

THE GRIT

Sandia Heights Homeowners Association

August/September 2003



In Memory of Jack Wolfe

Jack Wolfe was a valued and hard working member of the SHHA Board of Directors. He was not one to be satisfied with the "status quo." Jack was always pushing to make sure that future SHHA Board Members would have written procedures in place and a status report of all pending projects. His hard work and dedication was greatly appreciated. We will miss you Jack.

SANDIA HEIGHTS—THE PEAK OF LIVING

The Grit

August/September 2003

What is the Future of Sandia Height?

By Heinz W. Schmitt

It is often asserted that most of our residents moved to Sandia Heights (SH) because of the unique environment, atmosphere, lifestyle and proximity to the Sandias. It is also believed that this uniqueness contributes to the value of the community and our individual homes. These certainly were characteristics that were important to my wife and me when we decided to purchase a home in SH. The existence of Covenants provided an element of protection of these attributes and the value of our investment.

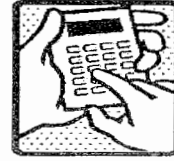
Yet a drive through SH provides significant evidence that this uniqueness is being jeopardized. The evidence is the existence of pervasive violations such as unapproved new construction of modifications, un-screened air conditioning, illegal setbacks, visible trash cans, construction materials stored visibly for long periods of time, long term parking of RV's/camper shells, unused vehicles parked in front of homes, etc. As a member of the Covenant Support Committee (CSC) and the Board of Directors I am painfully aware that not all 37 sets of SH Unit Covenants preclude all of the aforementioned violations.

What should you do if you see a suspected violation in you Unit? Review you Covenants to see if it is a violation. It is useful to occasionally review your Covenants anyway. Talk to your neighbor and see if you can resolve it with them. If you cannot resolve the issue there are forms available at the SHHA office to refer the problem to the CSC. The CSC has received 100 reports of violations, verified 80 of them and resolved all but a few. The top three reports were long RV parking, trees blocking views and trash/debris.

Who is responsible for these violations happening? The residents are responsible. Who is responsible for prevention? This Should be a shared responsibility of the residents, Architectural Control Committee, the CSC and the BOD. What should happen? All residents should become knowledgeable about their relevant Covenants and then examine their own property for compliance. If you property is not in compliance the conditions should be corrected if feasible. Of course this is a short term answer. The long term issue is do we care about and feel responsible for the protection of the uniqueness we presently enjoy? Are the Covenants and their enforcement reasonable and adequate? Most importantly do we individually and collectively care enough to remedy the situation?

This letter is my personal opinion and was stimulated by a concern for the future of SH. If you

have helpful opinions, comments or suggestions please forward them to me at the SHHA Office.



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Sandia Heights Wildflower Club

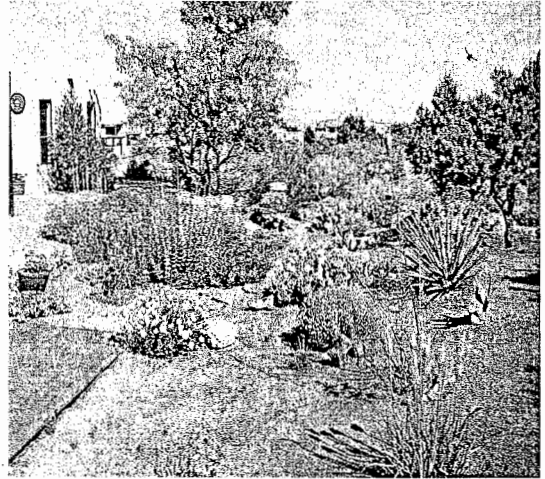
Recent Activities

Our meeting was held on May 14 at the home of Carolyn and Ray Ching. At this meeting Ed Payne presented *Balancing Water Supply with Demand in the Middle Rio Grande Basin*. A very important topic for all of us. Thank you Ed for your very informative presentation and Ray and Carolyn for hosting the meeting.

The following officers were elected:

Peggy Atencio - President, Ray Ching – Vice President,
Tom Cartledge – Secretary, Susan Cook – Treasurer.
Diane Mueller, Mary Ann Syroid and Dan Caudillo will be the
Members-at-Large.

The **Garden Walk** was on June 14. Sandia Heights' residents and their guests enjoyed visiting the five beautiful gardens during the Garden tour. Each garden was unique and demonstrated a wide range of gardening possibilities for our desert climate. Many thanks to the hosts, Jan and Don Hooper, Joan and Richard Montag, Nancy and Don Hartman, Nancy and Bob Francis, and Shirley and Sidney Ash, who graciously included their gardens on the tour:



Upcoming Events:

1. The **Summer Field Trip** is a wildflower walk at the Sandia mountain on Saturday August 16th. Ms. Pearl Burns who is a forest service volunteer will be leading this walk. All Sandia Heights residents are welcome to join the members for this event. For time and place of meeting, contact Khondeh Payne at 797-4306 early in August.

2. The **Fall Patio Supper** is scheduled for Wednesday September 17. Members who wish to bring guests, should contact Khondeh Payne at 797-4306 early in September.

To become a member, please send a check for the annual membership fee of \$8.00/person or \$10.00/couple payable to the Sandia Heights Wildflower Club to: Susan Cook, 1842 Tramway Terrace Loop NE, Albuquerque, NM 87122.

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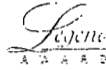


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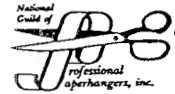
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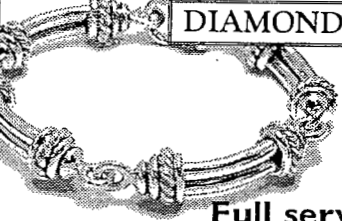
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Challenge & Controversy By Bob Francis

One thing that's for sure about the SHHA Board of Directors, they don't back down from a fight. No sooner then they resolve one issue, two more challenges surface. To wit, here is a list of the issues the Board Of Directors are grappling with:

- ◆ Cedar Hill Park, there are members of the SHHA Board who want more done with the park.
- ◆ Streamlined Covenants, a committee has been working on changing the Covenants so that they are easier to manage and enforce.
- ◆ Commercial development, there is a possibility that we will be faced with the prospect of additional commercial property along Tramway Blvd.
- ◆ Walls on the lot line, several property owners would like to erect walls around their property on their property lines.
- ◆ Some residents are trying to establish grass lawns. Is this wise during prolonged drought? Albuquerque Mayor Martin Chavez is proposing a regional Water Control Board, which would include Sandia Heights. Throw that in the mix with the City/County Unification and we could see all kinds of changes in Sandia Heights.

There are probably some other issues, which I have not listed. However, as you can see, your SHHA Board of Directors has their hands full. We wouldn't want it any other way.

published bi-monthly
as the official newsletter of the

**SANDIA HEIGHTS
HOMEOWNERS ASSOCIATION**
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Albuquerque, NM 87122

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Mona Lee Schilling

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11 am to 3 pm
Monday thru Friday

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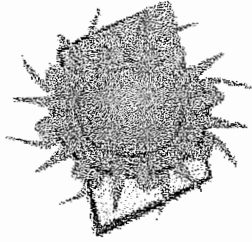
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Swamp Cooler Conversion ? By Ralph Rudolph

Many residents have been converting from using one or more swamp coolers to air conditioning systems, often with the idea of saving several thousand gallons of water per year. Yes, it's more costly, as the extra electricity costs more than the water saved, but there are additional benefits, especially for Juniper allergy sufferers.

A recirculating air conditioner system, equipped with electrostatic filters, will usually remove well over 95% of all pollen during the allergy season. During perhaps late March through May, the system is run in the recirculate mode, mainly to filter the air. This mode uses very little electricity compared to when it is used for cooling, and can probably pay for itself compared to the cost of various antihistamines etc. And, the electrostatic filters can simply be hosed down and replaced. They are guaranteed for life!

However, be cautious when selecting someone to replace your swamp cooler with an air conditioner! Some dealers will simply offer to replace your swamp cooler with an air conditioner, adding a single return duct. It's not that simple as swamp coolers and air conditioners operate rather differently.

A swamp cooler merely blows

air into your house through existing ducts, and it must exit through open windows or doors to be effective. They don't work with a sealed house. A recirculating air conditioner requires return ducts to exhaust air from the house, cool and filter it, and return it to the house. For an air conditioner to work properly, the return duct(s) must be located to create air flow throughout the house, so the returns must be located far distant from the cool air supply to get proper cooling flow.

Air conditioners usually supply much cooler air than swamp coolers when they are operated in the cooling mode. That means that the ducts supplying cool air often "sweat", meaning that they are cold enough for water to condense on their outside and drip water down from them onto your ceiling or into your walls. You **must** provide drip pans under the ducts or thoroughly insulate them to prevent such drippage or you will be in deep trouble. You will get lots of mold.

If you have a house with two swamp coolers, you are usually better off by installing one high capacity air conditioner at one of them, and using the other as the return duct system. Use the one with the easiest insulated ducts as the supply, as the return ducts don't need insulating.

Generally, if you have a question about conversion, you can give me a call at 828-3938 and I can give you an opinion based on 38 years of experience in installing industrial equipment. My advice is free and could help you to avoid some severe mistakes.



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