

THE



Sandia Heights Homeowners Association

June - July 2004

## President's Report

By Bob Francis

As President of the SHHA for the past two years, I can tell you that it has been a challenging and interesting experience. I spent a great deal of time with lawyers, and in the courtrooms, enforcing the covenants of Sandia Heights. I also spent many hours on Saturdays attending the County Unification Hearings. The County Unification proposal eventually failed because too many special interests wanted a piece of the pie. These efforts and the time the Board has spent on them are a necessary part of maintaining the quality of neighborhood life in the Sandia Heights.

During the past year your SHHA Board of Directors accomplished several projects that make us a better association. We established new by-laws and new committee charters. The committee charters are designed to provide committee members with a clear sense of purpose.

In the past year we also started orientation sessions for new board members. The orientation provides new BOD members with a broad view of legal implications of the association, and the duties of the board members. This will create a smoother transition process between retiring and new board members.

Sandia Heights is a wonderful place to live. Ninety nine percent of the residents respect the covenants and their neighbors. We can all enjoy living in Sandia Heights if we continue to work together as a community. We are now in the transition period with new association officers and new board members.

### **New SHHA Officers and Board Members**

The SHHA Annual Meeting was held June 5<sup>th</sup> and the following Officers and Board Members were elected:

<u>New Board Members</u>	<u>Re-elected Board Members</u>	<u>New Officers</u>
Victoria Smidt	Mark Boslough	Ralph Rudolph - President
Rick Fairbanks	Frank Soper	Larry Greher - Vice President
William McCall	Larry Desonier	Vacant - Secretary
Thomas Coyne		Cheryl Iverson - Treasurer
Anton Salem		
Kenneth Hook		
Marsha Thole		

**Sandia Heights Homeowners  
Association**  
State of Condition  
as of May 31, 2004

**SHHA Annual Meeting  
Treasurer's Statement**  
June 5, 2004  
Cheryl Iverson, Treasurer

<b>ASSETS</b>		
Cash		
Checking		\$42,460.00
CD		\$32,716.19
Petty Cash		\$16.93
Total Cash		\$75,193.12
Other Assets		
Office furniture/equip at cost		\$12,923.43
Prepaid Postage		\$678.61
Prepaid Rent		\$991.10
Security Deposits		\$1,075.75
Total Other Assets		\$15,668.89
Total Assets		\$90,862.01
Liabilities - None		
<b>CASH FLOW 6/1/03 THROUGH 5/31/04</b>		
<b>INFLOW</b>		
Advertising		\$26,125.52
Fees, ACC reviews		\$3,703.00
Interest Earned		\$1,326.10
Membership Dues		\$143,439.38
Wine Tasting		\$3,393.00
Misc., refunds, etc.		\$560.55
Total Inflow		\$178,547.55
<b>OUTFLOW</b>		
Donations		\$1,100.00
Dues		\$620.00
Insurance		\$17,323.78
Committee Expenses		\$701.24
Communications		\$19,614.01
Annual Meeting Cost		\$308.52
Halloween Party Cost		\$559.79
Town Hall Meeting		\$130.56
Wine Tasting		\$1,050.74
Legal		\$23,236.14
Office, Including Rent		\$25,875.11
Office Staff		\$35,770.56
Sandia Services, Collection Fee		\$13,008.00
Taxes, IRS		\$462.74
Taxes, NM Gross Receipts		\$1,361.84
Total Outflow		\$141,123.03
<b>TOTAL INFLOW LESS OUTFLOW</b>		<b>\$37,424.52</b>

I'd like to thank the membership for their support this past year. It has been a good year for our Association. We've made great strides in strengthening our financial position.



For the past 12 months total receipts were \$178,547.55 and disbursements were \$141,123.03. All committees were within budget and this was accomplished by hard work by the Board members and with increased activities by all committees. We saw increases of 33% in ACC reviews funds and a profit of over \$2300 from our Wine Tasting function. Our publications are completely self-sufficient and brought in a profit of over \$6500. However, on the downside we saw our insurance costs increase by 17% and this was after a great deal of searching among vendors. We were able to find new insurance with a much better rating than we previously had. Our office lease did increase this year as previously agreed. Office staff costs were up, as well. However, we have an excellent staff and I would encourage you to stop in and meet Lena and Sheraz.

Our accounts were audited early in the year and we were found to be in good standing. I would encourage anyone in Sandia Heights who has an interest to consider being part of the Finance Committee. We are always looking for new membership.

Thank you for your support and I look forward to being your Treasurer this year.



### **Executive Committee**

Ralph Rudolph - President  
Larry Greher – Vice President  
Cheryl Iverson - Treasurer

### **Board Members**

Kerney Bolton  
Mark Boslough  
Jeff Brinker  
Ed Cohen  
Thomas Coyne  
Larry Desonier  
Jim Erspamer  
Rick Fairbanks  
Bob Francis  
Kenneth Hook  
William McCall  
Chuck McLeod  
Anton Salem  
Mona Lee Schilling  
Victoria Smidt  
Frank Soper  
Marsha Thole  
Wendy Wells  
Ed Whitten

### **Office Staff**

Lena Martinez – ACC  
Administrative Assistant  
Sheraz Saint-Lôt – Publications  
& Communications Editor

### **SHHA Office**

2-B San Rafael  
Albuquerque, NM 87122

Phone: 505-797-7793

Fax: 505-856-8544

Web site:

[www.sandiahomeowners.org](http://www.sandiahomeowners.org)

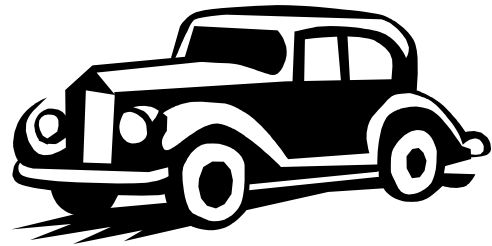
Email:

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

## **Traffic, Safety and Environmental**

By Mark Boslough

Open Invitation to Kent Hendrickson:



As Chair of the Traffic and Safety Committee, I have attempted to contact Fire Marshal Kent Hendrickson for several months. In his position as a public official, he vetoed several speed hump projects that were strongly supported by our community and had already gone through the extensive county approval process. The residents of Tramway Lane between San Bernardino and Lynx Loop have been waiting since 1998 to get speeding under control in their neighborhood. Residents of San Rafael were unanimous in their support of speed humps on their street.

I invited Mr. Hendrickson to our May board meeting to see if he could help us deal in some other way with our public safety problem, but he declined. I invited him to explain his position to residents at our annual meeting on June 5, but his assistant said he was not available. I have left several messages inviting him to our July meeting, but as of *The Grit* deadline I still have not heard back from Mr. Hendrickson.

Please, Mr. Hendrickson, we have a serious speeding problem on our streets and we need your help. Please come to our July meeting and work with us to find a solution that is acceptable to everyone.

## **Moving On**

This is my last issue as Editor of *The GRIT* and last week working for the Sandia Heights Homeowners Association. It has been an excellent time and I enjoyed every day (well almost every day) working with board members, homeowners, and co-workers. I sincerely appreciate the opportunity and generosity of the association by allowing me to work part time while in school at UNM. I met so many nice people here and got a lot of good advice from those who've already done it all. When the time comes for home ownership I'll definitely know what I'm doing!

Thanks again and God Bless,  
Matt Devlin

## Architectural Control Committee

By Dick Brackett

Not everyone understands our covenants and how the ACC uses them to guide the development and redevelopment of Sandia Heights.

At the heart of the design of each of the Unit Covenants is a term that has meaning beyond what is found in the dictionary.

“Harmony” is defined by the ACC

Procedures and Guidelines as:

- The overriding intent of all covenants is to preserve the open and uncluttered natural features of the area as a whole.
- Uniformity of design and construction is not a goal in and of itself, though a general uniformity may result.
- Harmony requires the preservation of open spaces wherever possible.
- Harmony envisions structures that blend into the background. Generally, that which is structurally harmonious is that which tends to blend into the natural features, mimicking the colors and shapes of the natural features.
- A harmonious project is one that visually preserves the skyline, the mountains, the desert, the wildlife, an unobstructed view of the sky (minimal light pollution), and the openness of properties.
- Reflective roofing materials are inconsistent with the natural background of the area.
- Excessive light pollution is inconsistent with the concept of harmony and is prohibited.
- Harmony causes there to be limits on the construction of full two-story structures.

All ACC decisions derive from the covenants. The committee’s procedures and guidelines flow from the basic tenet of the covenants – Harmony. Committee members make decisions based upon the harmonious

nature of a planned construction and how that construction blends into and preserves the environment.

The most important concepts as stated in our covenants are those that define Harmony. What is important is that we continuously strive to maintain the ideal as it was set out in our covenants.

The ACC Procedures and Guidelines are available on the SHHA Website. Any owner who is contemplating a construction project can read these guidelines and will have a good understanding of how the ACC will analyze his or her project. Each member of the committee stands ready to assist an owner in developing plans.

### Neighborhood Announcements

- **Extended SHHA office hours!** The office is open 9am – 3pm for the summer.
- Construction has begun on W.L. Jackson Park – *Read more about it on page 8.*
- New board members orientation held June 9<sup>th</sup>. **Next BOD meeting July 14<sup>th</sup>.**
- Contractor Evaluations are a helpful tool for our residents. Please come in and fill one out after having work done.
- We want to hear from you! Please submit comments & letters to the editor to: [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)
- Check out the SHHA website at: [Sandiahomeowners.org](http://Sandiahomeowners.org) for updates and neighborhood resources.

# Sandia Heights Wildflower Club

The annual brainstorming meeting was on May 19, 2004 to discuss programs for next year. Thanks to Peggy Atencio and Don DeGasperi for hosting the meeting at their home. Dan Caudillo made an excellent slide show presentation titled: "Rare, Unusual, and New Plan Varieties for Your Garden."

The following 2004-2005 Board Members were elected:

- President:** Ellen Wasson
- Vice President:** Ray Ching
- Secretary:** Tom Cartledge
- Treasurer:** Khondeh Payne
- Members at large:** Peggy Atencio, Jenison Klingler, and Dan Caudillo



**Events:**

(All Sandia Heights residents and their guests are invited to join us for these programs.)

**Annual Garden Walk Held June 12<sup>th</sup>:** We toured 5 beautiful gardens from 9:00 a.m.-12:00 p.m. beginning at the home of Peggy Atencio and Don Degasperi.

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

**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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## SHHA MEMBER CLASSIFIEDS

(Free for SHHA members as space allows)

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

## **W.L. Jackson Park Status**

By Bob Christman

During the last week effort was made by the neighborhood to clean up the park property. Bernalillo County Parks Department provided a 20 cubic yard dumpster at the jobsite. There was a tremendous amount of concrete and black top dumped on the property during the last 20 years. Since most of it was dumped near Cedar Hill Road, it is not part of the contractor's scope in building the park, as that area is a protected easement for water flow.

We had a great turnout from the neighborhood and the entire weekend was spent digging, breaking up concrete with sledgehammers and loading the dumpsters. By Sunday afternoon, the 20 cubic yard dumpster was full. The county appreciated this effort due to the cost savings and the community involvement that showed how much Sandia Heights wants this park.

Construction of the park will start in the next week or two. Sandia Services already has a backhoe digging on the property to connect the new water line for landscaping uses. We would like to thank the volunteers who spent the weekend cleaning up the park property. Future status will be provided in *The GRIT*. SHHA members are welcome to stop by the office to view plans of the park.

## **Communications & Publications**

By Ralph Rudolph

We are doing things rather differently this year, as the job of editing the three publications been turned over to the office staff, and the printing is being done outside rather than in house. Improved revenues from advertising have permitted this. The advantage is that this allows for greater continuity and quality.

The website continues to be maintained up to date by our Webmaster and remains a useful tool for our residents. It has added sections for Board Motions, Board Procedures and will soon contain all Standing Committee Charters. The Architectural Control Committee has also added some useful guidelines to help residents understand restrictions better. Suggestions on further improvements are always welcome.

## **Community Service & Membership**

By Chuck McLeod

The committee has been busy this year. We planned a summer games event but it never got off the ground. We provided food and drinks for the December Board Meeting/Christmas Party. Our committee hosted and provided finger food and refreshments for the first community Town Hall Meeting, which was well attended.

We had our annual wine tasting which was a success. Starting this year we held the wine tasting event as a fundraiser for Futures for Children. We donated \$1,000.00 to Futures for Children from this year's event.

We are still wrestling with membership. Our goal is that all Sandia Heights Residents would be members of the Association. Some may think it's a lofty goal. The committee feels that membership should be mandatory. We are planning another event for August – September time frame. Watch *The GRIT* for details.

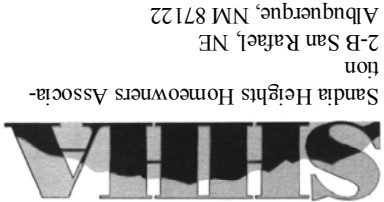
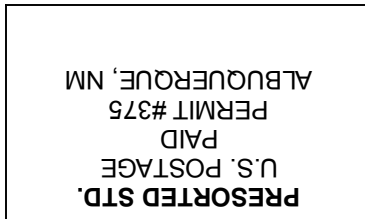
## Special Liaison Committee Report

By Don Wortman

This committee was formed a few months ago by Bob Francis to deal with the commercial development just north of the Philips 66 Station. Tricor Southwest, with headquarters in Scottsdale, had acquired that property from Eye Associates. Then they sold the northern half of that property to Matt Musgrave and George Burnell and that is where the Albuquerque Kwik Lube is now being constructed. The current status of this development is:



1. Eckerd Building – As a result of strong action by SHHA officers and Board Members we have been successful in getting those three triangular cupolas removed. We have also been told that the building will be painted one uniform southwest type color similar to the store that Tricor is constructing at Tramway and Candelaria. One of the workmen on the sight told us that Ace Hardware is interested in the store but we have not been able to confirm that. In the meantime, Tricor is stuck with at least five buildings in various stages of construction with at least two that we know of being completed – the one here and the one at Academy and Seagull.
2. Albuquerque Kwik Lube – From the beginning we have had a constructive dialogue with George Burnell about the Kwik Lube building. The final building will have a number of southwest style elements although there is a limit to how much you can do to an auto garage. Matt Musgrave and George Burnell plan to add a five-unit retail building just south of the Kwik Lube building. They hope to have a restaurant in two of those units, and CURVES for Women has signed up for another. Most of our neighbors would love to see a “Starbucks” there and we have advised George Burnell of this.
3. Other efforts – This Committee has taken the leadership in discussions with Commissioner Cummins on the possible application of an “overlay” plan to any further commercial development along Tramway in our neighborhood. Such an “overlay” plan would assure neighborhood involvement in the development of properties along Tramway. There are three commercial properties left undeveloped along Tramway. Beginning at the north end, Futures for Children owns the empty land just south of their headquarters. It is zoned C-1. They currently have no plans for development. Across the street, there is an empty lot just north of the Circle K. It is owned by the Outpost and they have had off and on plans for expansion for years. With Commissioner Cummins help we plan to keep an eye on this property. The third commercially zoned property is located at the northeast corner of Tramway and San Rafael. For this property the SHHA covenants do apply so we are more assured of influence in the development of that property.



**Back O’ *The GRIT* Tech Section - Town Hall Meeting Forum**  
By Dick Brackett

Two years ago Jim Cook presented the BOD with a creative idea. He offered us the challenge to develop an internet based forum which would be always open and available – a plan where every owner in Sandia Heights could meet with every other owner, almost at any time he or she chose to do so... a place of discussion and debate where the hot and not-so-hot issues of the day could be sorted out. Before he could develop this idea, Jim went back to law school and resigned from the BOD.

The idea has come up periodically during the last two years, but no one has been willing to sponsor its pursuit. During this past year, I have gathered three others including Jim Cook who are interested in taking up this project. We now have an Internet Forum in place and are in the process of establishing formats, topics of discussion, Internet protocol, Web oversight, and other management procedures. The next step is to get beta-test participants to begin using the forum in order to expand its purpose and use.

I would like to invite all residents to participate in this test project to help determine if there is enough interest to fully implement the forum. To do this, simply provide your email address to the SHHA office so that you can be invited to participate in the forum once it is ready. With your help we can move this creative idea to the next level of development. After a testing period the SHHA BOD will determine whether or not to fully implement the forum.