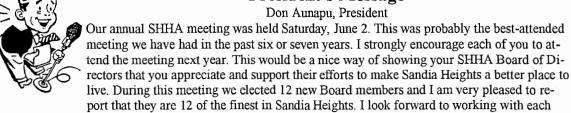


Sandia Heights Homeowners Association

June-July 2001

President's Message



and every one of them. We finally succeeded in getting a representative from every district in Sandia Heights except Bear and Cedar. Next year it will be one of our goals to get every district represented on the Board. If you live in one of these districts, and are interested in making Sandia Heights a better place to live, please notify the SHHA Office at (505) 797-7793. The pay is small (\$0.00 per hour), the work is hard, the hours are long, but the satisfaction you will receive for doing a job well done is outstanding.

I encourage all of you to get involved with your community by becoming a voting member of the SHHA. The dues are only \$5.00 per month and provide the resources needed to publish the GRIT newsletter, maintain the SHHA web site (www.sandiahomeowners.org), publish the annual residents directory and support activities to ensure that development does not destroy the character of your community. Your active support of the SHHA will ensure that your voice and your concerns are heard so that you can protect the investment you have in your home.

Most of you already know that we live in one of the most desirable locations in New Mexico. We enjoy beautiful weather just about every day of the year. However, this beautiful weather doesn't come without a price. Because we have very little rain, our water supply is a scarce resource that must be protected from overuse or abuse. Sandia Heights is one of few neighborhoods in New Mexico that encourages residents to design their landscaping in a natural and desert type setting. Many of our residents do not fully understand nor appreciate our shortage of water and find it difficult to understand why the Sandia Heights Homeowners Association (SHHA) turn down requests for water consuming projects. Many times we cannot legally refuse a request so we try to reason with the resident. Sometimes we win; sometimes we lose but we will all lose if we exceed the capacity of our water supply.

One item that I would like to emphasize to all residents is the fact that your Board of Directors can only enforce what is written in your covenants. Please review your covenants and if there is something that you would like to change, do it. A change to your covenants must be submitted by someone in your unit. In most cases it takes 75% of the homeowners to concur. If you do not have a current copy of your covenants they can be found on the SHHA website (www.sandiahomeowners.org), or you can pick up a copy at the SHHA Office (505) 797-7793.

Two additional items that have come to our attention lately concern loose pets and vandalism. It seems within the past year or so people have started letting their animals roam the neighborhood. In at least one case, it was reported that an animal, which was not under proper control of the owner, bit an individual. Animals are not allowed to run loose in Sandia Heights nor in Bernalillo County, and the owner of the animal is always responsible for their actions/behavior. Please read the yellow pages in your SHHA Directory of Residents page 7 of "A Guide for Residents". The article "PETS" is very informative and worth reading. The second item of interest is vandalism. This problem seems to be getting bigger every year. This past March it was reported that on one night alone, 14 homeowners were struck. Automobile tires were slashed, car windows smashed, home windows broken and mailboxes destroyed. Your SHHA has posted a reward for the capture of the individuals that were responsible for this vandalism.

I'm sure you can see by the above comments that being an SHHA Board member is a very demanding job, but one that is essential and very rewarding. If you can not assist the SHHA in any other way, I ask that you at least be supportive of the Association and the next time one of the members of the Board calls you, please show them the respect they deserve. If on the other hand someone on the Board is disrespectful to you, please report it to the SHHA office (505) 797-7793.

ACC Annual Report 2000/2001

Jack Wolfe, ACC Member

This past year has been a very demanding and gratifying year for the Architectural Control Committee (ACC) as it continued to strive to effectively support the home and property owners' interests through ensuring all construction, including maintenance, repair and remodeling projects and landscaping efforts were compliant with applicable restrictive covenants.

On the demanding side, the ACC received and processed approximately 110 requests for projects that ranged from new construction, to remodeling, to landscaping to general repairs. As one might expect, the number of requests involving remodeling and repair projects continues to increase each year.

Another demanding aspect of the ACC functions has been that of enforcing compliance with the restrictive covenants that exist within each geographical unit. Within nearly every set of covenants there are some provisions that are vague and this makes the enforcement of such very challenging. One example is the provision that new (and remodeled) structures must be in harmony with surrounding structures. What is and is not in harmony can encompass numerous factors to include home style (territorial, pueblo, Scottsdale, Northern New Mexico, and etc.), elevations (one and two story), roofing to include not only slope or flat, but also material (tile, metal, asphalt, and etc.). The ACC has and will continue to enforce the covenants for each and all units to the best of its ability, but it sorely needs the assistance of all home and property owners. The assistance needed is that of updating the covenants for all units to reflect in clear and concise terms those restrictions which the home and property owners want for their unit.

There have been many gratifying aspects relative to the ACC's functions over the past year and two especially stand out. The first was the opening of the SHHA Office and the Board's hiring of a part-time supporting staff. This has enabled the ACC as well as the entire SHHA Board to better support its members and to keep up with the increased number of requests for ACC support this year. The second gratifying action was a court ruling upholding the ACC's authority to disapprove proposed construction requests when such construction is not in compliance with restrictive covenants. This court ruling validated the ACC's processes and also cleared up the issue of whether or not the ACC has the authority to disapprove projects that are not compliant with existing covenants.

Your ACC looks forward to serving the Sandia Heights home and property owners in the coming year and to hearing from the SHHA membership in how it might increase its services and support



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13-year-old boy with Boy Scout training available for babysitting & house sitting. Contact Patrick 856-1283.

I outgrew it! Purple Diamondback Outback 24" girl's bike. Pink Avenirtravelpack. Halogen light. Like new! \$140.00 (Need money for Desert Ridge Europe Trip). Ann Johnson 856-5078

12 year old girl with YMCA baby sitter training. Available for baby sitting and pet care. Contact Hilary at 856-7023 !!!! EXPERIENCED 13-YEAR-OLD WORKER!!!!

Good for doing odd jobs around the house while you are away: Watering, picking up mail, taking care of pets and MUCH MORE. CALL: 856-1483 and ask for Jordan!

Suzette Williams 296-3466 Available for babysitting. Lost cat May 20. Casper, a large black male with collar and magnets attached. Contact Jim Cook at 797-9303 or 2017 Quail Run Drive NE.

Jed Moser, UNM freshman is available for weekends and some evenings for yard work, house and pet sitting.

Call 293-2308



TRAFFIC AND SAFETY COMMITTEE ISSUES

Eric Nuttal, Chair



DOMESTIC AND WILD ANIMALS AND OUR QUALITY OF LIFE:

A few problems are particularly troubling to our neighborhood:

- Single and multiple dog attacks on pets occur. Dogs that stray and form temporary packs can become particularly dangerous. A normally civil dog can become a real nuisance, unknown to the family that owns it, and the liability for any loose animal can be great.
- Animal feces are particularly disgusting in some well-traveled paths and along some roads. County ordinances require owners to remove dog droppings.
- Most of us seem to fear snakes, and may try to kill even non-poisonous snakes. In an area such as ours where rodents are common and the plague is endemic, keep in mind the role of snakes in keeping balance.
- Barking dogs or unsanitary conditions are disturbing some of our neighbors. SHHA does not have a way to directly help, but we urge first bringing up any problems with the animal owners, and if this does not work, residents should directly contact the Sheriff's office for ordinance enforcement.
- You can find ordinance details on the county web site at www.bernco.gov, or inspect a copy of the Bernalillo County Animal Control Ordinance Code at the SHHA office. Or you can follow the Government Link from our website: www.sandiahomeowners.org.



CHAMISA TRIMMING REMINDER

We recently sent notices to residents in neighborhoods where chamisa and other vegetation will be trimmed back approximately three feet from the road pavement. The purpose is to restore room for vehicles to pass, to enhance fire safety, and to improve pedestrian safety. By applying in writing you can gain an exemption from cutting, but residents do have an obligation to maintain safe visibility along their frontages. The streets scheduled for work are: San Rafael from Tramway Blvd to its eastern extreme at Honeysuckle; Bobcat, Deer Drive, and Tramway Lane from Bobcat to Live Oak, and Live Oak Rd. from Tramway Blvd to Tramway Lane in its en-

tirety. Trimming will take place during a single day, sometime after July 30 which is approximately 30 days after our mailing. The SHHA office will provide distinctive markings and instructions to those who request exemptions in writing. If you will be absent during the cutting time, please inform the office, so that our volunteers can mark your property.

A CRIME SURVEY WILL BE AN IMPORTANT TOOL TO

<u>REDUCE CRIME IN SANDIA HEIGHTS</u> This is a reminder to carefully fill out and to return the crime survey that will arrive your water bill this month or next. Please return it to the SHHA office. We will use the results in several ways, but the most important use will be in securing added attention from law enforcement to better serve the Sandia Heights.



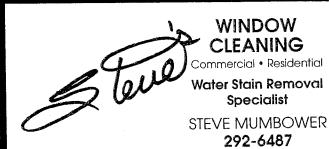


SPEEDERS LIKELY TO BE TICKETED The county performed a speed survey in a sample location, and the findings show that large numbers of our neighbors have little regard for the posted speeds and for the safety of pedestrians and other vehicles. Speeds of 35 and 40 in a 15mph zone are quite common, and higher speeds have been clocked. As a result, the Sheriff will be placing speed traps. The cost of the ticket is usually small in comparison with raised insurance rates. PLEASE SHARE THIS NOTICE TO DRIVE AT POSTED

SPEEDS WITH ALL DRIVERS IN YOUR FAMILY.

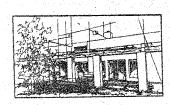
We expect to petition for speed bumps in some locations because the use of ticketing does not permanently solve the safety problem. However, obtaining speed bumps awaits the completion of some engineering studies and will require signatures of ¾ of the residents on the selected streets, so this will not happen as quickly as we wish. Please share your opinions with the Traffic and Safety Committee, and consider being a volunteer when the time comes to collect signatures.

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2000 - 2001 Treasurer's Report

Rick Nelson, Treasurer



When I became treasurer the end of August 2000 it was a pleasure to find the books and records of SHHA were up to date and very well kept. In the months that followed the operation of SHHA started to change and with those changes came the need to adjust our accounting methods. This included a reorganization of the various bookkeeping accounts and transferring the SHHA books from a Macintosh format to a PC format [for backup work PC's are used by most board members]. The books continue to be kept on a cash basis.

One of the first projects was to establish reserve funds for Legal, Open Space and Operating expenses. The Legal and Open Space funds have remained at \$20,000.00 each. The Operating Expenses fund has fluctuated as was expected.

The next project was to develop a budget and have it approved by the Board of Directors. The 2001 – 2002 Budget is being worked on and will be presented to the Board of Directors for approval at the August Board meeting.

The cost of the new office for rent, electricity, additional telephone line, and Internet connection is on the average \$1,089.00 per month, or only \$0.64 per month for each member household. This is a small price to pay to have all SHHA records in one place and accessible to association members, board members and staff.

Having two (2) staff members in the office from noon to 4pm Monday through Friday, plus a part time office cleaning and maintenance person, has averaged \$2,441.90 per month compared to the average monthly cost of \$2,292.92 of having an administrative assistant under contract and working from a private home not located in Sandia Heights.

The current board has been dedicated to provide the best service to SHHA members and Sandia Heights residents in the most cost effective way. We believe progress is being made in that direction. A report of receipts and expenses is available to members at the SHHA Office Monday through Friday from 12 until 4 pm.

Report of Condition	July 1, 20)00	June 30, 2001
Assets			
Cash and Bank Accounts			
Checking	\$ 39,443.21		\$ 11,013.92
CD's	33,506.03		46,956.66 (see Note #1)
Office Petty Cash	0		71.47
Total Cash and Bank Accounts	\$ 72,949.24		\$ 58,042.05
Other Assets		·	
Computers & Software	0		2,208.36
Event Signs	0		164.54
Holiday Decorations, Inside/Outside	0		77.25
Office Decorations and Accessories	0		1,193.68
Office Furniture and Filling Cabinets	0		4,444.18
Postage, Bulk Mail Account	284.43		481.60
Postage, in office meter	728.00		509.00
Prepaid Rent	0		991.10
Refunds due	0		189.44
Security Deposits	0		1,272.75
Total Other Assets	\$ 1,012.43		\$ 11,531.54
Total Assets	\$	73,961.67	\$ 69,573.59
Liabilities			
Campbell – Legal	\$ 1,203.63		00.00
Grit Refunds – last fiscal year ads	1,162.50		00.00
Intermountain Color - summer Grit	655.01		00.00
Martinez-Legal-Last fiscal year balance	901.72		00.00
Prepaid Advertising – Directory	4,200.00		00.00
Total Liabilities	-3-7-7-7-7-7	\$ 8,122.86	\$ 00.00 (See Note #2)
Total Assets minus Liabilities		\$ 65,838,81	\$ 69,573.59
Note #1: Reserve fund CD is: Legal Reserve \$20	1 000 00 Open S	1000 Possesso \$20,000,00, O	d'a Taman Day Acades

Note #1: Reserve fund CD is: Legal Reserve \$20,000.00, Open Space Reserve \$20,000.00, Operating Expense Reserve \$6,956.66 Note #2: SHHA's Books are kept on a Cash Basis.

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People of SHHA for the 2001-2002 Year

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Don Aunapu L.A. Bannowsky Mark Boslough Dick Brackett Jake Chavez John M. Coffey George Connor Jim Cook Larry Desonier **Bob Francis** Ruth Frazier Scott Frederick Richard Frederiksen Harris Goodwin Glenn Kuswa Astrid Lugowski Finian Murphy Rick Nelson Eric Nuttall Dan O'Bryan Ken Reidy Judy Schwery Frank Soper

Jack Wolfe





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OFFICE ADMINISTRATOR

James Anderson

ACC/COVENANTS ADMIN. ASST.

Lisa Jacobsen

BOARD VOLUNTEERS

PARKS, NEW DEVELOPMENT

Bob Christman



TRAFFIC AND SAFETY

Jeanette Chavez Ron Iman Dennis Thompson Ed Tull



COMMUNICATIONS AND PUBLICATION

Gloria Nelson

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Rick Nelson, Chair Robert Francis Ruth Frazier Finian Murphy Dick Brackett, advisor

LEGAL ADVISOR

Jake Chavez



New Development and Parks

Bob Francis, Committee member



Bernalillo County purchased the property for the Cedar Hill Park. Members of the committee and Bob Christman have been meeting with County officials to discuss the plans for Cedar Hill Park. Improvements to Little Cloud Park were also discussed with the county.

Development funds for Cedar Hill Park were not included in the 2001 state budget. Many thanks to Committee Members Martin Inkelas, Mary Westpfahl, Eric Nuttall, & Larry Desonier.

Commercial Development Ad Hoc Committee

George Connor, Chair (2000-2001)

This ad hoc committee was established in August 2000, specifically to oppose large-scale commercial development at the corner of Tramway and Paseo Del Norte, within the boundaries of Sandia Heights.

The committee successfully organized a large number of Sandia Heights residents to oppose the proposed zoning change at a November 2000, County Zoning Commission meeting. The property owner withdrew his zone change request when faced with the large number of Sandia Heights residents opposing the request. Because the request was withdrawn, he is now blocked from requesting any zone changes for this property for one year.

The ad hoc committee's work is now a part of the responsibility of the Parks and New Development Committee. There will be continued reviews of long term plans for continuity of effort in the event the property owner requests any other zoning changes in the future.

New Office Report James Anderson, Office Administrator

Everybody loves the new SHHA office! We opened our new office in November of 2000 and have since received many positive comments from residents. The centralization of SHHA operations has allowed us to function efficiently and accurately for membership services, and provides a convenient location in Sandia Heights for residents.

Lisa Jacobsen, our Architectural Control Committee (ACC) and Covenant Support Committee (CSC) Administrative Assistant, works from our office providing residents with an accessible resource for information and assistance regarding ACC and CSC matters. She works diligently with residents, the Board of Directors, and the County to process ACC applications and resolve CSC matters. Lisa's work has proved invaluable to residents as she keeps both residents and the Board of Directors up to date regarding ACC and CSC matters, and gives residents the opportunity to have questions and concerns answered or forwarded to the appropriate committee chair.

I have truly enjoyed working with the Board of Directors to design and implement our office procedures and general operations. As an MBA candidate, I have been able to apply much of what my education has taught me and have taken great interest in participating in the creation of this business office. I maintain several databases including our resident database, correspond with agencies and businesses involved with our operations and help design, edit and produce The Grit and other mailings. I also act as a means of communication between residents, the Board of Directors, and the County regarding a widely varied range of issues.

Sandia Heights Homeowners Association Members are welcome to visit our office Monday through Friday, 12 noon to 4 pm and utilize this fantastic resource within the community. We are pleased that more and more residents use our office each month.



Have you noticed? There has been a change at the Quail Run Center at the corner of San Rafael and Tramway Blvd. A new school has opened, it is the Watermelon Mountain Montessori



For information, call 797-2413.



Communications and Publications Committee

im Cook, Chair



This is the first year for this committee, which was split out from the Community Service, Membership and Communications Committee. Rick Nelson, Harris Goodwin, Scott Fredrick and Jim Cook are the members of this committee. We're responsible for:

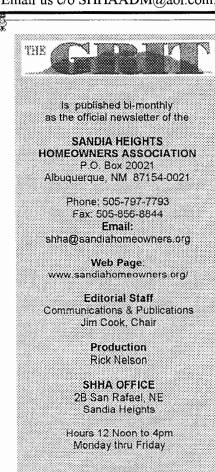
- Producing, publishing, and distributing the GRIT bi-monthly newsletter
- Producing, publishing, and distributing the Little GRIT special announcements newsletter
- Maintaining the SHHA website (www.sandiahomeowners.org)
- Producing, publishing, and distributing the annual Directory of Residents
- Maintaining the technology infrastructure needed by the SHHA office staff
- Producing, publishing, and distributing any other SHHA publications needed

We have to work very closely with all other committees since much of the content in these publications comes from the other SHHA committees.

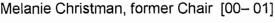
We're very interested in providing you a way to communicate with other members of your community. If you have something of interest or importance that you would like to share with the community, please submit a letter or article for publication and/or posting on the website. Please call the SHHA office at 797-7793 for publication guidelines. The more you contribute, the more valuable the SHHA publications will be for everyone.

We're also very interested in learning how well the current publications and communications channels are meeting your needs. Please help us make these publications as useful and relevant for you as possible. We welcome your ideas, suggestions, comments, and criticisms. Let us know how well we're meeting your needs.

You can contact us several ways, the Office phone number is 797-7793, the Office Fax is 856-8544, or Email us c/o SHHAADM@aol.com.



Community Service and Membership Committee





The function of this committee is to provide various community events in an effort to promote a bond among Sandia Heights residents.

With the opening of our new office, the committee sponsored the Holiday Open House. Residents had the opportunity to visit the facility, meet the staff and chat with board members and neighbors.

Resident 'coffees' are held periodically to both welcome new residents and visit with neighbors. The 7th Annual Wine tasting took place in March. As always, it was a very enjoyable evening. This year, in conjunction with the city's Spring Cleanup, the Homeowners Association organized a volunteer litter pick up.

Many of the activities above are aimed at increasing membership in SHHA. The committee works closely with the Executive Committee in planning the Annual Meeting for members.

Note: At a recent Board of Directors meeting, due to the magnitude of the **former Community Service**, **Membership and Communications Committees** responsibilities, it was decided to divide the committee into two: Communications/Publications will be responsible for all publications, the website and related activities. Community Service and Membership will be responsible for social events and community functions that serve the residents, as well as activities encouraging membership. The two committees will continue to support each other as there is much overlap of responsibilities.



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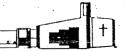
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A Bi-Monthly Publication

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The Grit



LETTER TO OUR NIEGHBORS

Are You Aware of the Extent of Vandalism In Your Own Backyard From: Ron Iman and Cindy Wall

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At least 14 homeowners were struck on March 17 when tires were slashed, car windows smashed, home windows broken with rocks, and mailboxes destroyed. These attacks caused thousands of dollars in property damage to individual homeowners in addition to the inconvenience suffered and clean up efforts required. Some damage cannot be calculated in terms of property damage and cost alone. One frightened couple hid in their garage when the vandals attacked their house. The husband at this house has had three previous heart attacks!

A Sheriff deputy indicated that the responsible vandals most likely live in Sandia Heights (SH). Indeed, recent mailbox vandals apprehended by SH Security were residents.

The cost for security is \$10.25 a month (less than the Albuquerque Journal). One homeowner struck on March 17 had losses of \$4500, which would pay for one month's security for almost 25% of the homes in SH! In spite of the low monthly cost, only 57% of SH residents choose to pay for security. That is, roughly every other home in SH proper pays for security. Ironically, Security reports that a high percentage of calls they receive come from individuals who do not pay for security.

SH Services reports that an increase in fees from \$10.25 to \$16 per month with the current level of participation would allow them to operate a second patrol car. If the participation at the current fee rate could be increased to 100%, the hours and frequency of coverage could also be greatly extended. Either way, such changes would go a long ways toward eliminating vandalism in SH.

The SHHA has expended much time and effort to find solutions to keep your home and family safe. If you are not currently subscribing to SH Security, please give serious consideration to doing so. Please be aware that SH Security is not directly associated with the SHHA, but is directly under Sandia Heights Services. Those interested in signing up for SH Security services should contact Sandia Heights Services at 857-8989. As a significant point, SH Security responded to 4198 calls last year with the number ranging and this number has varied over the last several years from 2913 in 1991 to a high of 4524 in 1996. The SHHA Traffic and Safety Committee feels that many incidents of vandalism and crime do not get reported and therefore are not reflected in these counts. Therefore, the Committee has developed a brief survey that will be sent out to all residents with an upcoming water bill. The Committee urgently asks you to take a few minutes to fill out the survey and return it to the SHHA office.

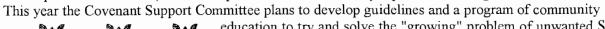
If residents choose to take no action, we can certainly expect an increase in vandalism with a corresponding decrease in the quality of life that we enjoy, accompanied by an increase in the cost of insurance and a decrease in property values.

Covenant Support Committee

Susan Carlow, former Chair, (00-01)

The role of the Covenant Support Committee (CSC) is twofold: first to educate residents about our covenants; secondly to respond to resident complaints regarding possible covenant violations, and to verify that the situation in question is an actual violation and to communicate with residents to resolve the problem.

During the past year the Covenant Support Committee has changed its approach to addressing covenant problems. We have limited the number of letters sent to homeowners regarding possible covenant violations and attempted, when possible, to call residents about covenant problems, and try to communicate with them via the phone or in person to resolve covenant problems. Only after all reasonable person to person and written efforts to achieve compliance have failed, will we request that the SHHA lawyer proceed with legal action.





education to try and solve the "growing" problem of unwanted Siberian Elms in our community and the problem of increased complaints about trees as screens in Sandia Heights.

"The Golden Rule is a Pretty Good Philosophy"







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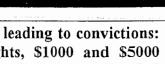
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SPECIAL REWARDS FOR INFORMATION leading to convictions: \$2000 for major vandalism in Sandia Heights, \$1000 and \$5000 additional for arson at 96 Juniper Hill Rd. on Jan. 14, 2000. Call office (797-7793) for information.

A Bi-Monthly Publication

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The Grit

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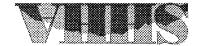
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SHHA has allocated \$2000 for a reward fund to help combat major crime and vandalism in Sandia Call the SHHA

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Sandia Heights Wildflower Club Annual Garden Walk

Diane M. Mueller, Vice President, The Sandia Heights Wildflower Club

Waterfalls, a xeric path, oriental and southwestern sculpture, a bird habitat, espaliered grape vines, a lush oasis, turtles, and an abundance of colorful perennials set against the Open Space delighted over 200 Sandia Heights residents and their guests on Saturday June 9, 2001 during the annual Garden Walk sponsored by the Sandia Heights Wildflower Club. Special recognition and appreciation is due the owners of these lovely gardens which illustrate the wide range of gardening opportunities available in Sandia Heights: Jean & Don Washburn, Janey & Chuck Brink, Kay & John Keller, and Jacque & Dan Caudillo.

On Wednesday September 12, 2001 members of The Sandia Heights Wildflower Club will hold their annual potluck supper from 6 to 8 pm at the Kiwanis Pavilion in the Elena Gallegos Picnic Area of Simms Park. Please bring a salad, or a main dish or a dessert. All else will be provided. To get to the Kiwanis Pavilion turn left at the gatehouse located at the entrance to Elena Gallegos (no entrance fee will be charged) and follow the signs to a parking area on the right. Walk east from the parking area.

At the May meeting the following were elected for the coming year: Diane M. Mueller, President; Khondeh Payne, Vice President; Tom Cartledge, Secretary; and Susan Cook, Treasurer. In addition Judith Appenzeller and Peggy Owen will serve as Members-at-Large on the Board.

To become a member, please send a check for \$5 payable to the Sandia Heights Wildflower Club to Susan Cook, 1842 Tramway Terrace Loop, Albuquerque, NM 87122 to cover dues for one year.



