



## NEW BYLAWS APPROVED BY THE SHHA BOARD

By: Bob Francis, SHHA President

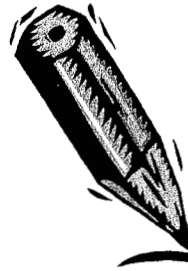
After several months of discussion and debate, the SHHA Board of Directors has approved a new set of bylaws for the association. The new bylaws are posted on the SHHA web site for your review. Or you can pick up a copy at the SHHA office. Members will be asked to vote to ratify the new bylaws at the annual meeting to be held June 7, 2003.

The annual meeting, which is held the first Saturday in June, will also be the time that members of the SHHA elect new board members. The nominating committee is actively seeking new board members. If you are interested in serving on the SHHA board of directors, contact the staff at the SHHA office.

The annual meeting agenda will also include a discussion of the plans for Cedar Hill Park, and also an update on the proposed unification of the city of Albuquerque and Bernalillo County. The unification of the city and the county could have a major impact on Sandia Heights.

Tim Cummins, the Bernalillo County Commissioner for this area, will be the guest speaker at the SHHA board meeting on April 9, 2003. Tim will discuss his views on the city/county unification.

The SHHA board has also been working on the practices and procedures of the SHHA standing committees. Completion of the committee practices and procedures will help ensure a smooth transition as new directors come on to the SHHA board.



## MARK YOUR CALENDAR

### SHHA Annual Meeting of Members 10:00 a.m. till Noon June 7, 2003

The purpose of the meeting is to elect several members to the Board of Directors, vote to ratify revised bylaws, hear reports from the Board and its standing committees and to consider other business.

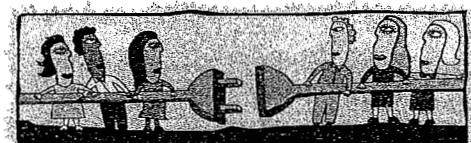
Any new business, which SHHA members wish to have incorporated into the agenda, must be submitted in writing to the SHHA office by 3:00 p.m., Friday, May 2, 2003.

Prior to being placed on the agenda all submitted items will be reviewed for legality and appropriateness in keeping with annual meeting business.

SHHA members will receive a Little Grit in Mid May with a copy of the Agenda and a list of candidates for the Board of Directors.

Voting will be limited to SHHA Members at this meeting, if your not a member join now.

This is your association and community so **Mark Your Calendar** and attend this important meeting.



**SANDIA HEIGHTS - THE PEAK OF LIVING**

# Speed Hump



## Facts and Fiction

By: Mark Boslough  
Chairman, Traffic & Safety Committee

I recently received a call from a resident who is opposed to speed humps. After a brief conversation, it became clear that his main objection to traffic calming devices was directly related to his opinion that our speed limits are too low. In my view, the role of the Traffic & Safety committee to make our streets as safe as possible for our residents.

The county has implemented speed limits it has determined to be safe for our unique dual-use (vehicle and pedestrian) streets. We need to abide by our mutually agreed-upon rules, which balance the conflicting needs for both transportation efficiency and pedestrian safety. Our low speed limits are a compromise that we accepted when we moved here.

I am open to valid criticism of traffic calming, but I would like such criticism to be accompanied by an alternative plan to get drivers to slow down. When such a complaint is coupled with an expressed desire to drive faster than our speed limit, I am skeptical.

With that in mind, I present the arguments against speed humps, downloaded from the National Motorists Association (NMA) website.

**NMA:** Can increase response time for emergency vehicles.

**Rebuttal:** Tests in Boulder, Colo., showed an average delay of 5 seconds per hump. This is the societal "cost" of the hump. But a full analysis requires that the cost-to-benefit ratio be determined. The most desirable homes in Sandia Heights are those that take the longest to get to. If residents are willing to add minutes to the travel time in exchange for the benefit of a desirable location, then 5 seconds is a negligible cost for the benefit of added pedestrian safety.

**NMA:** Can increase congestion.

**Rebuttal:** When is the last time you got caught in traffic in Sandia Heights?

**NMA:** Will increase vehicle wear and tear. Braking and accelerating increases fuel use.

**Rebuttal:** Modern speed humps are designed to minimize forces on vehicles moving the

speed limit. It is not necessary to slow down for them, if you are driving the legal speed.

**NMA:** Impede plowing and street cleaning equipment.

**Rebuttal:** When is the last time you saw a snowplow or street sweeper in Sandia Heights?

**NMA:** May cause physical discomfort for disabled persons.

**Rebuttal:** Approved speed humps are very smooth when crossed at or below the speed limit.

**NMA:** Create neighborhood friction. Not everyone in the neighborhood wants them.

**Rebuttal:** The county requires that 75% of residents must sign a petition to get speed humps on a street. This is a supermajority to the extreme. Most decisions in our democratic society only need a simple majority of greater than 50%. The price of democracy is not always getting your way.

Additional arguments against traffic calming are based on anecdotal stories of bizarre accidents involving speed humps. One freak accident resulted in a fatality. But similar stories can be found for accidents involving other safety features, such as fire hydrants.

The societal costs of speed humps include a 5-second delay for emergency vehicles, and (like fire hydrants) the tiny possibility of an accident. But (like fire hydrants) the societal benefits are enormous.

### A Letter to the Editor:



I would like to thank you, Mr. Boslough, and the SHHA safety committee for "fixing" the speed bumps on north Tramway Lane. The addition of new speed bumps near the ice arena effectively addresses a long time concern for those living in that area. Before the new additions, traffic used to get a "free pass" for the last section of that road which made it very dangerous for those of us who drive, walk, ride, and run in that neighborhood. Traffic often traveled dangerously at speeds two to three times the set limit in that section. Thank you for continuing to make a positive difference in our community, and for addressing the safety needs of our children.

Kudos to your committee, and keep up the good work!

Sincerely,

Derron Sanchez



## Architectural Review:

By: Jack Wolfe, ACC Chair

Architectural review is a process mandated within the restrictive covenants of all residential properties within Sandia Heights. It is a process that requires the review of all plans for the construction of new and the remodeling/renovation of existing structures on all residential lots, as well as planned changes in the landscape of such lots, to ensure planned actions and the results thereof will be in compliance with the applicable restrictive covenants. It is this architectural review process as well as home and property owners' compliance therewith that is largely credited with the preservation of the unique character of, as well as the preservation and enhancement of property values within, Sandia Heights.

As noted above, the restrictive covenants are a part of the property deed of each residential lot within Sandia Heights. As such, property and homeowners are responsible for being fully aware of and compliance with the particulars of their covenants and specifically those actions for which architectural review and approval must be obtained prior to the initiation of any external work. Equally important is an awareness of specific restrictions within the covenants such as front and side setback requirements (distance mandated between the property lines and any structure to be placed on the property) prior to beginning work on any designs or formal plans.

Please note that the Architectural review process is mandated not by the SHHA, but by the covenants in the deed of each property. This has several significant implications. **First**, all home and property owners, regardless of membership in the SHHA, should and do expect the process to be applied to all planned construction and related actions to include the results thereof to ensure such are compliant with the specifics within the applicable covenants. **Secondly**, all home and property owners, whether or not they are SHHA members, are responsible for complying with the process and the decisions resulting there from. **Thirdly**, conduct of

the review process and enforcement of decisions therefrom are primarily the responsibility of the ACC. **Fourth**, the ACC will work with all home and property owners to assist in the effective implementation of and ensuring compliance with the process to include the resulting decisions. The ACC will also work to ensure that its decisions are in accordance with and supportive of the spirit and intentions of the applicable covenants.

Implementation of the review process for obtaining approval for a project, be it new construction, remodeling, etc, begins with the home or property owners' completion and submission of an application containing details of the project along with supporting plans and drawings. Specific instructions and details regarding this process are available at the SHHA website under the ACC section. Printed copies of these instructions and details can also be picked up in the SHHA office during operating hours. Also, the SHHA Office Staff is available to assist in obtaining answers regarding any questions one may have regarding the architectural review and approval process.



## Community Service and Membership Committee

Chuck McLeod, Chair

These past two months the committee has worked to organize the annual Wine tasting event on March 29<sup>th</sup>.

From the number of tickets sold we expect a good turnout. If you receive this Grit prior to the 29<sup>th</sup> and still need to purchase a ticket you can still obtain one at the SHHA office or call our treasurer Rick Nelson 856-7159 and he will arrange to sell you a ticket.

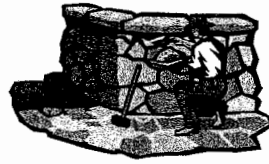
Other activity has included making the preliminary arrangements for our annual meeting of members this coming June.

We urge all residents of Sandia Heights who are not members of SHHA to call the SHHA office and join the association and to join with your neighbors in their efforts to maintain and improve this wonderful community.



## ACC Summary Report For the Period Jan – Mar 2003

By: Jack Wolfe, ACC Chair



## Walls

By: Ruth Frazier, SHHA Vice President

“Something there is that doesn’t love a wall...  
Before I built a wall, I’d ask to know  
What I was walling in, or walling out,  
And to whom I was like to give offense.”  
Robert Frost: MENDING WALL

During the period Jan 1 thru Mar 19, 2003, the ACC received and reviewed 18 applications submitted to it for approval. These applications were submitted by home & property owners in compliance with the Restrictive Covenants that are included in the deeds of all properties within Sandia Heights. The ACC’s review process is to ensure that actions set forth in each application and associated plans are in compliance with the applicable covenants. It’s important to note that this ACC review and approval process is mandated within the covenants and thus a mandated commitment to all Sandia Heights property owners.

The following is a summary of those applications reviewed by the ACC including those that were approved and those for which approval remained pending as of Mar 19. As was initiated in the last Grit, this summary reflects the property address and the major action detailed in the application.

### Applications Approved:

338 White Oaks	Addition
735 Tramway Lane	Garage Addition
945 Deer Drive	Addition
1123 Marigold Drive	Addition
140 Big Horn Ridge	Deck Replace
1416 San Rafael	Addition
1418 San Rafael Ct	Wall
176 Big Horn Ridge	Pool & Fence
37 Cedar Hill Place	Pool
434 Live Oak Loop	Wall/Sunroom
562 Black Bear Road	Addition
8234 Raintree	Landscaping
1467 Morning Glory	New Home
932 Tramway Lane	Wall, Landscape & Playground Equip

### Applications Pending:

163 Juniper Hill	Addition
1907 Quail Run Drive	Fence
760 Tramway Lane #8	Porch Cover
2136 Coyote Willow	Paint garage door

There is much that is distinctive about Sandia Heights. One of the best parts, in my mind, is the sense of open space, of our natural environment. Comparing us to other neighborhoods best experiences that. In High Desert for example, there are walls around the properties. High walls. To find much open space there, you have to look for arroyos. Or the homes with an acre of property, but often even those have walls, sometimes, high walls.

We’re different. It was consciously planned this way, some thirty years ago. Most of Sandia Heights’ covenants support very limited use of walls. Walls are meant to accentuate an entrance, wall in a small area of a backyard, provide a small play area for children, enhance a patio area, but **not** to wall in an entire property, **not to wall in the open space** to the detriment of all to enjoy. And walls are limited in height to no more than 6 feet.

Technology has helped those of us with dogs in Sandia Heights. The new electronic fencing means that we can keep poochie happy with some wide open roaming areas and all without visible fences. Our neighbors can still enjoy seeing our natural environment, even if it occasionally means seeing a dog sitting atop a boulder surveying her kingdom.

People new to Sandia Heights may bring a different mentality to the question of walls, particularly if they are moving here from other parts of Albuquerque, the cinderblock fence capital of the world. It’s important to remember to check your particular covenants for your unit. And, if you want to add a wall, you must apply through the Architectural Control Committee for a permit. That Committee keeps in mind that your requested 6 foot wall (aka a fence) may appear much higher when completed if you happen to be on a hill, and thus more open space is lost to view for all.

So the overall reminder is – keep Sandia Heights open with as much of the natural environment, the wandering herds of deer, and the wonderful flowers of all seasons evident for **all** our inhabitants...because walls do **not** good neighbors make...and we just don’t have to keep the cows in anymore.

**FREE CLASSIFIED ADS FOR MEMBERS AND THEIR CHILDREN**

To place an ad please call the SHHA office at 797-7793 or send a text copy of the ad to:

[SHHA@sandiahomeowners.org](mailto:SHHA@sandiahomeowners.org)

Submission deadlines for 2003 are 3/14, 5/9, 7/11, 9/12 and 11/14

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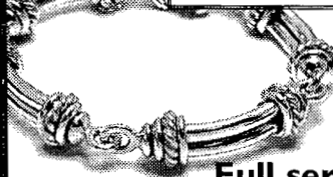
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## SHHA Bylaws Revision -

By Ralph Rudolph

Our Bylaws have been under revision for the better part of the year in an attempt to improve how SHHA operates. The revised Bylaws were approved at the March 12<sup>th</sup> Board of Directors Meeting. The approved Bylaws are now posted on our website and also will be available in paper form at the office. The Bylaws must be ratified by the membership and will be voted upon at our June Annual Membership Meeting. The proposed Bylaws will be voted on "as is" and no changes will be allowed from the floor. *Please send any suggestions you would like the Bylaws Committee to consider to them by April 9<sup>th</sup>.*

**The major changes include** (referring to new Bylaws sections):

Section 1: Membership in the SHHA is limited to those owning homes or property within Sandia Heights (SH). Membership entitles one household to one vote only on SHHA level matters regardless of the number of properties owned within SH by that household. There is only 1 class of membership (active). Dues changes require 60 days notice to members.

Section 3: Responsibilities of Directors are defined in more detail. Improved documentation is established. Nominating Committee procedures are improved, and petition candidates are allowed. New Officers are pre-elected in April, not following the Annual Meeting in June, to improve continuity. Proxy voting is permitted with exact specifications. Meeting agendas are required. Replacement of resigned/removed Directors is codified. No Officer may serve as a Committee head (except Finance).

Section 5: Standing Committees with limited power to act for the full Board are established to streamline efficiency, but are budgetarily limited. Directors are allowed to serve on up to 3 committees. Standing Committees are required to have Board-approved charters and to report at each meeting. The Executive Committee is expanded to include the heads of the Architectural Control Committee and the Covenant Support

Committee. The finance Committee is required to develop an annual SHHA budget and to submit such for Board approval.

Numerous other minor changes have been made as well, all aimed to improve the Board's efficiency, responsibility and procedures.

We hope you will check these approved Bylaws that are posted on our website and available in paper form at the office. Please send any comments to one of the Bylaws Committee members: Jake Chavez, Ralph Rudolph (chair), Frank Soper, Jack Wolfe, or President Bob Francis.



## Communications and Publications Committee

Rick Nelson, Chair

Been busy since the last Grit, here is what has been going on.

**The Grit:** We are grateful for all of the articles and letters submitted for this Grit, it makes the Grit bigger and better to have this input. Some times we receive more than we can include and we regret it when this happens. The May-June Grit will not be mailed until after the Annual Meeting of Members on June 7<sup>th</sup>. By doing this we can let you know what happened at the meeting.

**The Directory:** At last it is at the printers and should be in member's mailboxes the first part of April.

**The Residents Guide:** Guess what, we changed plans, the Residents Guide will be included in the Directory again this year.

**The Web Site:** Hope you have found time to check out what is going on with the Web Site, I think you will find it more up to date, and with much more useful information. If there is anything you would like to see on the Site please let us know.

**Note:** When you submit something for the Grit please limit it to ½ page and if possible submit it in Time New Roman font size 11.



## Treasurers Report

Rick Nelson, Treasurer

## Condition February 28, 2003

### Cash and in Banks

Checking	\$ 7,790.25
CD	36,554.19
Petty Cash	100.00
<b>Total Cash and in Bank</b>	<b>\$ 44,444.44</b>

### Other Assets [at cost]

Computers & Software	4,219.85
Due from Advertising Sold	1,826.51
Office Accessories	1,448.85
Office Furniture	5,396.44
Prepaid Postage	898.90
Prepaid Expense	300.00
Prepaid Rent	991.10
Security Deposits	1,075.75
Wine Tasting Inventory	749.09
<b>Total other Assets</b>	<b>16,906.49</b>
<b>Total Assets</b>	<b>\$ 61,350.93</b>

### Liabilities

Legal Reserve	20,000.00
Prepaid Advertising	13,362.50
Legal bill due in March and April accrued in defense of suite against SHHA	8,905.88
Reserve for Gross Receipts Tax	1,010.01
<b>Total Liabilities</b>	<b>\$ 43,278.42</b>

### Cash & in Banks less liabilities

**\$ 1,166.02**

Note: Members dues for March and April will provide sufficient funds to pay current expenses and the Legal Bills that have accrued over several months due to negotiations with our insurance carrier. [these negotiations resulted in an agreement favorable to SHHA] Therefore, I do not feel we will have to withdraw funds from our CD reserves.

### We should all be like this-----

Sent in by Frank Soper

- If you can start the day without caffeine or pep pills,
- If you can be cheerful, ignoring aches and pains,
- If you can resist complaining and boring people with your troubles,
- If you can eat the same food everyday and be grateful for it,
- If you can understand when loved ones are too busy to give you time,
- If you can overlook when people take things out on you when, through no fault of yours, something goes wrong,
- If you can take criticism and blame without resentment,
- If you can face the world without lies and deceit,
- If you can conquer tension without medical help,
- If you can relax without liquor,
- If you can sleep without the aid of drugs,

If you can do all these things, then you are probably the family dog.

## Cash Flow – February 2003

### RECIEVED

ACC	\$ 280.00
Interest	125.00
Members Dues	11,978.71
<b>Total Received</b>	<b>\$ 12,383.71</b>

### DISBURSED

<u>Committee Expense</u>	
ACC	20.00
Communications	1,799.29
Community Service, Stuffers, etc wine Taste	354.06
Traffic and Safety, poop signs	82.83
<u>Insurance</u>	
Umbrella	525.92
<u>Legal – partial payments</u>	
Employee Relations	1,212.08
Tax Advice, in full	634.88
<u>Office expense</u>	
Computer Lease	105.22
Comcast –Internet Service	58.00
Copies for all Committees, but not Grit	423.77
Mileage -Lisa	3.45
Misc.	154.67
Office Lease	915.55
Postage	15.00
Postage Meter rental	121.42
Security	11.59
Telephone	166.54
Office Staff	2,780.86
Sandia Service Collection of Dues	1,062.75

**Total Disbursed** **10,447.88**

**Received less Disbursed** **\$ 1,935.83**





# MEMBERS CLASSIFIED ADS

Free for SHHA Members [Youth first.

THE **GRIT**  
 published bi-monthly  
 as the official newsletter of the  
**SANDIA HEIGHTS  
 HOMEOWNERS ASSOCIATION**  
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**Help**, I accidentally damaged one

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 856-1275 after 10:00 am



## SHHA BOARD REPRESENTATION

By: Jack Wolfe, Chair Nominating Committee

Will your interests and concerns as a homeowner and property owner in Sandia Heights be represented on the SHHA's Board of Directors (Board) in the forthcoming year? If the past is any indication of the future, the answer to this question is "probably not." Recent years have shown that appropriate representation on the Board is far too important to be left to chance. Equally important, any measure to preclude this matter from being left to chance rests primarily with each and every home and property owner within Sandia Heights.

Many years ago our community was divided into 12 geographical Districts for the purpose of trying to ensure that the 37 geographical Units, each with their own set of restrictive covenants and other differences, were represented on the SHHA Board. The intent then, as now, is to ensure that the particular interests, concerns, and etc., within each District (and the encompassed Units) were recognized and considered in all actions by the Board. A listing of the Districts and the specific Units encompassed within each is noted

In the past, the major criteria for being elected to the Board was a willingness to run for one of the vacant positions. This very often led to existing Board members appealing to friends, neighbors and associates to run for the Board as a measure to ensure vacancies would be filled. And most often, after considerable time and effort by the Board's Nominating Committee along with other Board members, the number of willing candidates often ended up equaling only the number of vacancies. The good news was that there were sufficient candidates to fill the existing vacancies each year. The bad news was that even through concerted efforts by the Board and its Nominating Committee to "recruit" candidates from Districts not represented on the Board, the composition of the new Board each year reflected anywhere between two to five Districts without representation. This current year (2002-2003) has been no exception as there are currently four Districts without representation on the Board.

From all indications, this imbalance in District representation on the Board has not severely impacted the Board's overall performance and its efforts to fairly represent the interests and concerns of all home and property owners. Of course, this opinion comes in the absence of a voice (representation) from all Districts. On the other hand, it must be noted that there have also been an increasing number of situations where it appears that the lack of representation on the Board from all 12 Districts has been to the detriment of the Board's performance and more importantly, to the home and property owners within the unrepresented Districts. Recently we've had SHHA members attend one or more of the Board's monthly meetings and express concerns regarding issues impacting their Units and Districts which they felt the Board was not adequately addressing. Some of these issues have included access trails to the National Forest, pedestrian walkways, traffic speed on particular roads, and playground equipment in the parks. These concerns have been heard by the Board and it has and will continue to do its best to address and resolve these concerns. However, there is no substitute for having one of two representatives from one's own District on the Board to ensure unresolved issues remain on the Board's agenda until solutions are identified and implemented.

Supporting the importance of and demand for District representation on the Board are a number of Board planned special actions that will begin within the next few months and will continue through the next 12 to 24 months. These actions will necessitate input from all 12 Districts, as well as from all Units within each of these Districts. Some of these actions include coordination and refinement of the Board's proposed revisions of the various sets of Restrictive Covenants to enhance uniformity, to resolve vague restrictions that are nearly unenforceable and to add clarity where possible. The focus and intent of this effort is to integrate and incorporate to the maximum extent possible the 37 different sets of Restrictive Covenants into one set of basic covenants that is common and applicable across all of our community with perhaps supplemental covenants applicable to particular Units based on past acceptable standards and practices. Since any change to a set of covenants requires approval by 75% of the "property owners" within the Unit, there is a need for at least one Unit Coordinator to be working with the property owners within each unit and also with the appropriate District representative/Board Director. Needless to say, the lack of a District representative/Board Director complicates this entire process not only for the Board, but also for concerned home and property owners. Other projected actions requiring District and Unit

representation and coordination include, but are not limited to, defining and formalizing criteria and supporting process to be employed in evaluating and determining what is and is not in "harmony," what constitutes "undue blockage of views," and resolving other geographical type issues that the membership may bring before the Board throughout the year.

Each and every home and property owner within Sandia Heights should and needs to make sure that his or her District is represented on the Board for some degree of assurance that particular issues within their District (and Unit) will be brought before and addressed by the Board. And every home and property owner needs to make every effort possible to ensure that the Board represents and speaks for the owners in all the Districts within our community. And, the first effective step in this overall process is ensuring that your District has a representative on the Board or has put forth at least one candidate for this year's annual election.

The Districts (and encompassed Units) from which representation is needed and the number of representatives desired for the coming year are noted below. These are the Districts from which candidates for the Board are needed in preparation for the election at the Annual Membership Meeting on June 7, 2003.

<u>District</u>	<u>Encompassed Units</u>	<u>Reps Desired</u>
Sandia	0, 1, 2 & 3 (North)	2
Live Oak	3 & 4 (South)	2
Road Runner	5 & 6 (South)	2
Cedar	7 (South) (partial)	1
Quail	16, 19, 20 (South)	2

It goes without saying that anyone interested in filling a Board position and not from one of the Districts noted above, is strongly encouraged to submit their resume. We know from the past and even through concerted efforts by the Board, there is always a shortage of candidates for existing vacancies.

Questions regarding becoming a candidate for the Board should be directed to the SHHA office at 797-7793.



## Letter to the Editor

From: Tom and Vicki Smidt, 16 Juniper Hill Rd.

This is in response to the unsigned letter to the editor of the most recent Grit from "Some of the residents of #1---#14 Juniper Hill Road".

Tom has been a resident at 16 Juniper Hill Road since May of 1976 (nearly 27 years) and Vicki for 12. We are aware of the recent change in the speed limit from 25 miles per hour to 15 miles per hour on this part of Juniper Hill Road. We are also aware of the frequent presence of a sheriff's department deputy in our neighborhood to enforce the new speed limit.

All of us in Sandia Heights are aware of drivers who drive much too fast in Sandia Heights or otherwise ignore the traffic laws. We have often observed vehicles running the stop signs at the four-way stop at Cedar Hill and Juniper Hill, particularly heading west, at high rates of speed. (Not just "California Stops" which are even more frequent at that stop sign.) We also often see people generally speeding through the neighborhood.

The problem is not people driving at 25 miles per hour instead of 15 (for which people are now receiving warnings and/or tickets). The problem is people driving along our stretch of road, and others, at 40 - 50 miles per hour or more.

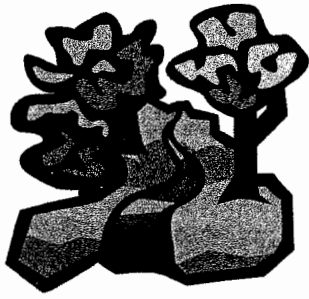
Tom walks Juniper Hill Road often with his dogs (nearly every other day) and has not noticed a particular reduction in speed since the change of the speed limit by those traveling at a high rate of speed (some of whom live in our immediate area). We believe that the speed limit should be increased back to 25 miles per hour, and those traveling at 30 or above be ticketed, as they should. We have noticed that in obeying the new speed limit we are often "tailgated" by other drivers, creating a new hazard.

Also, we do not believe that the **Grit** should vary from its policy of not publishing unsigned letters, no matters how "important" they may seem. It detracts from a constructive dialogue when people are unwilling to publicly stand behind their positions.

*Editors Comment: Thanks, your point was well made no more unsigned letters will be published!!!!*

### Grit Editorial Policy is:

- Attempt to print both sides of every issue, including constructive criticism but not abuse or insulting remarks.
- Reserve the right to Edit any letter or article submitted.
- Not to print any unsigned letters or articles



## ***Sandia Heights History***

As printed in the Sandia Heights Residents Guide

Sandia Heights is a unique residential development covering 1,600 acres in the foothills of the Sandia Mountains. The community was started in 1965 and was developed by the Sandia Peak Tram Company under the guidance of Robert Nordhaus, the late Ben Abruzzo, and Bob Murphy, the current chairman and CEO. The land was purchased "piecemeal" over a long period of time, explaining the many subdivisions and numerous versions of the Declarations of Restrictions controlling the Sandia Heights area.

The community has a colorful history highlighting a respect for individuality and a commitment to the preservation of the wildlife and native vegetation. There are currently about 2,100 residences, with a population of approximately 5,200. Sandia Heights is divided into 36 residential subdivisions (units). At full build out, it is projected that Sandia Heights will have some 2,400 residences and a population of about 6,000.

The SHHA began in 1972 with a small group of residents who were interested in preserving the unique character and quality of life of the area. The Association was officially incorporated as a non-profit New Mexico corporation in 1975.

Its mission is to coordinate planning and implement the management of services and activities necessary or desirable in promoting the common interests and welfare of the homeowners, property owners and residents located in the Sandia Heights Development of the County of Bernalillo, New Mexico. The history of the Association is inextricably entwined with growth and development of the Tram Company and its subsidiary companies including Sandia Peak Utility Company and Sandia Properties Ltd. The Sandia Heights Security Patrol and the Four Seasons Club are for-profit ventures of the Tram Company. For a number of years the

major stockholders and operating officers, who were also founders and residents of Sandia Heights, were key members on the Association Board of Directors. Sandia Heights was a close-knit community far removed from the city limits and without many of the services that city dwellers took for granted, such as mail delivery, snow removal, paved roads and road maintenance. As the community grew and developed, Sandia Properties met many of these needs, going well beyond services generally provided by a real estate developer.

By 1985 the SHHA had achieved a certain degree of independence and took on more of the financial responsibility for functions previously provided by the Tram Company, including covenant monitoring and enforcement and coordinating with city, county and state governmental agencies on matters impacting Sandia Heights such as zoning, utilities, roadways etc. To help provide funds for these services, in 1986, the Tram Company agreed to include billing for Association dues in the regular water bills from Sandia Peak Utility Company. This consolidated billing resulted in significant increases in the SHHA's available funds and continues today in the SHHA contractual agreement with Sandia Properties Ltd. Since then other service functions formerly provided by the Tram Company – snow removal and maintenance of roads and signs – have been turned over to Bernalillo County.

### **Be a Good Neighbor:**

Ideas taken from the  
City of Albuquerque  
Neighborhood News  
by Rick Nelson



Are your neighbor's barking dogs driving you crazy? Are there dogs in your neighborhood that seem to bark at everyone and everything? Many dog owners are not aware a problem exists. So before you think of taking legal action, be a good neighbor by following this tip by the staff of Albuquerque Animal Service:

- Good neighbors talk frequently. Discuss the problem together; resolutions obtained in this manner can be long lasting.

If the problem continues you may decide to file a complaint, but remember to communicate with your neighbor first. This may help you to be a "Good Neighbor" For more information call Bernalillo County Animal Care and Regulation at 873-6706.



## Remodeling? Save Your Stuff, Habitat for Humanity can use it!

by: Ruth Friesen

Spring is remodeling and "clean out the garage" season. If those tasks are on your "honey-do" list, Greater Albuquerque Habitat for Humanity (GAHH) can make your job just a little easier. We have a place for building materials which are reusable, and we'll even pick them up.

GAHH is opening ReStore, a thrift store open to the general public, which sells donated new and used building materials at greatly reduced prices. The proceeds help build more Habitat homes for qualified Albuquerque residents.

ReStore will open in May or early June at 204 San Mateo SE, just south of Central across from Wal-Mart, on the east side of the building. This is the old Rainbow Roller Rink. Our inventory includes doors, windows, sinks, cabinets, appliances, electrical goods, lighting, lumber—you get the idea. We also have some maple flooring from the roller rink if you'd like some nostalgia in your home. A list of the types of donations we are seeking, and will be selling, is located on our website at [www.habitatabq.org](http://www.habitatabq.org).

Get a Life for your stuff! Arrange a donation pickup by calling Habitat at 265-0057. For further information or to volunteer to help with ReStore, call Ruth Friesen, ReStore Director, at 856-1593.



## ATTENTION, RESIDENTS OF SANDIA HEIGHTS

By: Windy Wells

At the end of April, the Covenant Planning Committee is sending out a short questionnaire to all the home owners in Sandia Heights. The purpose of the survey is to obtain your views on the current set of covenants that exist within your unit. Do you like them? Do you think they should be modified, updated or kept the same? This is a great opportunity to let your views be known. Your input is critical!! Please take the time to fill out the questionnaire and return it to the SHHA in the envelope provided or drop it by the office. Thank you



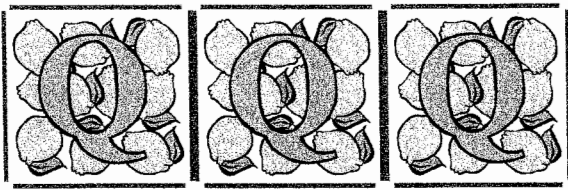
## CEDAR HILL PARK KICKOFF HELD in MARCH

By: George Connor

Over 50 residents of Sandia Heights and nearby areas gather in the local Police Substation on March 10, 2003 to provide input to the design of a new park at the intersection of Tramway Blvd. and Cedar Hill Road. Bernalillo County Parks and Recreation Department personnel conducted the meeting and asked all in attendance to provide ideas about what they would like to see in the park and surrounding open space (total 3.7 acres). It is expected that approximately 1/3 of the area will be a formal Park and the remaining 2/3s will be left as Open Space. Some limited parking, probably along Cedar Hill Road, will be considered/planned. Following are more details about schedule and funding:

- Schedule – Design begins this month, March 2003. Expect Design and Contract/Specification preparation to be finished in next 180 days. Contract will then be placed taking another 45 days. Bernalillo County expects Construction to start in the October timeframe.
- Site Costs – Design work, by BPLW Inc, has been donated through SHHA (worth about \$50,000). County has \$153,000 available for construction (including a \$19,000 donation from SHHA).





## The City With too Many Qs

By: Kevin Fleming

“A-b-q-?” “No, no, A-l-b-u-q-u-e-r-q-u-e!” was the marathon spelling lesson my mother routinely gave to her relatives in Dayton Ohio. They wanted to send a present to her for giving birth to me back in 1955 but this remote city in a “foreign country” seemed impossible for any mail carrier to find. “How much trouble will it be to get Kevin an American citizenship?” was one of the more frequent questions asked. The other common question was “What does the word Albuquerque mean in English?” One of the more snide replies was “It means city with too many Qs.” My parents met here in the 50’s. My Dad had a basketball scholarship from Northwestern University in his hometown of Chicago, and when he completed college, he went into the Army and played basketball for the team stationed at Albuquerque’s Kirtland Air Force Base. My Mom moved here with her parents and worked at Sandia Corporation. Things were quite different then. Although the city had a population around 100,000 there was little sprawl like we are seeing now. After my Dad finished his stint in the military, he taught at East San Jose School, then got a job as an insurance agent. He wanted to have his own office and land but had limited savings (As usual, teachers didn’t get paid much even back then). He took a chance and built his office on a little dirt road called Eubank. His manager was not happy about his “poor choice of location”, citing that nobody will want to drive down a dirt road at the end of town to get insurance. But that was his decision, and he borrowed part of the \$10,000 it took to buy the land and build the office (He retired after 42 years at the same location).

Growing up in Albuquerque, we didn’t have all the video games that overflow the toy stores now. A “playstation” to us was a pretend gas station we would build out of cardboard boxes. We had four channels “4,5,7,13”, and guess what kids, we had to actually get up out of the chair to change the channel! Uncle Roy and Captain Billy were our local heroes until we saw on the news that Captain Billy was shot while “spending time” with another man’s wife (a little taste of reality). We were exposed to the Indian and Spanish lifestyles, which I believe enriched our lives by seeing and experiencing cultures unlike our own. My wife, who also was born here, lived next door to a Spanish family who always had a pot of beans, chile, and tortillas at the ready for any unannounced guests. Close-knit neighbors were more commonplace then.

In our teens, we raced go-karts at TTT Kartway on Nine Mile Hill, west of Coors, which is an extension of Central and was in the middle of nowhere (it’s packed with homes now). We raced against the Mossmans (a famous local homebuilder) and Al and Bobby Unser Jr. Their dads frequently came out to the track, which was a real treat for us! When we drove out to the track, we always wondered why that guy with the lone gas station on the west Side of Coors Blvd would have a place in those God-forsaken sand dunes. There wasn’t anything out there but sand, sagebrush and rattlesnakes. Later, a company called Am-Rep bought hundreds of thousands of acres (for about 67 cents an acre) and started to develop it.

On the East Side of Albuquerque, there was an odd development starting to take shape. Some “weirdoes” started to build houses in amongst the juniper trees and cactus in the foothills of the Sandia Mountains. I was amazed at the tenacity of these “mountain men and women” who would brave the snows, the roads, and the large boulders just to have a house out there. In the sixty’s a person crazy enough to part with their money could get about an acre for \$6500 (Keep in mind you could buy a modest house in the NE Heights for about the same price.). Later in the development the prices skyrocketed to about \$16,000 for a prime view lot. It was interesting to see the unusual homes built there. We liked to drive to Sandia Heights on Sunday because Tramway was a hilly dirt road and we could get a roller coaster-like ride and become airborne if we could just convince our Dad to go a little faster.

In many peoples’ opinion Sandia Heights continues to be the preferred location to live. High Desert was touted to be the “environmentally friendly” subdivision that would minimize the impact on the area. Was Sandia Heights about to become the #2 ranking for desirable foothills subdivisions? I was hopeful High Desert would be kind to the land, but the first month of excavation proved (in my mind) to be devastating. The huge bulldozers uprooted 100-year-old Osage Orange trees that are very rare in this area (Osage Orange is named after the Osage Indians who used the strong, canary-yellow wood for making bows.) Well, in my mind, Sandia Heights is still an easy #1 for maintaining a rural-like feel that we hope will remain that way. Yep, Albuquerque is a pretty good place to live and I have lots of memories to tie me to this place. Some of the new people who move in seem to have complaints about the city; Too big, no place to get a Chicago Dog, chile’s too hot (wimps!), too easy to get a sunburn. But after spending a couple of years here, they usually dismiss any notions of moving back to their former state. Albuquerque still has an enchantment about it that brings people in to stay and I feel lucky to share this area, with all of you, in the best part of the city, Sandia Heights!






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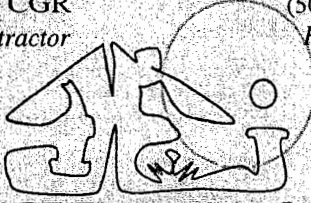
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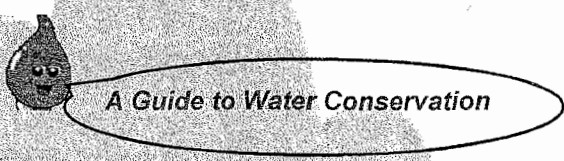
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# Sandia Peak Utility Company

New Mexico is facing severe drought conditions this summer. Fortunately, the wells servicing the Sandia Heights area are not experiencing significant reductions in their levels. Nevertheless, the Sandia Peak Utility Company believes it is important to inform our customers of water conservation measures. These measures not only save water, they may also help to reduce your monthly bill.



## Tips on Saving Water in the Bathroom:

- Install an ultra low-flow toilet. These use 1.6 gallons of water per flush vs. 3.5 gallons or more.
- Install low-flow aerators and showerheads. A shower can use approx. 25 gallons per shower!
- Repair all water leaks.
- Take short showers instead of baths. A tub bath can use approx. 36 gallons of water!
- Do not leave water running when shaving or brushing your teeth. This can use approx. 10 gallons if running!
- Install a re-circulating pump on your water heater – instant hot water!



## Tips on Saving Water in the Kitchen and Laundry:

- Repair plumbing leaks and fix dripping faucets.
- Install low-flow aerator on all faucets.
- Do not leave water running when rinsing dishes. This can use approx. 30 gallons if running!
- Run only full loads. Remodel with machines that use less water and are more energy efficient.
- Washing machines can use approximately 60 gallons for a full cycle, top water level.



## Tips on Saving Water Outside the House:

- Use a broom, not a hose to clear debris from patios, driveways, steps, and sidewalks.
- Outdoor hose watering can use 10 gallons/minute.
- In the summer, water your garden and lawn during the coolest part of the day.
- Direct downspouts or gutters toward shrubbery or trees. Collect rainwater in a large bucket for other outside uses.
- Adjust sprinklers to insure you are not watering the house, sidewalk, or street.
- Adjust the automatic sprinklers with the seasons.
- Shut the sprinklers off when it is raining.

## Useful Telephone Numbers And Business Hours:

Customer Service/Billing	857-8924
Water Quality Questions	856-6345
Water/Sewer Emergency Mon-Fri (7AM-4PM)	856-6345
After Hour Water/Sewer Emergency	856-6419 Select Option "0" then Option "3"

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# Gardener's Calender

By Dan Caudillo



## Early April

- Last week to prune your roses. It is too late to prune fruit trees.
- Tune-up your lawn mower and sharpen the blade.
- Check irrigation system for leaks and clogged emitters.
- Prune grapes
- Already purchased your tomato plants? 1) Repot in a larger pot and set outdoors during the day (if not too cold) and bring indoors each night. 2) Plant outside using a Wall-O-Water plant protector.
- Last chance to plant cool season vegetables.
- Time to plant seed potatoes.
- Hummingbirds first arrive in Albuquerque on their migration northward, so get those feeders ready!

## Mid-April

- Last average day of frost is April 17. Do you feel lucky to chance it?
- First fertilizing for trees and shrubs (including roses).
- Heartier shrubs, trees, and perennials begin to show up at local nurseries.
- Plant spring bulbs such as canna, dahlia, gladiolus, and lily.
- Cottonwood trees begin to pollinate.
- A good time to plant mums.

## Late April

- Check local nurseries for the best selection of roses you will see all year long.
- Check houseplants for insects and prune back leggy overgrowth.
- Late April to early May is time to spray pinion, ponderosa, and mugo pines for pine tip moths. Check local nurseries, newscasts or newspaper for exact times.
- Newest edition of Sunset Western Garden Book, page 1, features a Sandia Heights' garden!
- Time to use grub control on your lawn, especially fescue and bluegrass.
- What's blooming in April? Purple-leaf plum, redbud, peaches, apples, crabapples, and cherries (trees); Lilac, saucer magnolia, spirea and Japanese snowball (shrubs); Lady banks rose, and wisteria (vines); Upright rosemary, cherry sage, creeping phlox, Mexican evening

primrose, candy tuft, wood violet, Bowles mauve wallflower, coral bells, salvia superba, catmint, blue flax, chocolate flower, and purple robe (perennials); Daffodils, bleeding heart, and early tulips (bulbs); snapdragon, primrose, stock, viola and pansy (annuals).

## Early May

- "Safe from late frosts". Time to plant warm season vegetables (tomatoes, peppers, egg plant, melons, squashes, and cucumbers) and annuals (dahlia, lobelia, nasturtium, verbena, cosmos, zinnia, coleus, marigold, aster and alyssum).
- De-thatch warm season lawns.

## Mid-May

- May 12th is Mother's Day. Don't forget the one who brought you into the world! (P.S. Wives are just as important too!)
- Second feeding of your cool season lawn and the first feeding of your warm season lawn.
- Time to plant warm season grass seed such as buffalo or blue gramma grasses.
- Local nurseries have an excellent selection of trees, shrubs, and perennials. Time to start that garden you designed a few months back.
- Place a few pennies in your birdbath. Copper deters fungal growth and is safe for the birds.
- Watering should be set to higher frequency to reflect the hotter growing months.

## Late May

- Prune early season flowering shrubs and vines such as lilac, forsythia, winter jasmine, flowering almond, and wisteria. You can prune up to the second week of June.
- Time to use a granular fungicide on your prize lawn (chiefly fescue and bluegrass) to prevent summer fungal problems.
- What's blooming in May? Hybrid locust, catalpa, tamarisk, and chitalpa (trees); Austrian copper rose, apache plume, weigela, potentilla, lena broom, Spanish broom, wood's rose, and Texas privet (shrubs); Red yucca and ocotillo (cacti and semi-succulents); Delphinium, galliardia, baby's breath, red valerian, yellow yarrow, pincushion flower, penstemons, gaura, coreopsis, and red hot poker (perennials); Late tulips, oriental lilies, iris, and daylily (bulbs); dahlia, lobelia, nasturtium, verbena, cosmos, zinnia, coleus, marigold, aster and alyssum (annuals).



## LETTERS TO THE EDITOR

Note from the Editor:

The views expressed in all letters published are the views of the author [s] and not necessarily the view of the SHHA Board.

We ask that, when ever possible, you limit the length of your letter to ½ of a 8 ½ x 11 page and that, if possible, you send it to us via email in: "Word"

Deadline for submission of letters or articles for publication is by 3pm on the second Friday of the following months. January, March, May, July, September and November.

We appreciate your cooperation.

*Rick*



### Regarding Design for park to be located at Cedar Hill Rd. and Tramway Blvd.

From: Kathy Fraser, Maya Elrick, and Charlie Fitch  
Sandia Heights residents

We thought the 3/10/03 meeting went very well with good participation from interested residents with varied suggestions and issues laid out. Our thoughts after the meeting:

- The skateboard park won't work as it would be too noisy in that area. However we still think it's a good idea to have a small one (maybe like the one in Taos at the community center adjacent to the new ice rink) in the area for our pre-teens and teens. We have seen kids over in the Glenwood Hills shopping parking lot skateboarding around sidewalks, almost going into Montgomery. As we heard at this meeting, the grassy area at Little Cloud is filled with goatheads. How about building a pit skateboard park in that area and putting up an

L shaped shade structure on the SW corner with benches?

- We would also nix the idea of a tennis court as that doesn't seem to fit the area and could also be noisy. Perhaps this could be placed somewhere else in Sandia Heights or in Albuquerque Acres. A half basketball court would probably be enjoyed but could be noisy also and maybe could be developed in Little Cloud.
- Most people with young kids and grandkids agreed we should have a grassy area. This should be designed to minimize goathead invasion. One of our backyard areas has rocks, bark chips, xeriscaped plants, crusher rocks, and in some places walls and we do not have any goathead problem even though the rest of our land is natural, (i.e. filled with cactuses and goatheads!). A combination of man-made barriers and other ideas from landscapers could help make and keep the grassy area enjoyable for years. These man-made items are of colors that fit in with the environment here and would be visually pleasing to park neighbors.
- There are wonderful xeriscape plants which could add to the beauty and tranquility of the park but not clash with the landscape. We also suggest planting appropriate shade trees on the south and west sides of the park, maybe in the natural arroyo, or located where they will eventually shade the grassy area and kids' playground. Some possibilities include Chinese Pistache, Narrowleaf Cottonwoods, or Ashes. Also consider Austrian Pine and of course Pinons and Junipers but these work better as screens, which would probably be a good idea for neighbors who look down into the park.
- We suggest having a wildflower area. Maybe the wildflower experts in our area could be involved in planning this.
- We are interested in forming a group to raise extra money for the park. As there is a limited county budget, maybe extra funds could be raised for items to enhance the park such as improved landscaping or interesting wooden play/easy-climbing structure (smaller version of one on Pecos in Carlsbad). For those interested please contact Kathy Fraser at 797-4299 or [kfraser999@msn.com](mailto:kfraser999@msn.com) or Charlie Fitch at 400-7452 or [cmf@swcp.com](mailto:cmf@swcp.com)



**Sandia Heights**

**Wildflower Club**



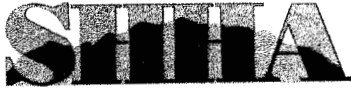
The Sandia Heights March Meeting was held at the home of Peggy and Al Owens on March 19<sup>th</sup>. Laurie Lange, local artist and landscape designer, presented a very informative program on *New Xeric Plants for Landscaping and Enjoyment*.

**Up Coming Events:** Our next meeting is scheduled for Wednesday May 14<sup>th</sup>. Sandia Heights resident Ed Payne will have a short presentation on *Balancing Water Supplies With Demand in the Middle Rio Grande Region*. We will also brainstorm program ideas for next year's meetings. If you are a member and plan to bring a guest to the May meeting, or if you are not a member of the Wildflower Club and wish to attend, please call Khondeh Payne at 797-4306 for location of the meeting.



The **Annual Garden Tour** is scheduled for Saturday, June 14<sup>th</sup> 9 to noon. The 1<sup>st</sup> garden is at the home of Don and Jan Hooper at 2886 Tramway Place. Information for all gardens on the tour will be available at this location. All residents of Sandia Heights are welcome to visit the gardens on the tour. Please remember the homes are not open during the tour and no pets are allowed.

**To become a member, please send a check for the annual membership fee of \$5.00 payable to the Sandia Heights Wildflower Club to Susan Cook, 1842 Tramway Terrace Loop, Albuquerque, NM 87122.**



Sandia Heights Homeowners Association  
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Albuquerque, NM 87122

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