



SHHA ANNUAL MEMBERSHIP MEETING - June 7th 10 AM-Noon

1. Hear reports from Officers and Standing Committees.
2. Elect several new Directors to the Board.
3. Vote to ratify the new Bylaws to improve Board efficiency.
4. Discussion of other new business submitted by members.

We Need Your Input!

By Bob Francis

Over the past six months, the Covenant Support Committee and the Architectural Control Committee have been working very hard to determine if the many different Unit covenants can be simplified and reworded to be better understood. Too often, wording within the covenants has been vague, leading to arguments about whether some can be enforced.

Instead of having 37 different sets of covenants, which can be confusing to residents as their next-door neighbor may live in a different Unit with different covenants, we are trying to consolidate the covenants as well to achieve some uniformity. For the most part, covenants are more strict in more recently developed Units of Sandia Heights as the developers gave greater thought to protecting property owners.

SHHA has the responsibility of covenant enforcement through the ACC and CSC, regardless of how they were written. It's up to you, as residents, whether you will support our efforts to simply and enhance this enforcement.

Should the covenants be made more restrictive or less restrictive? That's one of the questions our committees are trying to solve. Please help us by completing the questionnaire inserted in this issue and mailing it back to the SHHA office.

Bob Francis has some Blue Spurge that he wishes to give away to a member of the Sandia Heights Wildflower Club. If you'd like some, please call the SHHA Office at 797-7793 and leave your name with the staff.

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SANDIA HEIGHTS COVENANT SURVEY

Sandia Heights was conceived more than 30 years ago by Robert Nordhaus and Ben Abruzzo (the famous balloonist who crossed the Atlantic). Their dream was to create a community that had minimal impact on wildlife, native vegetation and the precious water supply. This unique community quickly became one of the most desirable areas in which to live. Residents wished to preserve the Height's character, so in 1975 the Sandia Heights Homeowners Association was created to protect residents' interests.

Each of the 37 Units has different legal covenants that were intended to help preserve property values, improve the quality of life and minimize disputes among neighbors. Without effective covenants, Sandia Heights could become a target of those who do not share the spirit or appreciate the nature of this special place where we are fortunate enough to live. The Board of Directors believes that the time has come to consider updating Unit covenants.

Covenant revision is a big undertaking. Residents' help and input are critical in this endeavor. A Covenant Review Committee (CRC) has been established to gather information from residents and to assess options for improving and consolidating covenants. The CRC seeks your opinions, concerns and ideas. Later, if it appears the revisions are desirable and feasible, referenda will be held.

This survey is being mailed to all SHHA residents. Please detach this survey, fold it to envelope size along the dotted lines and mail it to the SHHA office before May 9th. Responses should be anonymous (do not sign your name).

**SHHA
2-B San Rafael Ave NE
Albuquerque, NM 87122**

1. In which Unit do you live (Unit number or your street) _____?
2. How familiar are you with your Unit's covenants?
 Quite familiar
 Aware of them but not in detail.
 Not familiar at all
 Didn't know they existed!

(For a copy visit the SHHA Office or website www.sandiahomeowners.org)

3. Do you feel any recent changes in architecture or landscaping near you have:
 Enhanced your property value Enhanced your quality of life
 Diminished your property value Diminished your quality of life
 Had no real effect

Example _____

4. Have you ever used your covenants to try to resolve an issue? Yes. No.
If Yes, were the covenants useful? Yes No

Comments: _____

5. From what you know of the covenants, which of the following best represents your views?

- They are fine as is
- They need to be clarified
- They need to be more restrictive
- They should be relaxed

6. What covenant restrictions are most valuable to you? _____

7. Do you think your covenants are being adequately enforced? Yes No

Comments: _____

8. Please share any recommendations for changes: _____

8. Please contact us if you would be willing to read and comment on drafts of Proposed changes.



Wine Tasting on March 29th *By Mona Lee Schilling*

Our **Wine Tasting and Silent Auction** was a huge success according to all reports. One hundred seventy-six tickets were sold and we generated a profit of \$1,177.03. It was so enjoyable that many residents suggested that we have **two** annual wine tasting events each year, and our Committee (Membership Services) is considering a second one in October, perhaps held both inside and outside. Sounds like fun, doesn't it?

A big bouquet of "Thank You's" goes to **Chuck McLeod**, Membership Services Committee Chairman, for his tireless efforts in making this event so successful. A special thanks goes to **Rick Nelson**, who helped in many ways to ensure success even though he was not even a Committee member. Other Committee members with special tasks included **Ruth Frazier** (those lovely floral centerpieces that graced the

tables), **Larry Greher** (arranging for the delightful marimba musicians), **Ralph Rudolph** (liaison with the wine/beer suppliers), **Mona Lee Schilling** and **Heinz Schmitt**.

Not to be forgotten are the wonderful people (including **National Distributing**) who donated many different items to the Silent Auction, making it a huge success. Many people as well deserve special thanks for the tons of delicious appetizers they brought. You know who you are and you did great! It was suggested that with all the obvious culinary talent displayed, we should consider producing a cookbook!

Future plans are being discussed about moving the Spring wine-tasting in late April instead of March, at which time the weather should permit use of the outdoor patio, allowing folks to spread out a bit more.

A checking of old records has shown that the Membership Services Committee used to also organize a Spring Fling Picnic in June following the Annual Meeting. We are considering having another Picnic, time, date and location to be announced, but it will probably be around August or September. It will feature the usual hot dogs and hamburgers, and various games and activities for kids/grandkids. We are looking for a suitable park in which to have it and welcome any recommendations. Stay tuned for more information, and check the website!



SHHA BOARD CANDIDATE/APPLICANT UPDATE

By Jack Wolfe

The last two Grit publications contained detailed articles conveying the need and desire for Board applicants to fill forthcoming vacancies on the Board. To date, the response has been fair, but remarkably slim from those Districts not currently represented on the Board as well as those which will be unrepresented after June of this year.

Districts from which representation is needed and the number of candidates still needed per District is noted below:

DISTRICT	ENCOMPASSED UNITS	CANDIDATES NEEDED
Sandia	0, 1, 2, & 3 North	2
Road Runner	5 & 6 South	1
Quail	16, 19 & 20 South	2
Bear	26, 27, & 28	1

It is the desire of the Board to have one and two representatives from each District within Sandia Heights so that we have a Board consisting of 24 Directors with representation from all Districts. This number provides sufficient resources for the staffing of committees and performance of assigned functions and responsibilities. Of course, if there are insufficient applicants from the appropriate Districts, the Board has no choice but to consider applicants from other Districts and to place their names on the ballot so as to ensure the strength of the Board is maintained.

At this point we have confirmation of seven candidates whose names will be entered on the ballot for this year's general election. We also have five individuals who have indicated an interest in being on the ballot, but who have not confirmed such at this time. It's important note that of these 12 candidates, none are from the four Districts noted above. Thus, we also continue to seek candidates from these four Districts.

Again, the Nomination Committee requests that any and all who are interested in serving on the SHHA Board as a Director contact the SHHA office at 797-7793 for details and also to obtain a suggested format for composition of a short resume. The office staff can also direct any questions one may have to members of the Nomination Committee.

PLEASE! Before the June 7 Board Meeting, please read the proposed new Bylaws available at the SHHA Office or on the web site. We really need these for the Board to operate more efficiently. Our last official Bylaws update was in 1996 and our Bylaws Committee has found a lot of problems with them. We believe that the new version will be very beneficial.

Cedar Hill Park design to be presented for final comment

There will be a meeting for all Residents of Sandia Heights at the Sheriff Sibrava station (NE corner of Paseo del Norte and Eubank) at 6:30 PM on May 20th to update everyone on the park plans. Please attend if you care about the park.

The Bernalillo County Parks and Recreation Department has planned a meeting to solicit comments on the preliminary design of Cedar Hill Park. The SHHA donated \$19,000 to the construction of the park, so member feedback is especially desired. The Parks and New Development Committee has prepared the attached survey form in order to gather member comments and will use them to make final recommendations to the County. We have compiled a list of the ten attributes that received the most attention by residents at the March 10 meeting. Please attend the upcoming meeting and then fill out the attached survey with your opinion on how well the preliminary design satisfies your vision of the park with respect to each of these attributes. This information will also help us plan for future parks and community areas in Sandia Heights. Please mail or deliver this form (no photocopies) to the SHHA. One per member household, please.

1. Grass area - (open space for informal activities like kite flying, playing catch, tossing Frisbees, etc.) With regard to this attribute, the preliminary design calls for:
Too much _____ About right _____ Not enough _____ or May be a problem _____
2. Undeveloped area - (vegetation left in its natural state).
Too much _____ About right _____ Not enough _____ or May be a problem _____
3. Trails - (including running path, pedestrian access trail, perimeter trail).
Too much _____ About right _____ Not enough _____ or May be a problem _____
4. Formal game fields or ball courts - (e.g. soccer field, basketball, bocce, volleyball).
Too much _____ About right _____ Not enough _____ or May be a problem _____
5. Shade trees and/or shade structure.
Too much _____ About right _____ Not enough _____ or May be a problem _____
6. Skating trail or skateboard area:
Too much _____ About right _____ Not enough _____ or May be a problem _____
7. Picnic tables and park benches.
Too much _____ About right _____ Not enough _____ or May be a problem _____
8. Art (e.g. sculpture, sun calendar).
Too much _____ About right _____ Not enough _____ or May be a problem _____
9. Cultivated xeriscape – area or garden (or nature walk).
Too much _____ About right _____ Not enough _____ or May be a problem _____
10. Playground equipment - adequate for small children.
Too much _____ About right _____ Not enough _____ or May be a problem _____
11. Additional comments (e.g. colors, equipment, & manmade objects to my liking)?

Little Cloud Park maintenance and cleanup

By Mark Boslough & George Connor

Your Parks committee has been working on things residents told us needed to be taken care of in Little Cloud Park. We purchased seed pre-emergent Herbicide granules and County parks personnel spread and watered it in over the grassy area in an effort to stop germination of GoatHead seeds. This particular Herbicide will also stop grass seed germination, so we have arranged with county parks personnel to overseed the grassy area again in August. Additionally, we put fertilizer spikes around the trees in hopes that the fertilizer and regular watering by the county between March and November will keep the shade trees growing and healthy, some of which SHHA purchased and planted a year ago.

We welcome and appreciate your comments on how make our parks more attractive and enjoyable. If you see a GoatHead plant growing, please take a second and pull it up! That's the most effective solution!

Additional Comments on Survey on reverse side:

Please add any comments, pro or con here:

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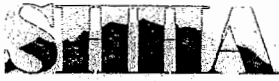
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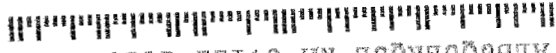
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 **Sandia Heights Homeowners Association**

THE LITTLE GRIT
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 www.sandiahomeowners.org

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The Little Grit

Some things the SHHA Board is concerned about

Speeding cars



Fire Protection



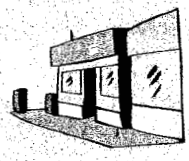
Parks



Walking paths



Oppose Commercial Development



Improved Security



Legal access to Mountain Trails



Protect your views



Safety for our Children



Safe Water Supply



Covenants



And much much more!!!!

Please let us know your concerns, we will listen!