

THE GRIT

Sandia Heights Homeowners Association

April – May 2004

SHHA Winetasting

By: Mona Lee Schilling

The ANNUAL WINE TASTING event is fast approaching. Have you mailed in your reservation yet? The event is open to all Sandia Heights residents and their guests over the age of 21. It would be appreciated if you would respond as soon as possible. This will help in planning the hor d'oeuvres to be served.

The Wine Tasting Festival has enjoyed very successful attendance in the past and a large response is expected this year. In view of our beautiful weather and the wonderful mountains, the patio will be open this year to enjoy.

The Silent Auction, which was added last year, was also a great success, thanks to the many generous donations. Businesses or individuals planning to donate items are asked to please bring them to the office at least a week early. This year each person donating is asked to specify a minimum price for the item. The donors name will be printed on cards placed with each item and will also be acknowledged on the individual auction list for the item. Hope to see you there! Reservations will also be accepted at the SHHA office.

Neighborhood Announcements

- **Extended SHHA office hours!** The office will be open 9am – 3pm this summer.
- **Parents, concerned about your children's safety?** Go to this Website: www.nmsexoffender.dps.state.nm.us, or call (505) 827-9193 for more info.
- **We want to hear from you!** Please submit comments & letters to the editor to shomeowners@comcast.net.

Eckerd Drugstore Redesigned!

By: Ralph Rudolph & Bob Francis

A Special Committee met with Tricor and Eckerd Drugs to discuss residents' concerns regarding the design and lighting of the Eckerd Drugs being erected at the intersection of San Bernardino and Tramway Blvd.

At what will prove to be a considerable expense to themselves, Eckerd put together a "crash" program to redesign the store's appearance to be more pleasing to SHHA, and presented these plans to the Committee. The rooftop "cupolas" will be changed from the triangular design to much lower flat structures, and tinted windows will be installed on the storefront to reduce light emissions during the evening. As Eckerd explained, they wish to be good neighbors and they were quite apologetic that any controversy had occurred.

Part of the problem with the Eckerd situation results upon how the Bernallilo Zoning Commission operates, as there is no procedure to notify SHHA about proposed commercial construction, and no method for us to provide input. County Commissioner Tim Cummins has met with us several times to try to find a means of improving communications with Zoning and may propose an "overlay" zone for Sandia Heights to require such consultation over design. So yes, a problem has been found to exist and solutions are being sought. We can wish that Developers such as Tricor -

(Continued on Page 3)

Treasurers Report-Cheryl Iverson

CASH FLOW - March 2004

RECEIVED

ACC	\$280.00
Advertising	\$1,443.38
Wine Tasting	\$660.00
Members Dues	<u>\$12,177.51</u>
	\$14,560.89

EXPENSES

Committee Expense

Communications	
Directory Mailing	\$946.07
Directory Printing	\$350.32
Little Grit Mailing Serv	\$244.97
Little Grit Printing	\$700.48
Mailing Service Grit	<u>\$290.01</u>
Total Communications	\$2,531.85

C S & Membership

Outreach Townhall Mtg	\$91.84
Wine Tasting Stuffers	<u>\$92.59</u>
Total C S & Membership	\$184.43

Traffic & Safety

Signs	\$48.22
-------	---------

Legal payments to Martinez	\$5,639.79
----------------------------	------------

Office Expense

Comcast	\$59.33
Copier Cost	\$391.51
Electricity	\$103.75
Office Lease	\$933.86
Security	\$11.59
Supplies	\$116.87
Telephone	<u>\$162.43</u>
Total Office Expense	\$1,779.34

Office Staff	\$2,746.35
Sandia Services	\$1,084.00

Total Disbursed	\$14,013.98
------------------------	--------------------

Received less Disbursed	\$546.91
--------------------------------	-----------------

Condition March 31, 2004

Cash in Banks

Checking	\$36,762.02
CD	\$32,716.19
Petty Cash	<u>\$89.89</u>
Total Cash in Bank	\$69,568.10

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	\$224.47
Postage Bulk	\$159.86
Prepaid Rent	\$991.10
Security Deposits	<u>\$1,075.75</u>
Total Other Assets	\$15,069.02

Total Assets	\$84,637.12
---------------------	--------------------

Liabilities

Prepaid Advertising	\$22,042.31
Legal Reserve	\$20,000.00
Total Liabilities	\$42,042.31

Cash in Banks less liabilities	\$27,525.79
---------------------------------------	--------------------

Nominations for Board Directors Needed

By: Richard Frederiksen

Sandia Heights is composed of 31 units in 12 districts. The Directors, new and old, need to represent all districts because with only about 20 directors, each district cannot have its individual representative. As stated by one of the new Board candidates, he would like to see Sandia Heights considered as one entity. But for the time being, we bring unique interests to the Board from the many units/districts within Sandia Heights. The current representation is shown on the table on the next page. You will note that we are not well represented from these districts: Sandia, Cedar, Hawk, and Quail. If you have concerns and want to speak out as a member of the Board of Directors from an under represented unit, now is the time.

New Directors will be elected at the Annual Meeting on Saturday June 5, 2004. We need you to replace those that are retiring. 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. To preserve the Sandia Heights we all enjoy and love, being a member of the board is a rewarding opportunity. 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 Blue pages of the 2003 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.

Chuck McLeod, Heinz Schmitt, Richard Frederiksen - Nominations Committee

Eckerd Drugstore Redesigned! (Continued from front page)

- Southwest would have been more aware of the special character of neighborhoods where they are developing stores to aid them in selecting the best design, and the establishment of an overlay zone could help with this in the future. We have learned a lot ourselves, and are now actively working with the developers of the Albuquerque Kwik Lube (See accompanying article by Don Wortman). We will remain vigilant regarding any future construction to safeguard our community. Thanks to good work by all, we have a win-win situation.

Don't Forget, The Annual Wine Tasting is Just Around the Corner!

When: April 24th, 4-7pm.

Where: Futures for Children, right here in the neighborhood.

Why: For a good cause and good times with your neighbors.

How: Sign up with the reservation form in your last utility bill or stop by the SHHA office.

Wine, beer, appetizers,
music, silent auction!



SHHA Directors & Districts (& Units) Represented

UPDATED:	5-Apr-04												
	DISTRICT	SANDIA	JUNIPER	LIVE OAK	Road Runner	CEDAR	HAWK	DEER	YUCCA	EAGLE	QUAIL	PINON	BEAR
	Encompassed Units	0,1,2,3 N	1 & 2 S	3 & 4	5 & 6	7 Part	7 Part & 8	9 & 10	11 & 14	12,15,17	16,19,20	18,21,23	26,27,28
												24,25	
NAME	ADDRESS												
Term Expires 2004													
Mark Boslough	1178 Laurel Place								11				
Dick Brackett	1452 Honeysuckle Drive								14				
Larry Desonier	944 Deer Drive							9					
Ruth Frazier (Resigned)	8248 Raintree Drive						8-C						
Richard Frederiksen	1026 Tramway Lane							10					
Frank Soper	1201 Marigold Drive									12			
Judy Schwery													
Term Expires 2005													
Larry Greher	1479 Morning Glory Road								14				
Tim Hale	19 Cedar Hill Road		1-S										
Cheryl Iverson	1715 Quail Run Court									17			
Chuck McLeod	28 Cedar Hill Place		1-S										
Ed Payne (Resigned)	2874 Brushwood												28
Ralph Rudolph	1044 Red Oaks Loop							10					
Wendy Wells	1470 Morning Glory Road								14				
Term Expires 2006													
Kerney Bolton	437 Live Oak Loop			4									
Jeff Brinker	14 Eagle Nest Drive	1-N											
Ed Cohen	562 Black Bear Road				5								
Jim Erspamer	519 Black Bear Loop				5								
Bob Francis	1141 Marigold Drive								11				
Mona Lee Shilling	2502 Tramway Terrace Ct											25	
Heinz Schmitt	1508 Eagle Ridge Road									15			
Ed Whitten	363 Big Horn Ridge			3-S									
Representation Desired/Needed		X				X	X				X		

This chart is in reference to the article, *Nominations for Board Directors Needed*, on page 3

UPDATE ON COVENANT UNIFICATION PROJECT – Heinz Schmitt

A few months ago I wrote an article for the GRIT about Covenants, compliance with the Covenants and how important the Covenants are to Sandia Heights. This article is offered in continuation of that theme.

For the past 12 months a team of residents, namely Frank Soper(Unit 10), Chair of the Covenant Support Committee and BOD member; Gene Church(Unit 11), Volunteer; Don Hooper(Unit 28), Volunteer and ex ACC Chair; Ray Tuegel (Unit 11), Volunteer and myself(Unit 15), Chair of this team, member of CSC and BOD, have been working on a set of Unified Covenants which could replace the existing set of some thirty two Unit specific Covenants. This will convert a binder full of the present individual Covenants to a single 30 page document. This Unification activity has been sanctioned by the SHHA BOD.

The motivations behind this Unification task are to provide:

1. Maintenance and enhancement of individual and community property values.
2. Architectural Harmony in Sandia Heights.
3. Consistency of new construction and modifications.
4. Clarity of SHHA expectations.
5. A Standard for Sandia Heights.
6. Ease and consistency of ACC and CSC reviews.
7. Improved readability and understanding of SH covenants.
8. Additional Covenant benefits to earlier SH Units.

We will be presenting the Unified Covenants to the Board of Directors for comments in the near future. The present Covenants cannot be amended without the approval of 75% of the property owners in a given Unit. Therefore our plan includes bringing these Unified Covenants to the residents for review and approval. We are presently discussing how best to communicate the process by which the unified Covenants were generated and what the benefits and impact of the Unification will be if you agree to them. This initiative is intended to provide value for you the residents not to create more restrictions. If you have suggestions as to how this activity and the results could best be presented to you the property owners please provide them to the SHHA office for the attention of the Covenant Unification Team. Additional communications to you will be forthcoming.

SHHA MEMBER CLASSIFIEDS
(Free for SHHA members as space allows)

<p>Experienced 18 yr. Old House Sitter Have references. Overnight or daily visits. Call Olivia @ 270-4415</p>	<p>Experienced Pet Sitter: Hardworking, positive attitude 15 yr. Old. Loves pet sitting & odd jobs. Call Andy @ 821-0482</p>	<p>Newcomers Alert! Meet other nice folks new to ABQ. Activities & social events. Call: 798-9769</p>	<p>Taking a summer trip? Need a reliable person to watch your house? Call Stuart @ 228-7685</p>
<p>Retired Hospice Nurse. Available for pet care. Call Anne @ 856-6896</p>	<p>Experienced 15 yr. Old Worker. Available for odd jobs. Call Jordan: 856-1483</p>	<p>Call Heather for Babysitting Reliable, have transportation & references. 796-0601</p>	<p>Responsible Sitter Red Cross Certified Call Hilary: 856-7023</p>
<p>Need House Sitting, Odd Jobs? Call Patrick: 856-1283</p>	<p>Experienced 17 yr. Old Babysitter Nights & weekends Call Becky: 821-0482</p>	<p>Boulders Wanted Call Doug: 858-3406</p>	

ECKERD BUILDING CHANGES

By: Don Wortman & Sharon MacNeil

Eckerd and Tricor Southwest have agreed to a number of changes in response to the SHHA. The two most noteworthy changes in terms of harmony with our neighborhood are: 1) the three triangular elements will be reduced to flat level elements, a reduction from 36 feet to 28 feet; 2) the building will be repainted in one uniform color called Arizona Tan with the brick red trim remaining as it is now.

SHHA officers met with Chad Hagle of Tricor and Jim Ross of Eckerd on March 15 to discuss these and other concerns. The meeting proved to be very productive and Jim Ross made it very clear that Eckerd intends to be a good neighbor. Other items discussed were signs, hours of operation (8 to 10 during the week and 10 to 7 on Sunday), internal illumination and

landscaping. Jim Ross volunteered that Eckerd does not plan to sell liquor at this store.

SHHA's Special Liaison Committee has had productive discussions with George Burnell, the developer of the Albuquerque Kwik Lube that is underway north of Eckerd. He has reduced the height of his building and the size of his signs in accord with our requests. His building has many southwest adobe style features. George Burnell and his co-developer, Matt Musgrave, have room for two more retail buildings in the area between Eckerd and where the Kwik Lube will be located. We will continue our discussions with them about their future plans for this property.

Jim Ross has requested that any further concerns about the building be directed through us to him so that the new store manager is left free to run the business.

Sandia Heights

Wildflower Club

Thanks again to Jenison Klinger and William Dawes for hosting the March meeting at their home.

Mr. George Duda, from the NM State Forestry Department presented "Impacts of Drought, Forest Fires and Disease". It was an extremely informative subject and his presentation was very entertaining. His gift of indigenous tree seedlings to some of the members was greatly appreciated.

Next Meeting:

Wednesday May 19, 2004 at 7:30 p.m.

This is the annual brainstorming meeting to discuss options for the club's activities for next year. In addition, Dan Caudillo will present "Rare, Unusual and New Plant Varieties For Your Garden". **All Sandia Heights residents are invited to join us for this program.** If you are not a club member but are interested in attending, please contact Ray Ching at 822-1489 for the meeting place.

Future Activities:

June 12, 2004: Annual Garden Walk

Mid August (Date to be announced): Field Trip to the NMSU Plant Materials Center Open House in Los Lunas

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.



Letters to the Editor

The comments and opinions expressed do not necessarily represent the views of the SHHA

Police Seek Foothills Muggers (Adapted from the *Albuquerque Journal*, March 17, 2004)

Albuquerque Police are looking for two Hispanic men in their early 20's who have threatened and robbed about nine people outside homes near Tramway NE. The robberies started in January. Last weekend, the duo hospitalized their first victim, said Det. Scott Parsons. "They come up to people in their garage or driveways with a bat demanding money and threatening to hit them," Parsons said. "They injured a lady last weekend when they hit her from behind. She was taken to the hospital, but the injuries were not severe." The attacks "Have become more frequent and more violent." Parsons said. "It's a disturbing trend." The two suspects have been taking wallets and purses containing about \$20 to \$30, and the attacks have occurred between 7:30 pm and midnight. Police believe the two men "Walk around the neighborhoods and follow (residents) into the their homes as they are coming home," Parsons said. Anyone with information about the two men should call Crime Stoppers at 843-STOP.

-Lauda Miles

Speed Humps Work!

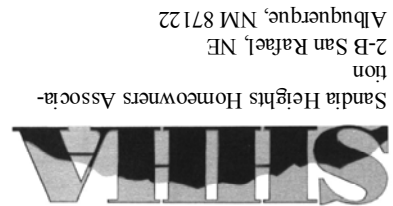
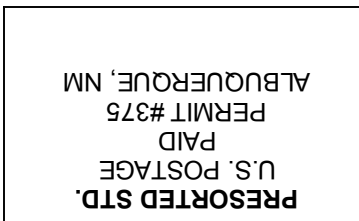
I have been a resident on the NE corner of Live Oak Road for almost 26 years. The curve below the most western hump is on a down-hill slope and is improperly banked outwardly. The curve also makes it very difficult to see oncoming foot, bike or motor traffic in either direction. I have personally seen/or have seen the results of several accidents that have occurred in that area. As far as speed traps go on Live Oak Road I personally am aware of only 2 speed humps but I have seen up to 6 vehicles pulled in Live Oak Place at one time. One officer said that we they are only pulling them over if they are exceeding twice the posted speed! After a rollover accident and some comments made by the Sheriff about the roadway being banked incorrectly, I called the County Highway Department. The engineer responsible for this area came out and looked over the situation. Several days later a County crew was installing the speed humps! To my knowledge, there have been no accidents since the speed humps were installed although the speed and volume of traffic have progressively and significantly increased.

-Fred Reed, Resident

The Not-So-Obnoxious Eckerd Building

I find Don Wortman's stance adversarial in his article. Who would want to work with a person with such an attitude? That property has been zoned for commercial use for many years. It should come as no surprise that a business has bought the property. To demand that they change their construction after it has gone up, rather than in the planning stages, is unreasonable in my opinion. Frankly, I think Eckerd has done a good job of blending the design of their building with the designs and colors prevalent in Sandia Heights. If we had been proactive, we might have been able to influence them to omit the cupolas. I'd like to see our board of directors take a gentler more reasoned approach instead of being adversarial. Let's generate friends not enemies.

-Ruth Friesen



Dan Caudillo's Garden Calendar

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

- 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.
- 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