the limiting of the number and weight of bags or boxes for the workmen's safety and well-being.

PLEASE NOTE: There will be no refuse pickup on Monday, May 26, 1997, due to the Memorial Day Holiday. That route will be picked up on Tuesday, May 27, along with the regular Tuesday route.

IF YOU HAVE ANY QUESTIONS ABOUT THE NEW REFUSE COLLECTION POLICY CALL JUDY TURNER AT SANDIA HEIGHTS SERVICES - 857-8989

Many residents have asked for a comparison of crime in our neighborhood to other areas. While the data is being compiled, we in the Security Department have provided these statistics. To join Security services, call 857-8989.

SANDIA HEIGHTS SECURITY CALLS COMPARISON - 1996-1997

TYPE OF CALL:	JAN - MAR 1996:	JAN - MAR 1997:
Alarms	114	139
Open Door/Window	14	5
Motorist Assist	44	35
Breaking & Entering	4	6
Attempted Breaking & Entering	0	1
Construction Site Burglary	1	2
Vehicle Burglary	3	3
Suspicious Vehicle	45	13
Suspicious Person	17	19
Peeping Tom	4	0
Theft (Larceny)	6	8
Animal Control Assist	7	2
Lost /Found Pet	13	22
Pet Nuisance	5	1
Snake	0	0
Family Dispute	5	5
Neighbor Dispute	4	2
Loud Disruptive Party	3	2
Fireworks Complaint	0	0
Vandalism (General)	12	11
Mailbox Vandalism	24	1
Mailbox Stolen	5	0
Lost/Found Items	1	1
Deer Hunters	0	0
Speeding Vehicle	1	.
Assault /Battery (Fight)	2	2
Death Threat	2	1
Unusual Special Request	15	13
Salesperson Problems	11	.
Phone Problems	0	3
Car Accident	5	1
Motorcycle Nuisance	2	0
Fire	11	5
Rescue	17	1
Utility Company Assist	16	4
Construction Sites	3	7
Vacant Houses (For Sale, etc.)	7	3
Specials (Extra patrols/observation)	12	21
Homeowners on Vacation	502	527
TOTAL CALLS	947	880

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Tamara is putting in a river rock path to divert water away from the Griffin manse.

Moving ahead to 1988, the Griffins are now living in Virginia, just outside of Washington, D.C. They have two children. Tamara is studying for a Master's in Education at Marimont College. And as president of her neighborhood homeowners association, she is answering way too many questions regarding landscape design, proper plantings and adhering to covenants. Perhaps it will come in handy. Low and behold, a job in another "much warmer place" opens

up for Jim, and the family is off to the high desert of Albuquerque. So back where we started, Tamara and her husband buy Aspen Landscaping from local entrepreneur Sam Chavez, who had owned the enterprise since 1974. Tamara now shares all of her experience as an environmental designer with the 30 to 35 landscape professionals that have worked for clients like Sandia National Labs, Jaynes Corporation, and Bradbury Stamm which led to the contract on the new BioPark.

up for Jim, and the family is off to the high desert of Albuquerque.

Tamara is extremely proud of her company's work on the Conservatory's Festival Green, Pond, Children's Garden, and Spanish/Moorish Gardens. They installed the entire irrigation system and did a lot of the plantings. "The whole concept for the Botanic Garden is based on 'A Drop of Rain'... starting at the source of the Rio Grande and following its

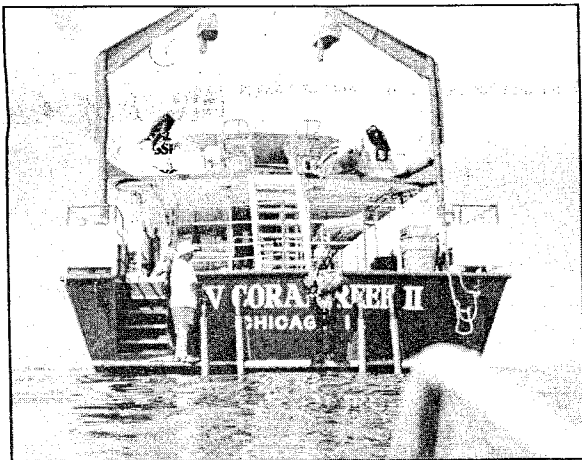
course down to the Gulf of Mexico," she says. So the landscape changes along the way and exhibits a wide range of indigenous and desert tolerant plant life. Albuquerqueans should enjoy seeing their ties to the ocean by way of our great river in the new aquarium, where fish from the river's mouth as well as deep ocean species can be enjoyed. Becoming involved in the acquisition of these exotic creatures was something Tamara just couldn't resist. She was invited to join a group of locals, including Chris Schueler of KOB-TV, aboard the Coral Reef II for an 8-day expedition to Bimini. There she tested her mettle as a newly certified scuba diver, netting wrasses and glass-eyes amid the stunning coral splendor off Florida's coast.

Aspen has recently added a masonry company to its assets and now can build walls and berms. Tamara hopes to work on upcoming projects in Tingley Park and the new railway connecting the BioPark with the Rio Grande Zoo. But no job is too small for her friendly crews and their handiwork can be seen all around town. She says Sandia Heights is one of the most difficult areas to landscape. The rocky soil, extreme temperature changes, canyon winds and proximity to wildlife provide an interesting challenge for plants. Her advice? "Use professionals! Make sure they're licensed and insured. Then use the quality equipment they recommend." She says using polypipe instead of PVC is one of the biggest mistakes up here.

After taking care of a lot of other people's property, Tamara is just beginning to landscape the difficult terrain around her own home, putting in a path of river rock where erosion has formed small arroyos and terracing down a backyard slope. She's planting xeric buffalo grass, artemesia and spurge, as well as rosemary bushes that smell great to us but not so great to our rabbit friends. She certainly has accumulated a great deal of insight on what should be inside AND outside.

consultant on new building sites (scary if you've ever seen construction in Egypt since the pyramids, but exciting) and they got to tour most of the country as well as Kenya, Cypress, the Suez Canal and Sinai Peninsula.

After returning to the States in 1984, another "hot" job beckoned Jim to Orlando, Florida. The city was growing at a feverish pace, and Tamara segued into construction management for Morley Properties, a commercial developer working on Maitland Center, the Colonades and the Atrium in the burgeoning downtown area. Then a stint with architects Shenke & Schultz as head of their design department found her working on the First FA Building, Orlando's tallest structure. You could wave to Mickey in DisneyWorld from up there!



Tamara was one of the lucky local group that went to Bimini in search of exotic catches for the new Aquarium at the BioPark.

KOB's Chris Schueler and Tamara rest aboard the seaworthy Coral Reef II after a day of diving.



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RESIDENT PROFILE: Sandia Heights Landscaper Designed Her Way from Boston to the BioPark



Tamara Griffin takes a break from her job as CEO of Aspen Landscaping & Masonry, with Sharkey the Aussie Cockatiel.

By Carolyn Hindel – Grit Editor

"In the Russian Orthodox Church children are named after saints," says Tamara Griffin. Thus explains her beautiful and unique birth name and those of her 5 year-old daughter Calisa (most beautiful one in Greek) and son Patrick, 9. And the first thing Tamara and her husband Jim did when they moved here 3 years ago from Fairfax, Virginia, was to establish the first Russian Orthodox Church in the city of Albuquerque. Today there are at least 70 members who attend services at the small adobe on 4th Street near El Pinto. Jim is the Chief Accounting Officer for the City, lovingly referred to by the family as the "beancounter."

Their 4200 sq. ft. Eagle Ridge Road hacienda by Chuck Hennings is an interesting study in angles and curves with two-story views of the Sandias from the foyer and master bedroom, a full basement, a kitchen & family "great-room" and several patios overlooking the rolling, untouched land adjacent to High Desert. The unusual dining area is almost chapel-like in ambience with one corner appropriately dedicated to Russian icons illuminated by a hanging Greek offertory. "The family pet needs no walking nor elicits any allergic reactions, thank you very much," says Tamara. Sharkey is a friendly White-faced Cockatiel from Australia that has learned to say "out" when he needs an adventure beyond his paper-lined living quarters.

Tamara is the owner and CEO of Aspen Landscaping & Masonry, an Albuquerque based company that's been building a reputation for quality work all over the city. Most recently her able-bodied crews have put finishing touches on many areas of the new BioPark's Botanical Gardens and Aquarium. But her interest in environmental design started way back in Massachusetts. Born to

a Russian Orthodox minister and his wife in Salem, Tamara grew up on the Eastern shore amidst lush green cliffs, endless blue water and white sailboats. She attended the University of MA for graphic and interior design, but because of the state's unique five college interrelated studies program, was able to study at Smith, Mount Holyoke, Hampshire and Amherst as well. She remembers a mentor, Professor Friedman, who allowed her to take grad courses as a freshman. By senior year she was designing interior spaces and recommending furniture for some of Boston's largest commercial businesses. Graduating produced a job instantly.

But soon after Tamara married Jim in 1981, he was offered an opportunity to represent his account-

ing firm Camp, Dresser & McKee in Egypt. So off they went to spend the next 18 months in a trendy suburb of Cairo called Mohandessein (Engineer City) on the western side of the Nile River. How was the food? "Well we had a great restaurant with the rather unlikely name of Swiss Chalet right in our apartment complex," said Tamara. And she was able to find work as a design





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ARC Becomes ACC Architectural Control Committee Report

By Don Hooper - SHHA Architectural Control Committee, Chair

The Architectural Control Committee (ACC) of the Sandia Heights Homeowners Association has continued to receive a large number of applications for approval of new housing construction as well as additions and modifications to existing homes, landscaping, walls, fences, and other work affecting the exterior appearance of home sites throughout Sandia Heights. The Declaration of Restrictions (covenants) which run with the deeds to all property require, with some specific exceptions, plans for all new construction and exterior modifications to existing homes to be submitted to, and approved by, the ACC prior to commencing work. The exceptions apply to certain Units in Sandia Heights which are still under development and have not yet been turned over to the SHHA for covenant support and architectural control enforcement.

Previous to March of this year, the committee was known as the SHHA "Architectural Review Committee." It was brought to our attention that the covenants state that all new construction and additions, etc., are subject to prior approval by an "Architectural Control Committee." In each of the covenants this committee is stated as being formed by three named individuals (comprised of Sandia Peak Tram Company employees and officers) or their successors. Beginning in 1988, the Tram Company began to formally and legally assign all rights and duties it had under the declaration of restrictions to the SHHA and its Architectural Control Committee. Therefore, the "Architectural Control Committee" has now been adopted as the appropriate name.

There are thirty-one separate and individual covenants, each applying to a specific Unit of Sandia Heights. In most cases the various covenants have distinct differences, and many of the restrictions, particularly respect to architectural criteria, are sometimes difficult to interpret and apply. I'm sure it is safe to say that we all can visualize improvements and more uniformity in the covenants, as well as in their application. Although the SHHA has enforcement obligations with respect to the covenants, over the years the

Association has had little or no involvement in drafting or promulgating the covenants. However, the covenants are "ours" collectively. Each and every homeowner by virtue of obtaining and receiving the deed to their property has acknowledged the legality of the covenants. The ACC strives to be fair in interpreting the restrictions during the decision-making process, but often times is not seen as being particularly successful in this respect. It is difficult to accede equally to the desires of all.

It should be recognized that the covenants can be amended - not by the SHHA, but by individual homeowners obtaining the agreement of 75% of the property owners of the applicable Unit. The SHHA has no legal authority to amend the covenants; such authority rests solely with the homeowners of each individual Unit.

Requests for variances to the covenants with respect to architectural matters must be submitted in writing to the ACC prior to the start of construction together with plans, to scale, for the proposed project and the official Application form for plan approval. Application forms may be obtained by calling the SHHA administrative assistant, Erin Frinkman, at 296-1412. Submittals must clearly define the variance requested, with such variance clearly shown on the plans, and a written description of the specific reasons why the variance is sought. Since the property owner should have been aware of the existing topography, lot size, other existing site conditions, and applicable restrictions (covenants) when the property was purchased, the variance request should describe subsequent events, changes or new information upon which the request is based.

During the year ending April 1997 the ACC has been involved in 131 projects, affecting approximately 7% of the total number of properties under SHHA responsibility. Of these 131 projects, 18 were new homes, 27 were major additions, and the remaining were smaller projects consisting primarily of walls, patios, decks, patio covers, and landscaping.

It is the ACC's practice to schedule a neighbor review for new construction and major additions to existing homes. Adjoining property owners who are members of the SHHA are invited to a meeting to examine the plans for the proposed project and may submit written comments for the committee's consideration. Approximately 45 such neighbor reviews were held in the last year. It should be noted, however, that while the committee can facilitate communication among adjoining neighbors, property owners have a right to build on their property within the guidelines and requirements established in the Declaration of Restrictions (covenants) for the applicable Unit.

The ACC presently is comprised of five committee members: Marshall Aungier, Jerry Grayson, Chris Harmon, Don Hooper (Chair) and Toni Seidel (Vice Chair) and one ex-officio member, Jon Cashwell, a former committee chair. The committee is very competently assisted by Erin Frinkman, the SHHA administrative assistant, who maintains and controls all files, including plans and specifications, carries out the committee correspondence, fields most of the inquiries from residents, and keeps the committee members continuously updated on the action status of the projects under committee control. The entire committee meets twice a month, however discussions and meetings among individual members and with the administrative assistant continue on nearly a daily basis.

As indicated in this column in the previous issue of the Grit, the committee is shorthanded and additional committee members are sorely needed. This is even more true now, as we will be missing the valued contributions of Jerry Grayson who will be moving from Sandia Heights in the very near future. Involvement on the SHHA Board and, in particular, the Architectural Control Committee is interesting, challenging, rewarding, and of course very beneficial to our community. Please call Anne Yegge at 823-2107 or Don Hooper at 856-9499 if you are interested in this worthwhile endeavor.

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PENSTEMONS - SANDIA HEIGHTS' BEAUTIFUL BEARDTONGUES

By Shirley Medina - Master Gardener

A common inquiry on the Master Gardener Hotline from Sandia Heights homeowners concerns what types of plants will grow well in soils which are composed mostly of decomposed granite, sand and rocks. One plant that seems particularly suited to the area is the Penstemon. These flowering perennial herbs are members of the Scrophulariaceae or Figwort family. Their habitat ranges from the mountains to the desert of the western United States from Canada to Mexico. Penstemons or beardtongues are distinguished by tubular flowers with darker colors on the lower lip, and gland-tipped hairs (beard) on stamens, the plant, or other flower parts.



In a recent interview I had with Bertha Wirtz, well-known Sandia Heights Penstemon grower, I learned that many Penstemons do not have long life spans, and do not always reseed freely (although you may find an occasional one sprouting up through a crack in the sidewalk). Mrs. Wirtz has grown over seventy-nine (79) Penstemon varieties, and continues to experiment annually with new ones. In fact, when one Penstemon (P. palmeri) "accidentally" hybridized with another (probably P. pseudospectabilis), the new cultivar was named "Bertha."

Each species seems to have its own needs regarding: (1) soil type (loam, sand, or rock); (2) water zone (low or moderate); and (3) light (sunny to shady). The plants themselves can range from small ground covers to medium-sized bushes. Gratification in growing Penstemons comes from experimenting with their various needs in your yards' micro-climates; and when successful, enjoying the grandeur of their special forms and colors. Most Penstemons do not require a prepared soil, nor do their "feet" appreciate heavy organic mulches or bark. They begin blooming in the spring, and continue to bloom throughout the summer. When they are not in bloom, the foliage itself is attractive. The various-colored flowers attract hummingbirds and bees.

Some of the Penstemons that Mrs. Wirtz has grown successfully are P. ambiguus (also known as Sand, Bush, or Moth Penstemon, which blooms white on top and lavender underneath; P. pinifolius (Pine Leaf), which blooms orange-red; P. palmeri, which is fragrant; P. strictus, which reseeds the most; P. alpinus, which blooms blue-lavender and has a strong smell; and P. alamosensis, which blooms bright red-orange and has distinctive gray-green foliage. Many nurseries in the Albuquerque and Santa Fe areas stock one or more of these Penstemons. Half the fun is trying to collect as many of them as possible. Penstemons are great xeric plants!

Recommended reading:

- "The Beautiful Beardtongues of New Mexico" by Erma Pilz and Jean Hefflin (former Sandia Heights resident);
- Terra Seca Bonita (April 1997 newsletter)
- "Penstemons ..." by Bertha Wirtz.

Upcoming Events:

- Albuquerque Home and Garden Show
- Manual Lujan Bldg. (State Fair Grounds)
- April 24, 25, 26. Special Xeriscape Garden display
- Second Annual Xeric Plant Sale
- Albuquerque Garden Center
- May 31, 9 am - 4 pm

Master Gardener Hotline continues through October 31st. Call with your gardening questions. Monday through Friday, some Saturdays - 9:30am to 3:30pm. 292-7144.

PLANT OF THE SEASON

Silk Tree (*Albizia julibrissin*) is a small to medium deciduous tree that grows 10-40 feet tall with a spread equal to its height. May be a single or multiple trunked tree. Compound foliage gives this tree an interesting lacy appearance which closes up at night. Beautiful, pink blooms that appear in late spring are unique in appearance because they don't have petals, like most conventional flowers, but are staminate or pincushion-like. Long pea pods appear in fall.



Silk Tree
Albizia julibrissin

Silk Tree is native to Asia from Iran to Japan. Plant anywhere in New Mexico up to 6,500 feet in elevation. Medium growth rate with moderate drought tolerance. Plant in full sun to semi-shade. Grows in most soils but performs best in an amended garden soil.

PLANTING: Build a berm with soil twice the diameter of the container diameter. Fill up the basin two times to insure a deep soaking. For the first month, keep the plant moist. As time passes, decrease the frequency but increase the amount of water given. After established (2-3 years) deep soakings every 3 weeks will be all that's necessary in spring and summer and a monthly soaking in winter.

RECOMMENDED USE: Silk Tree is one of the most beautiful and versatile trees to work with; attractive foliage, beautiful flowers and interesting branchwork. Its manageable size allows it to be planted in narrow spots (at least 5 feet) to larger open areas. Makes a fine lawn tree because its open habit and late leafing-out gives grasses extra sunlight. Plant Silk Tree where it can be viewed from above such as a raised deck or at the bottom of a hillside to best appreciate these hummingbird attracting trees.

Two cultivated varieties or cultivars are available: *Albizia julibrissin* 'Rosea' has darker pink flowers and more cold hardiness than the standard Silk Tree; and *Albizia julibrissin* 'E.H. Wilson' has the best cold hardiness of all Silk Trees. Both cultivars may be planted in the East Mountain area or Santa Fe where the standard Silk Tree is not recommended.

If you have any questions regarding this plant, please call Dan Caudillo at 856-6617.

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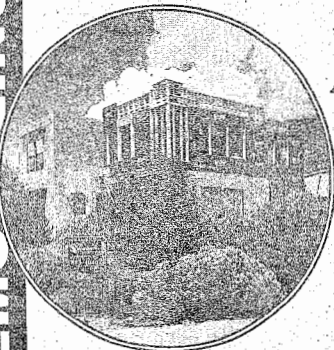
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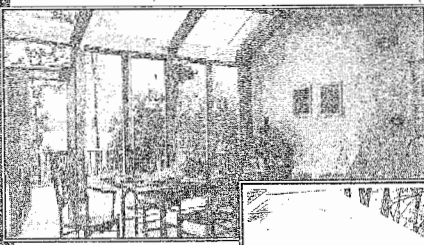
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COALITION ...continued from page 1

It is particularly important for affected landowners to join and/or become current with their contributions, since the SMC cannot represent you or protect your interests in any settlement unless you are a coalition member. The Pueblo has offered to except private lands from their claim, but Indian law is complex and any move to do this must be approved by the Secretary of the Interior, and perhaps by Congress as well. SMC attorneys are preparing the proper legal documents to protect both title and access to the private lands of SMC members in the event the Justice Department does not prevail in the courts; but will have as its first priority - the preservation of the mountain for all citizens - both Indian and non-Indian. To join the SMC or to update your financial contributions and/or make suggestions on how best to proceed, contact Sandia Mountain Coalition, P.O. Box 14353, Albuquerque, NM 87191.

Jack Walker, SMC Co-Chair

Look for New Liquid Waste Ordinance

By
Charlotte Zerof

Two Sandia Heights residents, Communications Chair - Charlotte Zerof and Jo Porter, were among 50 participants at the Bernalillo County Environmental Health Department's Awareness and Input brainstorming session to develop an entire new Liquid Waste Ordinance. The current policy is outdated, does not take into consideration new developments in disposal of liquid waste, and is difficult to interpret and enforce. About 20,000 septic tanks are in the county. A new ordinance is needed to set performance standards that comply with the Ground-Water Protection Policy and Action Plan.

During the summer, staff will be available to meet with groups to discuss their concerns and an outline will be mailed requesting opinions in September. A Bernalillo County "State of the Environment" follow-up conference will be held in October or November. A preliminary draft of the new ordinance has been promised in February 1998, public review July through September, and adoption is hoped for by October 1998. Sometime in May, staff will post ideas collected at the April 22nd session on the County's web page <http://www.bemco.gov/> for interested parties. County engineer Clara Cates, leader of the project, and can be reached at 924-3650.



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Answers To Frequently-Asked Questions

about the Pueblo of Sandia and the Sandia Enterprises suit to obtain sole rights to approximately 10,000 acres of the west side of Sandia Mountain:

Why doesn't the Department of Interior give them back their land?

All the research and evidence produced by professional historians and archaeologists, through the review of original documents and at the land sites themselves, show the Pueblo of Sandia has no valid claim to this land. In fact, records demonstrate the Pueblo now has more land than it was granted.

Why do the citizens of the Albuquerque area have to get involved?

To keep the mountain open to everyone. Local people who care about open space have to make their voices heard. We cannot rely on disinterested officials in Washington D.C.

For example, ten years ago, the approximately 10,000 acres still in question were about to be given to the Pueblo when a local citizen heard about it purely by happenstance and contacted friends and residents. According to the records, the Department of Interior had been told there were only a few cabins in the area and that the owners had agreed to the transfer of land. This was not based in fact. Had a small group of citizens not taken immediate action in 1987, the land would have transferred WITHOUT local knowledge or notification.

Why should I get involved?

The west side of Sandia Mountain is some of the most beautiful land in New Mexico and is an essential ingredient in the City of Albuquerque's quality of life. It contains the world-famous La Luz Trail and the state's highest-earning tourist business: the Sandia Peak Tramway. Also included in the claim are the Stone House, the Juan Tabo Picnic Area, Crest House, High Finance Restaurant, and countless beautiful hiking trails, waterfalls, and streams. It also contains a national wilderness area created by the US Congress, and a state game preserve.

Surely these assets should remain available to ALL citizens, including Native Americans. Unless the citizens of New Mexico let their representatives and the Forest Service know how much they value Sandia Mountain as open space, they may lose it.

What is the Sandia Mountain Coalition?

SMC was founded in 1987 by area hikers, birders, backpackers, lovers of open space, and nearby homeowners who want to preserve Sandia Mountain as it is. It now includes hang gliders as well. The group believes The Mountain Belongs to All of Us and has adopted that as their motto.

The present US Forest Service management assures that citizen support and opinions are solicited when decisions are made for the management and use of the area. By law, US citizens have a say-so about the use and activities on federal lands. SMC wants to retain that control with the present management.

Why not let the Pueblo manage the land?

As a sovereign nation, the Pueblo does not have to seek citizen input or support, can close the land to visitors, or can put it to any use it chooses. Other lands given to pueblos in New Mexico in the past few years have been closed to all people except members of that pueblo, despite written assurances that the land would not be closed. The Pueblo of Sandia has printed a management plan for Sandia Mountain, and it includes logging, mining, and limiting access to hikers. In addition, the Pueblo has no experience whatsoever in managing lands. The land they have within Pueblo boundaries are, according to experts, overgrazed beyond recovery.

Why not negotiate a binding agreement with the Pueblo to manage the land, keeping it open to all citizens?

Agreements with sovereign nations are not binding. Agreements with other pueblos not to close the land, for example, have been broken recently at Cochiti and Taos. The governorship of pueblos changes periodically, usually every year, and no government is bound by the decisions of any preceding government. This means no pueblo may make binding agreements.

What about the Pueblo "sacred sites"?

Religious sites are protected by the Forest Service throughout the United States, as required by law. For many years, the Pueblo has been urged to identify any sites they choose for protection. They have full access to the land now including gated areas within the Forest. Since this land has never been within the Pueblo's boundaries, and since this particular "pueblo" was founded by non-Pueblo, Christian converts from Arizona, there are probably no ancient religious sites in the usual sense.

Why is SMC spending most of its money on legal consultants?

When you get sued, lawyers are the only people who can represent your interests. SMC funds come entirely from generous contributions, mostly from members. The leadership of SMC has carefully allocated fiscal and volunteer resources according to where they were needed most. The Pueblo sued the Departments of Interior and Agriculture (under which the Forest Service resides) in 1995 in US District Court (Washington D.C. area). An SMC membership meeting voted to petition to "intervene" in the lawsuit as interested parties. They also voted to have the leadership encourage Bernalillo County and the City to intervene as well.

It was felt the two federal departments would not and could not (legally) represent SMC interests. We wanted a seat at the table when decisions were made regarding our mountain. The land was almost given away in 1987 when no New Mexico citizens were consulted or informed. Members chose not to risk a similar situation.

The County agrees the land should remain under present management and policies. Under the leadership of County Commissioner Barbara Seward, Bernalillo County petitioned the court to intervene. For some complex reasons, Mayor Chavez and the City of Albuquerque continue to take no action.

Why can't the Pueblo be granted the Forest Service and wilderness lands while tourist properties and private land remain in private hands?

We have been advised by SMC attorneys that there is legal precedent that will not allow Pueblos to "except" from their claims any lands they choose without approval of the Secretary of the Interior. The land claimed is either legitimately theirs or it is not. This will be argued in court, if the District Judge agrees to hear the case, and this precedent will probably prevail.

If the Judge attempts to make an exception, tourist attraction lands and private homeowners would be surrounded by Indian land. There are legal precedents which establish that management of the private properties would then belong to the Native American group. This means the Pueblo could assert control over land use decisions, road maintenance, water rights, services such as fire and police, and would have the legal power to tax at any rate. US citizens would essentially be governed by a foreign nation, in which they have no vote nor representation.

Without warning, in 1987-88 the Pueblo of Sandia increased the lease rates of three long-term Albuquerque businesses that had been leasing Pueblo land for many years. The increase was such that all had to abandon their property to the Pueblo, which was probably the Pueblo's intent. One was unable to relocate and went out of business. So there is reason for concern about land leases, taxation, and loss of property, including structures.

Has a compromise been tried?

Several approaches have been tried, the most recent and significant, perhaps, being the offer in 1994-95 of acreage north of the Pueblo, toward Placitas. The Pueblo told the Department of Interior that it was not interested.

Why not inform the public with a public relations campaign?

SMC membership may vote to do a PR campaign when they decide the time is right. At present, it is deferring to the U.S. District Court in Washington D.C., since the outcome will be determined based on the merits of the case and not public sentiment.

What is the real story?

Not all land claims made by Native Americans have merit. American citizens have legitimate needs and claims to their land, and open spaces are real and legitimate needs of a city and county such as Albuquerque-Bernalillo. Open space is especially critical as wooded land becomes more scarce on a crowded planet.

There is also a very interesting story to be written about the fraud discovered when original Spanish and English documents were finally released by the State of New Mexico Archives. An SMC member reviewed the originals and obtained copies that show major discrepancies, holes in the document at critical places such as boundary marker locations, and outright mistranslation of the Spanish in the English version.

With the urging of SMC the Forest Service commissioned a full study (at a cost of about \$35,000) by an expert in Spanish history, who substantiated SMC findings and wrote a full report. This report will be presented in the lawsuit.

BERNALILLO COUNTY SHERIFF'S DEPARTMENT:

Safety Suggestions for Women

by Joe Bowdich - Bernalillo County Sheriff



Bernalillo County Sheriff Joe Bowdich received calls from concerned citizens in mid-March after news reports of the rape of a woman at her Sandia Heights home. An arrest has been made in the case.

Sheriff Bowdich told those who called that the Sheriff's Department did not believe that the violent act was committed randomly, meaning that the woman was acquainted with the men accused in the attack. The incident was not a break-in. The incident prompts the sheriff to offer some suggestions for self-protection.

There's a lot you can do to reduce your risks. One of the keys to self-protection is to be aware of the danger. Rapists don't look any different than other men. In many cases, the woman knows the attacker. Avoid risky situations. Stay out of isolated areas, especially at night. Don't go off alone with anyone you don't know well. Never hitchhike. Pay attention to your surroundings and the people in them! Watch for behavior or attitudes that may signal trouble.

If you think someone is in your home don't go in. Call the Sheriff's Department from a nearby phone. If someone comes to your door and you are not familiar with them, don't open the door. You are entitled to ask

for the I.D. of any repair or delivery person before opening the door. You may call to verify employment if you are suspicious. Never let a stranger know you're home alone - whether the person is at your door or on the phone.



If someone is raped it is very important to report the crime because it helps Deputies put a stop to violence against women. Go to a hospital or doctor immediately for treatment of any injuries. Don't douche, bathe, shower or change clothes before you go. You might destroy valuable medical evidence. Talk to someone you trust about what happened. You can also call the Rape Crisis Center at 266-7711.

Probably one of the most important things to remember is to trust your instincts. If you sense that something is wrong, get away as soon as possible. Your chances of staying safe improve if you are cautious.

(Some of the information for this article was obtained from "Self-Protection for Women," a Channing L. Bete Co. Inc. publication.)

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Communications Committee Report

By Charlotte Zerof - SHHA Communications, Chair

The Grit has been the most useful means of communicating with Sandia Heights homeowners and response has been very rewarding. Advertisers have supported that publication and the Director. In addition, we have utilized the opportunity to mail information through the Sandia Heights utility bills. The Grit for new homeowners was revised this year to provide more clarity on architectural review and covenants. Those items were discussed in earlier Grits. SHHA membership has increased this year with 70% of the homeowners participating. All are welcome! If you have not been receiving information from SHHA, check with the Sandia Heights Homeowner Association to see if you are being assessed for membership (\$3.50 a month on your utility bill).

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A View from the Ranger's Station

By Floyd Thompson III - Sandia District Ranger

Spring is in the air. We had a great winter, much fun in the snow - happy concessionaire partners and snow enthusiasts. Much as we enjoyed the snow it is disappearing fast and the light fuels in the woods are drying out quickly. The recent fire behavior on a Bosque fire on Isleta Pueblo has made us all aware - fire season is fast approaching. Please take note of our Fire staff precautions.

That reminds me - we have a new employee in the Sandia Mountainair Zone - Mr. Ruben Camillo. Ruben is a highly experienced fire fighter and program leader who has been leading efforts for prescribed burns in the Gila Forest in Luna and Quemado for many years. Ruben, his wife and son will be moving up to Mountainair to take over the post as Zone Fire Management Officer for the Sandia/Mountainair Zone. Please join me in welcoming Ruben and his family to the area.

I have been meeting with many groups and individuals all over the area as part of Forest Supervisor Jeanine Derby's Forest Plan Revision process. I have heard many ideas, concerns and general comments about how Cibola National Forest and the Sandia and Manzanita Mountains should be managed. I thank you all for your time with me and I look forward to keeping the dialogue going. Here are a few thoughts from your Ranger and some updates on issues.

AMERICA'S OPEN SPACES

One thought I must emphasize - our National Forests are a gift we cannot take for granted. In the East, under the Weeks Law of 1911, most all National Forest was purchased. You can bet they take their national forests seriously and know the value of those open spaces. Even though all the land was acquired or taken from some group or another in the past, the fact remains we all have the gift of these spaces to enjoy for as many generations as our leaders have the foresight to keep them available. In the West, we have a public domain history that in the more recent past was part of the heritage of many indigenous cultures. The struggles over range, water, access, minerals and the like are fresher in our minds. In the southwest, we have a unique history involving the King of Spain, who granted distinguished families and groups of settlers, Spanish land grants in addition to the Indian Pueblos. Many of these land grants to communities of settlers did not fit easily into the English concept of land ownership. The King of Spain did not always have good maps to avoid overlap with other grants made. The Treaty of Guadalupe Hidalgo tried to provide for all these Spanish land grants, but it was an imperfect process, resulting in a lot of land turning into public domain through various land exchanges. Some of it now known as the National Forests.

In our southwestern society, the National Forests represent a rich diverse legacy of intertwining heritage. In effect, they belong to all of us - they hold our pueblo sacred places, our common land, and our relief from growing urban areas. They are America's open space gift to itself. Yet, I see deep divisions in our society that want - not for the common good - but for their own singular interests. They are working toward partitioning the Forest into lands for use by one group or another, eroding the whole for the benefit of special interests. The challenge is to keep the Forest available for individual need and for all people at some time or another to enjoy. This is one of the paramount reasons why we need everyone to join us in looking for solutions to manage the Forest for all interests. Some will have to give in a little, others a bit more, but in the end we all have gained a treasure of our diverse heritage for all generations to follow. Without your participation in this vision, the concept of our National Forests as "America's Open Space Gift" may be in peril.

SINGLE SPECIES or COMMUNITIES WITHIN ECOSYSTEMS

Our Endangered Species Act is under attack. Some push for a single species to the exclusion of others and some to the exclusion of human communities. Today I learned the Supreme Court will finally give voice to all sides in the debate. Yet, is this true? Have we really heard from the chorus of voices that make up the whole community of interests? It seems to me we have yet to hear Aldo Leopold's wisdom when he said we cannot understand the land until we understand the interconnectedness of its parts - the ecosystem. The Endangered Species Act was a thumb in the leaky dam - holding the line so we might gain sight of Leopold's vision - thinking in whole systems, considering the community of life and the interrelationships of the ecosystem where Homo sapiens are one of the species. Just some food for thought.

FEE DEMONSTRATION PROJECT - NEXT PHASE

Let me highlight a few major points. First, the fee area will enlarge to include all sites for developed parking along the Sandia Crest National Scenic Byway (NM 536) and Las Huertas Canyon (NM 165). No new parking areas will be in this Phase in Las Huertas until a final settlement is made on the lawsuit, only the Las Huertas Picnic Ground and Sandia Cave parking lots are to be included. As you may recall we are still awaiting results from our contractors about the ethnographic significance of the area.

A new parking area along the Crest Highway at IOK Trail Head will be under construction this summer. You need to thank your County Commissioners, Bernalillo County Roads Department and the Middle Rio Grande Council of Governments for their support of this Interstate Transportation Enhancement Activities (ISTEA) funded project. Reconstruction at the Crest Observation Site is also scheduled to start early this summer. Plan for some delays in driving to the Crest, but it will remain open for the summer. Sulphur Picnic Ground will reopen this season along with Cienega and Doc Long. These areas will provide some of the premier accessible recreation settings for all ages and disabilities in Albuquerque area. Truly a world class opportunity.

The fees stay with the local unit, so you'll see more forest rangers; naturalists; better, cleaner toilets; more educational exhibits; and better service hours.

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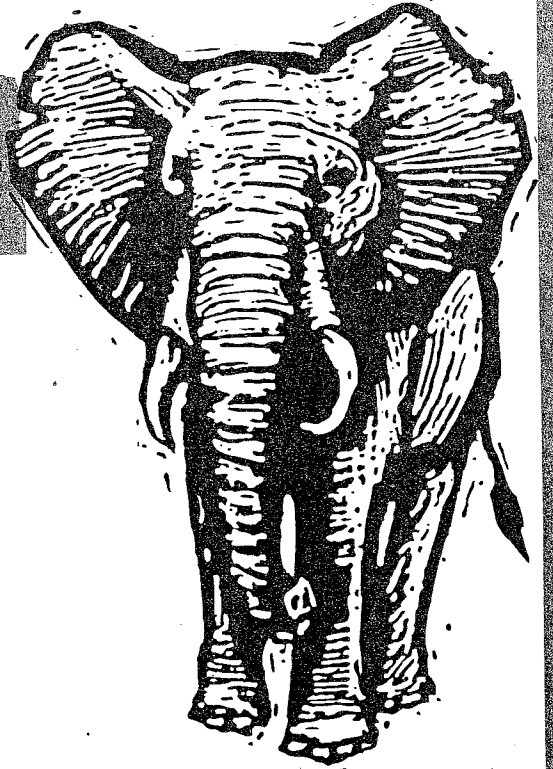
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The Fat Lady Sings at Recycle Saturday, May 3rd!

By Claire Wilcox - SHHA Community Services, Chair

The last few months our recycling truck has been less and less filled, due mostly to competition from the Smith Store on Tramway, which has set up a 24 hour facility in their parking lot for almost every type of recyclable. It's a combined effort between Reynolds Aluminum, the city of Albuquerque and Smith, with the city recycling the glass, plastics, paper, etc., and Reynolds handling the aluminum. Calls to Smith's and Reynolds' corporate office confirmed their plans to keep the recycling facility open indefinitely. With this news and a good feeling that the recycling effort has extended to others besides ourselves, The SHHA Recycling Committee is planning to discontinue the monthly recycling effort for Sandia Heights. **May 3rd will be the final Recycle Saturday.** Many, many thanks to all that have helped out over the years.

February Volunteers:

Cub Scouts:
 Robie Pachak
 Andrew Vasquez
 Steven Vasquez
 Phillip Walck
 Diane & Fernando Vasquez, leaders
 Sam Bensonhaver
 Dave Wilcox

March Volunteers:

Fran Luftschein
 Mary Benzel
 Virginia
 John Thomas

April Volunteers:

Amy & Robin Criel
 John Simmons
 Jean Ottmer
 Dave Wilcox
 Melanie Christman



HERE ARE SOME RECYCLING LOCATIONS AND PHONE NUMBERS TO KEEP HANDY:

Smith (24 hours)
 Tramway & Montgomery (East parking lot)
Everything: glass, paper, plastic, aluminum

Bernalillo County Environmental Health
Household solid waste: paints, chemicals, chlorine, fertilizer, pesticides, etc.
 (They have a series of Community Clean Up Days: Spring & Fall) - 924-3651

Roadrunner Paper
 1239-C Bellamah Ave. NW
Paper Only: (No magazines, cereal or shoe boxes; no metal staples or address labels)
 7am - 4pm M-F - 764-9832

Universal Recycling, Inc.
 1829 Commercial NE
Any type of plastic: (They make "Plasphalt" used in road construction)

ABQ Solid Waste Hot Line - 761-8100



New Mexico Predicted to Be the 2nd Fastest Growing State

Growth is something residents of New Mexico have started to expect, since we have been the twelfth-fastest growing state recently. But things are changing fast. The US Census says New Mexico will be the second-fastest growing state over the next thirty years.

The growth we have experienced hasn't necessarily brought the benefits traditionally expected from new economic development and population. In fact, the state has dropped from 40th to 47th in per capita income. Meanwhile our infrastructure backlog - that is, maintenance and improvements needed on roads and other capital improvements - has grown to \$5.3 billion (over \$3,000 per resident), with only about \$1.25 billion in identified revenues to pay for it.

Growth can bring important benefits, such as jobs and improved quality of life for coming generations. But as New Mexico is learning, unmanaged growth has exactly the opposite effect. It hits taxpayers and local government very hard, according to a recent study by the state Division of Local Government.

And unmanaged growth also changes our communities and cultures. Neighborhoods and villages empty out while the suburbs grow. People rely more and more on cars, at great personal expense and inconvenience. The urban centers experience higher and higher vacancies. Personal and public investments in existing areas are made worthless while new ones are required in fast-growing fringe areas.

A recent study (only 11 pages!) co-sponsored by the Bank of America in California shows that existing growth patterns are inefficient, expensive, and damaging to our communities, cultures and people. The report, called "Beyond Sprawl" shows that it is good for almost everyone - businesses, governments, and individuals - to be careful about where major development occurs. In fact, the report says that not managing growth is a decision in itself, and one that causes big problems for everyday citizens and taxpayers.

Our organization, 1000 Friends of New Mexico, has a mission: trying to get useful

growth management policies adopted all over New Mexico. By conducting the right kind of growth management we can make public expenditures more efficient; protect existing private investment (in homes, businesses, and commercial properties); prevent the instability that changes communities almost overnight; and strengthen the state's economy over the long term.

We welcome new members (call 848-8232 for more info) and any opportunity to meet with any kind of organization interested in growth issues - whether opposed to managing growth or not. Right now we are in the midst of a major membership drive to match a challenge grant expected from a large New Mexico foundation, so new members' contributions will go twice as far as they ordinarily would.

As the organization's executive director, I would be happy to speak with you anytime about local or state growth issues. Please feel free to give me a call!

Ned Farquhar
 Executive Director

1000 FRIENDS OF NEW MEXICO
 823 Gold Ave. SW
 Albuquerque NM 87102
 (505) 848-8232
 nm1000@roadrunner.com

LETTERS TO THE EDITOR:

Please direct any articles, comments or correspondence to The Grit Editor, 1124 Marigold NE

AWAKE-UP CALL!

After reading the article in a recent edition of The Grit, "The ARC and the Covenants," are you sleeping soundly under the roof of your Sandia Heights home, secure in the belief that SHHA's Architectural Review Committee (ARC) protects you from construction that would intrude upon your mountain or city views and would not be harmonious in your neighborhood? I know I once did, until I was rudely awakened last September by the sound of earthmovers at 649 Cougar Loop, the lot next to my home. As neither my immediate neighbors nor I had been notified about the proposed construction it was indeed a very jolting wake-up call. Especially when we discovered (only through our diligent efforts to get straight-forward information from the ARC) of the construction's size (huge and high) and style (say, unusual) and plans for a very large detached building.

Since then we have learned, a shocking and disappointing step along the way, that we are not protected by our covenants as interpreted by the ARC. In this case, the builder was given approval by the ARC after an arbitrator ruled that our covenants are "ambiguous," and (stranger still) on the advice given to him that "no documents were presented which were statements by any nearby neighbor that they were against the approval being granted." The reason for the lack of protest? The homeowners whose property values are most negatively affected were excluded by the ARC from the arbitration process. In fact, the covenants for this unit are not ambiguous about construction that hinders views or that is not in harmony with adjacent structures. It is all there in plain English.

Are you aware that the ARC has stated it is not required to include a review of proposed building plans by nearby neighbors? And no matter how many or how strongly neighbors disapprove of the construction, the decision of the ARC is final and binding? Did you know that even if the unit you live in shares a common border with another unit, there are some legal efforts in the making trying to declare that you may have no legal grounds to protest construction plans (even if they are on the edge of your backyard) because the building site is not in your unit? And in an attempt to further weaken our right to protest, there is the notion that Sandia Heights does not exist as a unified neighborhood area but rather is a quilt of small units governed by conflicting covenants. With no overall direction from the SHHA Board of Directors and with no interest in the opinion of affected property owners, the ARC can pick and choose covenants to enforce or to ignore.

I hope this brief note has alerted you to the reality of how vulnerable we are to the decisions made

by the ARC. Please contact Anne Yegge, President of SHHA, to request (demand?) that the SHHA Board of Directors hold a well publicized meeting in the very near future, with us, the homeowners, to discuss the procedures we must take to revise the ARC's procedures in order to safeguard our property rights and maintain our lovely Sandia Heights neighborhoods.

Carol Cassell, 720-14 Tramway Ln.

P.S. For more details about the situation described above and the legal action we have been forced to take, call Walter and Lois Strohm, 856-7433. We would especially appreciate hearing from anyone living in units 6 and 7.

Response by SHHA President Anne Yegge:

The Architectural Review Committee (ARC) reviewed plans for a home to be built at 649 Cougar Loop. Residents at Chamisa Park with properties facing the west were notified of the construction. The construction was to take place on the east side. After the lot was cleared, ARC held two separate neighbor reviews for Chamisa Park Residents (including those facing the east side) and interested residents who were near the property. There was no attempt to exclude any interested SHHA member from the process.

Before construction started all residents had an opportunity to comment and review the plans. It should be noted that no residents attended the original neighbor review of the plans and therefore the ARC had no property owner comments to consider. However, in the opinion of the Committee, the roof design for 649 Cougar Loop was not considered to be in harmony with the surroundings and the plans were rejected. The owners threatened suit and the SHHA Board of Directors agreed to an arbitration of the issue in lieu of protracted and expensive litigation.

The arbitrator's decision was in favor of the property owner, indicating he had reviewed written documentation from the owner in support of the roof design from nearby homeowners. The decision itself, however, was based on legal interpretation of the covenants; no neighbors were included or excluded from the arbitration process. The arbitration was between the SHHA, which approves or disapproves plans through its ARC, and the owners of 649 Cougar Loop.

The plans for 649 Cougar Loop included a separate studio building. The owners did not at the time seek ARC approval to build the studio. After the home construction commenced, certain homeowners at Chamisa Park sued SHHA and the property owners alleging that the studio violates the covenants. The

SHHA response to the suit states: "Although not legally required to, this defendant is agreeable to providing notice to the plaintiffs so they can provide their input, and the Architectural Review Committee can give whatever, if any, weight it deems appropriate."

There is no legal requirement nor any requirement in the covenants that neighboring homeowners be given notice of, or an opportunity to comment on, construction plans. This effort by the SHHA is a service provided to its members. There are no plans to discontinue this effort. SHHA has always tried to notify members of the Association who are near the proposed construction and no distinction has ever been made on which Unit the members reside in.

SANDIA HEIGHTS IS GOING TO THE DOGS!

Dogs, and their owners, are seriously degrading the wonderful quality of life we have here in Sandia Heights. The roads are covered with dog droppings. No effort is made to control where the dog relieves itself. Droppings are left in driveways, in front of mail boxes, even in the middle of the road. (Just the thing for tracking the stuff on tires into the garage.) It should be only a common courtesy that the dog be led to a grassy spot, well off the side of the road. I suspect that suggesting owners clean up after the dog would be asking too much.


Dogs are routinely left outside for long periods (like all day) regardless of the time or weather. I suppose it is none of my business whether the dog is properly taken care of. But it becomes the community's business when the dog is one that barks at everything, nothing, and all the time.

At great personal risk, I believe it proper to call these "nuisance" dogs. The barking has no utility as a burglar alarm since it is continual. The four homeowners near me who have dogs, three of those owners have such nuisance dogs. When I asked one, at 7AM, to please keep her dog quiet, I was told to "get a life." This owner keeps the dog outside most of the day tethered in the backyard. That would seem to have no utility for stopping a burglar. I believe that, unless a dog is uncomfortable outside, a dog can be trained to bark only when the dog senses some stranger is reasonably close to the dog's home. If a dog cannot be so trained, or really is uncomfortable outside, I think a considerate homeowner should bring the dog in.


(In case you were wondering about the fourth dog near my home, when he barks I know a stranger is near his property and therefore mine. That's a useful dog and a considerate owner!) Well, I feel a little better for having gotten this off my chest by writing. If you print this and if any dog owners are moved to be more considerate of their neighbors by curbing their pets and/or bringing them in when they bark for lengthy periods, I will be very appreciative -- and pleasantly surprised! Thank you.

James F. Sauvage

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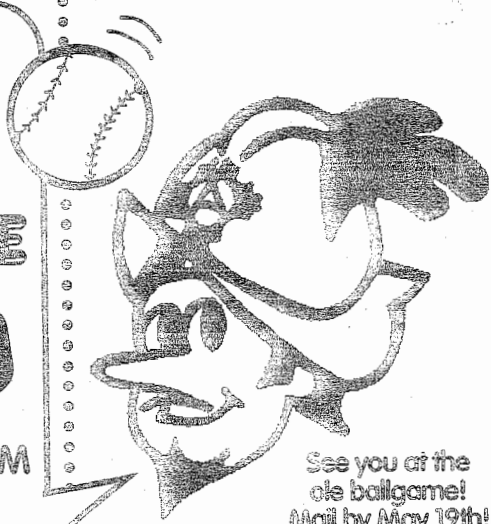
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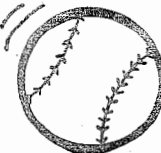
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SANDIA HEIGHTS HOMEOWNERS ASSOCIATION SPRING ~ 1997

President's Message

It is important to realize that the number of units and separate covenant documents are a result of how Sandia Heights was originally developed and not something created by the Sandia Heights Homeowners Association or its Board. Many SHHA Board members, including myself, have expressed concern in writing and in public meetings about the lack of uniform covenants and the need to update the covenants themselves. The Board has indicated in the past a willingness to provide support of efforts to improve covenants. But only the residents of each individual unit have the power to modify covenants for their individual unit, again, that is a provision of the covenants themselves.

Welcome to what passes for spring in New Mexico. It appears that many of us will be repairing roofs, cleaning up glass from broken tabletops of outdoor furniture and trimming damaged trees before we plant the 2nd or 3rd round of new plants in the garden. At its next meeting, the Board will pass a motion against snow, sleet and wind in April and May.

With spring comes the Sandia Heights Homeowners Association Annual meeting on June 7th. We will have some speakers from the County on topics of interest: annual reports from the various committees, and election of new Board members to replace those who have resigned or whose terms have expired. As this is being written, there are still several Board positions to fill: we would be particularly interested in potential members from Quail and Bear districts. If you are interested in serving on a Board which deals with a variety of community issues and have architectural, engineering or organizational skills, an interest in traffic and safety, neighborhood activities, or communication among members at 296-1412. I can tell you from personal experience that serving on the Board is sometimes frustrating, occasionally exciting but virtually never dull.

Another ongoing topic, at least on my agenda, is the Architectural Control and Covenant Enforcement Commission. I hope that this year the annual meeting can focus on what members see as issues in this area and that the appropriate board members can provide their perspectives on these same issues. In that regard some recent occurrences have resulted in a number of letters to our office from units 6 and 7 and a letter to the editor from Carol Cassell on page 18. Please read her letter and my response, to get a flavor of some of the issues.

The Board of SHHA filed an appeal with the Bernalillo County Commission of the approval by the County Board of Adjustments for the expansion of the Oupost Ice Arena. The appeal was scheduled for April 22nd but was deferred due to lack of proper notification of the parties to the appeal. If you are interested in this issue plan to attend the May 20th County Commission meeting at 5:30 PM. The Commission has requested that staff place this item first on the agenda.

There have recently been some unfortunate incidents involving injuries to residents and/or their pets due to dogs (and in at least one case, a cat) being loose outside their yards. Bernalillo County Animal Control asks that Sandia Heights pet owners. All cats and dogs over six months are required to be licensed, with a rabies certificate on file. Pets should be kept on their owner's property in a safe, enclosed area or on at least a 6' leash. (But remember, some chained pets have been injured or killed by wild animals in this area. And don't build an enclosure without submitting an application to the Architectural Control Committee.) While outside your property animals must be on a 6' leash. The above information is a part of the Bernalillo County Animal Control Ordinance and the County is committed to enforcing it. Additional information or reports of violations can be obtained from the County Animal Care and Regulation, 873-6706. And, while not required by ordinance, neighbors will appreciate your cleaning up after your pet on daily walks.

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Anne Yegge

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