



Sandia Heights Homeowners Association

January-February 2004

Board Directors Needed

Board President Bob Francis has appointed a nominations committee to provide a slate of candidates to replace retiring Directors of Sandia Heights Homeowners Association. New Directors will be elected at the Annual Meeting on Saturday June 5, 2004. We need you to replace those who are retiring.

Why? To improve the community of Sandia Heights.

To get to know your neighbors more.

To be part of designing the future of our “mature” community.

To give back in a way that preserves what you enjoy about living here.

Board members are elected for 3-year terms, serve on at least one and possibly two of the seven standing committees and attend monthly meetings of the Board. Generally it is believed that it takes about four to six hours a week of your time. In order to keep the Sandia Heights we all enjoy and love, being a member of the board is a very necessary, and rewarding job. We need representation from all of the units on the Board and we urge you to consider taking this opportunity to become a board member. Sandia Heights is essentially a mature Homeowners Association with new bylaws approved last year. Consequently, we will be moving into a new phase of our existence. The next few years will be an exciting opportunity for you to help plan the future of our association. Please review the ivory center section of the 2004 Directory of Residents, which lists the duties of the committees and other functions of the Board. If you are prepared to serve as a Director, we urge you to contact the SHHA office at 797-7793 or any of the Nominations Committee members and submit a short resume reflecting your experience and interest in working on the Board of Directors.

Ruth Frazier, Heinz Schmitt, Richard Frederiksen
Nominations Committee

Dead Pinon Removal

In the December *Grit* The SHHA Board of Directors requested that residents notify the SHHA office of dead or dying pinons on their property. The Board has taken this collective information to several local landscapers to negotiate the lowest possible price for homeowners. The SHHA will not pay for removal of pinons for residents.

Lawnshapers of Albuquerque has provided the lowest bid at \$5.25 per linear foot for removal of dead/dying pinons. They have also quoted \$6.00 per foot for hard to reach trees and stump removal for \$50 per stump if necessary. Please contact Jeff Simmons or Sherry Westfall at 275-0773 to arrange for these services.

TREASURERS REPORT
By: Cheryl Iverson - Treasurer

CASH FLOW - January 2004

RECEIVED

ACC	\$85.00
Advertising	\$3,561.68
Member Dues	\$12,507.03
	<u>\$16,153.71</u>

EXPENSES

Committee Expenses

ACC Refund	\$50.00
Community Service Halloween	\$212.77
Communications Directory Printing 1/2 Postage	\$3,014.00 \$562.63
Total Committee Expense	<u>\$3,839.40</u>

Legal Expense \$8,925.66

Office Expense AOL Comcast Copier Electricity Office Lease Security Telephone	\$14.95 \$59.33 \$391.51 \$74.79 \$933.86 \$163.95 \$168.82
Total Office Expense	<u>\$1,807.21</u>

Office Staff \$3,066.81
Sandia Services \$1,084.00

Taxes, NM Gross Receipts \$934.53

Total Disbursed \$19,657.61
Received less Disbursed -\$3,503.90

Condition January 31, 2004

Cash in Banks	
Checking	\$34,502.53
CD	\$32,716.19
Petty Cash	\$63.89
Total Cash in Bank	<u>\$67,282.61</u>

Other Assets (at Cost)

Computers & Software	\$5,023.46
Due from Advertising Sold	\$0.00
Event Signs	\$164.54
Holiday Decorations	\$77.25
Inv Glass/Mugs	\$749.09
Office Accessories	\$1,207.06
Office Furniture	\$5,396.44
Postage in meter	\$357.19
Postage Bulk	\$274.81
Prepaid Expenses	\$300.00
Prepaid Rent	\$991.10
Security Deposits	\$1,075.75
Total Other Assets	<u>\$15,616.69</u>

Total Assets **\$82,899.30**

Liabilities

Prepaid Advertising	\$19,449.42
Legal Reserve	\$20,000.00
Total Liabilities	\$39,449.42

Cash in Banks less Liabilities **\$27,833.19**

We're Doing it Right!

By: Ralph Rudolph, VP

If you look at the statistics to the right, kindly prepared by Matt Devlin, you'll note that voluntary membership in SHHA has grown nicely during the past year, with Unit 16 at a full 100% and Units 11 and 23 at 92%. Our average membership stands at 77%, up about 10%. Therefore I stand corrected from the figure of 66% I quoted in the last Grit; that was last year's data.

It's nice to know that we're getting increased support as I believe we're trying very hard in many different ways. As I said in my previous article, I believe that SHHA is improving significantly and members can be proud of what we've done to promote both a sense of community and confidence in what we do.

IMPORTANT ANNOUNCEMENTS

- Town Hall Meeting March 10th, 7:00 PM. To be held at the William Sibrava Sheriff Substation in place of the regular monthly SHHA meeting.
- Semi-Annual Winetasting Event April 24th at Futures for Children from 4-7 PM. Cost is \$15/person. If you've never been to this event come meet your neighbors and enjoy one of the best winetastings' in the area! Look for the reservation form in your utility bill soon.
- Don't forget to evaluate contractors, repairmen, landscapers, ect. when having work done. We are running short on current evaluations. Contractor evaluation forms are available in your directory, on the SHHA website, and at the office.

UNIT	#HOMES	%MEMBERSHIP
0	33	79
1	149	83
2	121	80
3	79	78
4	52	81
5	70	89
6	95	79
7	281	61
8	126	70
9	107	87
10	59	73
11	106	92
12	40	83
13	Does not exist	
14	78	76
15	71	82
16	11	100
17	27	78
18	75	75
19	50	74
20	38	63
21	85	56
22	Does not exist	
23	26	92
24	54	56
25	36	64
26	39	62
27	73	89
28	70	80

Letter To The Editor

This is in response to Tom Zink's article on radiant floor heating. Mr. Zink's phone number was not published, so hopefully he will see this. My house was built in 1988 with radiant floor heat using black plastic or rubber tubing. It has developed leaks and we have had to shut down two zones. I don't know who the subcontractor was and the builder, Jim McClintic, has gone bankrupt. I am very interested in this issue and the Goodyear settlement.

- Sharon Chapa

1528 Eagle Ridge Dr, 505-822-1528

SHHA Covenants Are Enforced

By: James Nachbar – CSC

(Reprinted from *The Grit, Winter 1994*)¹

Sandia Heights remains a beautiful and unique community, in part because of the covenants. At the January meeting of the SHHA Board, the Board reaffirmed the importance of covenant enforcement to the members of our community. Among the highest priorities in covenant enforcement is the storage of boats and motor homes on property in Sandia Heights. There are misconceptions about this issue.

Although many covenants do not specifically mention motor homes because they became popular after the writing of some covenants, they are covered under the word house trailers and are prohibited.

The covenants require that motor homes, house trailers and boats, if stored on the property must be completely enclosed in a garage or other approved structure. Parking behind a fence, or using a canvas cover, does not meet the requirement. Instructions on applying to the ACC for approval to build such a structure may be obtained from the SHHA office.

There has been confusion on the issue of whether or not SHHA has the legal authority to enforce all covenants. As the representative of homeowners in Sandia Heights, SHHA can (and regularly does) take action to enforce the covenants. Enforcement of the covenants is one of the most important missions of the SHHA. Most homeowners voluntarily comply with the covenants when asked by SHHA. Most of the rest do so after they talk with their own attorney when contacted by SHHA's legal counsel.

SHHA appreciates the cooperation of those homeowners who voluntarily comply with the covenants, and pledges to the homeowners of Sandia Heights that it will continue to take the action necessary to enforce them.

Commentary

To the woman in the large white SUV:

We were out for a walk today. As we strolled down Deer Drive, we heard your large vehicle behind us. As you approached us from behind you were already speeding. I stepped out into the street and urgently motioned for you to slow down. You waved at me and gunned your vehicle as you swerved around me. As you accelerated downhill at more than twice the speed limit, we could see that you were looking at our agitation in your rearview mirror.

What you were not looking at was the road ahead as you barreled around a blind curve in a residential neighborhood. You did not know that ahead of you were three small children on little bicycles with training wheels that had gotten away from us on a downhill run. Thank God, they had already reached the stop sign. What were you thinking?

This is why I am working so hard to get speed humps for our neighborhoods. Nobody's time is so important that it is worth risking a child's life.

Mark Boslough, Traffic Safety and
Environment Chair
January 31, 2004

¹ **Footnote by Bob Francis, President, SHHA:** Over the past three years your association has removed 20 trailers and RV's from Sandia Heights as a result of the covenant complaints we have received.

The Mysterious Sandia Heights Hum

By: Philip Ciofalo

Edited by Matt Devlin

The hum phenomenon started about four years ago in my home and environs and steadily increased in intensity. This persistent 24/7 humming sound needed investigation. The hum has been described as a constant low-pitched rumbling noise, similar to a train yard, a distant jet on a tarmac, a tractor-trailer truck idling, or a ship turbine. The hum can also be felt as a vibration.

Visits to my home by the Sandia Heights Director of Safety & Human Resources, Environmental Health Scientists from Bernalillo County, the alarm company owner/manager, a certified clinical hypnotherapist, the Albuquerque Journal and New York Times, representatives from PNM, Qwest, Sandia Heights Water Works, and visiting friends and relatives have confirmed this hum sound. Acentech Inc., a sound sensing technology company based in Cambridge MA, supplied me with sound equipment that has also confirmed the hum sound. In addition, at the request of Rep. Heather Wilson and UNM, Sandia National Labs conducted tests with electronic trace imaging which did detect the hum frequency. However this data needed further analysis at their labs. Also, not everyone who has been to my house hears a hum noise.

Published medical research states that consistent hum vibrations, low-frequency sound, and noise pollution may lead to vibroacoustic disease. Symptoms include headaches, diarrhea, nausea, dizziness, and vertigo. Long-term exposure has also been linked to brain damage.

Articles on this hum in my home have been published in the Albuquerque Journal (05-29-03), the New York Times (12-03-03), the Chicago Tribune (12-04-03), and on nineteen websites. Similar hum noises have been detected in Taos, NM, Kokomo, IN, Larg, Scotland, Bristol, England, Italy, Spain, Japan, and Australia.

It has been reported that possible causes of the hum are cellular telephone towers, communications systems that include radio frequencies, strong broadcast radio and television stations, as well as industrial electromagnetic pulses.

Sandia National Labs advised me that a lack of funds is preventing further analysis of the data collected at my house. To catalyze further studies by Sandia National Labs, UNM's Sound Engineering Department, and intervention by Gov. Richardson's office, we request input from additional Sandia Heights residents who have experienced the hum phenomenon or know someone who has.

Please come by the SHHA office to sign a petition requesting additional state and federal funds for research. It is very important that we get enough signatures to fund further investigation. You can also contact me (Philip Ciofalo) personally at 856-1436, or email the SHHA at shomeowners@comcast.net if you have any more information.

Editor's Note:

In preparing this article I went to Mr. Ciofalo's residence to attempt to observe the hum sound. In the master bedroom and bathroom off the Kachina room I heard a very low hum that seemed to come and go in a cycle. In both cases it consistently came from the northeast.

Unified Covenants / Covenant Review

Group Status

By: Frank Soper

The Covenant Review Group has been very busy during the past few months with finalizing the unified covenants and incorporating the unique original sets of covenants for the units adjoining Tramway Blvd., i.e. Units 16 through Unit 28C, into the model covenants applicable to the remaining Units of Sandia Heights. Many hours have been dedicated to this effort by our volunteers.

For the next few months, our major efforts will be presenting the unified covenants “model” to members of the SHHA Board of Directors and an outside land use attorney for their review and input, and revising as necessary to include additions which need to be made prior to presenting this to the full Sandia Heights population.

In the meantime a subgroup of volunteers will be working on a plan for residents outreach so this effort can be initiated as soon as the document is ready for presentation. We have explored the options for how we can best communicate with all residents, and as a result you will be seeing notices, Grit articles, ect..

We have a list of volunteers who have indicated a willingness to provide an initial review of the “final” document and give their input, which will be very valuable to the Committee. These volunteers will be contacted in the near future.

It is our goal to have a unified covenants ready for consideration by all property owners by the annual meeting in June. This does not include asking for a vote at the annual meeting; no date has been established for that function.

Sandia Heights Wildflower Club

At our January meeting, Dan Caudillo spoke to us about the “Problems with Pinions and Ponderosa Pines.” He gave us valuable information on the type of diseases that are attacking our trees and what we can do to save them. For our fund raising raffle, Dan donated two of his hand crafted exotic wood pens and Peggy Atencio donated a wooden birdhouse. Three lucky members won the raffle prizes.

Many thanks to Diane and Milton Mueller for hosting this meeting, Dan for his great program and raffle prizes, and Peggy and for the raffle prize.



Next Meeting:

Wednesday March 17, 2004 at 7:30 p.m.

George Duda, from NM State Forestry Department will have a presentation on. “Impacts of Drought, Forest Fires and Disease.” This meeting will be at the home of Jenison Klinger and William Dawes, 112 White Oakes Drive.

All Sandia Heights residents are invited to join us for this very informative program

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.

Reminder to current members: The annual memberships were due in September. If you have not paid yours, please send it to Susan Cook.

PINON PINE

By: Dan Caudillo

PINON PINE

Characteristics and Habitat:

Pinons grow slowly to attain a height of 15 to 25 feet tall and spread 15 feet. Their overall shape varies from conical to irregular. Short, stiff needles measure about one inch long. The Pinon Pine is the state tree of New Mexico. They are found at elevations between 4,000 and 7,000 feet in dry, rocky soils, and are often situated in hilly terrain or at the base of mountains.

Cultural Requirements:

Pinons are native to foothill regions receiving 18 inches of rainfall per year or more. Since our area receives only 8 to 10 inches annually (during a normal year), the key to pinon health is to infrequently deep soak these trees every two weeks during the growing season and monthly from November through March. Our state is entering the fourth year of a drought that is putting a further stress on these trees and a greater need for supplemental watering. Fertilize your trees once a year with a granulated general-purpose fertilizer just prior to new needle growth in late April or early May. If your tree needles look light green in color, this may be due a lack of micronutrients in the soil.

Landscape Use:

This drought tolerant plant is a small tree that won't block favorable views. They also make a great windbreak or screen. Some pinons are selected for their unusual shapes for specimen plantings. Use it in the fragrant garden or to create a wildlife habitat as it provides cover as well as a food source for a variety of animals.

GARDENER'S CALENDAR

By: Dan Caudillo

EARLY FEBRUARY

- February is the second driest month (tied with April), third coldest and snowiest month (tied with March).
- Prepare vegetable/flower beds now by tilling in mulches for future spring plantings.
- Apply last application of winterizer fertilizer to lawns, shrubs, and trees.
- Finish up Fall/Winter clean-up chores, pruning and raking. Perennials are cut to the ground, shape trees and shrubs except early bloomers such as lilac, forsythia, and wisteria.
- Thin and head back fruit trees up to the end of February.
- Check watering frequency for this time of year. Deep soak about every 10 to 21 days, depending upon plants.

MID-FEBRUARY

- Start seedlings of cool season vegetables indoors. Use a quality seed starter mixes for lettuce, broccoli, brussel sprouts, kohlrabi and cabbage.

- Cut branches of early blooming shrubs/trees, bring indoors, and place in a vase. In two weeks blooms will appear. Forsythia, deciduous magnolias, and many fruit and ornamental trees work.
- Begin to dormant spray fruit trees with lime-sulphur and a second time in early March.
- Plant sweet pea seeds.
- Allergy season begins first with one-seed junipers and Siberian elms.
- Don't forget your Valentine this year or it can get you in a lot of trouble!

LATE FEBRUARY

- De-thatch and/or aerate cool season lawns (Kentucky blue grass and fescues) but hold off on fertilizing until mid-March.
- This is a great time to begin planning your garden design.
- Check plants (especially coniferous types) for winter aphids. Outer leaves have a shiny residue and the ground beneath look wet.
- What is blooming in February? Winter jasmine (shrub); Crocus (bulb).

PRESORTED STD.
U.S. POSTAGE
PAID
PERMIT #375
ALBUQUERQUE, NM

SHIHVA
Sandia Heights Homeowners Associa-
tion
2-B San Rafael, NE
Albuquerque, NM 87122

THE **GIBBITT**