

# THE GIBBIT

Sandia Heights Homeowners Association

April 2005

## President's Message – From Ralph Rudolph

There's a lot happening lately in Sandia Heights. Don Wortman's ad hoc committee that has been monitoring commercial development along Tramway has expanded its efforts. It is now putting together a petition drive to prevent the Mhoon property (east of Tramway at Paseo del Norte) from being developed into a shopping center. Our attorney has also been researching whether Mhoon can legally develop this property. The committee has also been interacting with the developers of the property between Roberts Oil and the Quik Lube.

Another ad hoc committee is forming to look into ways to affect plans for the expansion of the ice rink on Tramway Lane because of anticipated traffic problems. Adding a traffic light at the intersection is a possible solution so that exiting traffic could turn onto Tramway Blvd heading south instead of traveling over Tramway Lane or Tramway Vista.

Yet another ad hoc committee has formed to look into traffic calming solutions for San Rafael and how those solutions might affect the neighborhoods it serves. Citizens in action instead of citizens inaction!

By the time you receive this, our **wine tasting** will be history. I hope that it was another great affair with more of us getting to know each other. I know that **Vicki Criel** and her Membership Services Committee have worked very hard on this and are working very hard to produce far more events for our members. Sandia Heights should become a far more lively and friendly area because of their efforts. **Thanks!**

We will be having another **ArtsView**, tentatively scheduled for **June 26<sup>th</sup>**, where about six Sandia Heights artists will have their homes or studios open to residents to view their work from 1-5 PM. Two artists are already signed up. I'm heading the committee this time and artists who wish to participate should call me at 828-3938 or e-mail me at [Rudy11@comcast.net](mailto:Rudy11@comcast.net). Last year's event was quite pleasant and we hope to continue the tradition. We are planning another Arts View for October.

**Residents continue to be a bit confused** about the Board's authority over the **Architectural Review Committee (ACC)**. A common assumption is that ACC decisions can be appealed to the Board. The ACC derives its authority directly from the Covenants which specifically state that **all ACC decisions are final**, and the only "control" the Board has over the ACC is that of members and funding. A similar situation exists with the **Covenant Support Committee (CSC)**. Members complain that the CSC "allows" residents to violate the Covenants. And yes, the CSC is aware of many Covenant violations. Again, their power also derives directly from the Covenants, which permit only property owners to file Covenant complaints against residents in their Unit. If no complaint is filed, CSC cannot pursue a complaint. **CSC does no monitoring or enforcement on its own.**

**TREASURER'S REPORT**  
By: Cheryl Iverson – Treasurer

<b>CASH FLOW – Feb 2005</b>	
<b>RECEIVED</b>	
ACC	\$155.00
2005 Advertising	\$20.00
Member Dues	\$11,859.30
<b>Total Received</b>	<b>\$12,034.30</b>
<b>EXPENSES</b>	
<u>Committee Expense</u>	
Communications	
Publications	\$1,598.45
Legal	
Martinez Costs	\$3,019.49
Parden Costs	\$562.36
Total Legal	\$3,581.85
Total Committee Expense	\$5,180.30
<u>Office Expense</u>	
Comcast	\$59.45
Electricity	\$74.56
Office Lease	\$952.54
Postage Meter Rental	\$123.66
Supplies	\$80.20
Security	\$11.61
Telephone	\$296.73
Total Office Expense	\$1,598.75
Office Staff	\$3,069.37
Sandia Services	\$1,118.51
<b>Total Disbursed</b>	<b>\$10,966.93</b>
<b>Received less disbursed</b>	<b>\$1,067.37</b>

<b>Condition Feb 28, 2005</b>	
Cash in Banks	
Checking	\$71,146.57
CD	\$33,994.83
Petty Cash	\$49.01
Total Cash in Bank	\$105,190.41
<b>Other Assets (at Cost)</b>	
Computers & software	\$5,023.46
Due from Advertising Sold	\$0.00
Event Signs	\$164.54
Holiday Decorations	\$77.25
Inv Glass/Mugs	\$346.37
Office Accessories	\$1,207.06
Office Furniture	\$5,396.44
Postage in meter	\$263.01
Postage Bulk	\$1,034.97
Prepaid Rent	\$991.10
Security Deposits	\$1,075.75
Total Other Assets	\$15,579.95
<b>Total Assets</b>	<b>\$120,981.34</b>
<b>Liabilities</b>	
Prepaid Advertising	\$17,232.55
Legal Reserve	\$50,000.00
<b>Total Liabilities</b>	<b>\$67,232.55</b>
<b>Cash in Banks</b>	<b>\$38,168.84</b>

## **Community Service & Membership Committee**

- Vicki Criel – Chairperson

### **COMMUNITY SERVICE & MEMBERSHIP COMMITTEE MEETING**

*Wednesday, April 6, 2005*

*7:00 PM*

*SHHA Office, 2-B San Rafael NE*

Please join us to share ideas and help organize 2005 events. We will be discussing neighborhood welcome coffees, neighborhood clean up, wit wine nights, gourmet clubs, opera trips, picnics, ice cream socials and jazz nights under the stars, etc.

If interested in helping, but unable to attend the meeting, please contact VICKI CRIEL,

CHAIR at 615-3333 or e-mail

[vcriel@comcast.net](mailto:vcriel@comcast.net)

### **Sandia Heights 11<sup>th</sup> Annual Wine Tasting April 3, 2005**

This article is going to print two weeks before the event, so we are hoping that we will be able to report on a successful and fun evening in the May issue of the Grit.

The committee, Whole Foods, and Bien Mur are working very hard to design an evening to remember. The music should be elegant.

The choices of wine should be fabulous (Whole Foods is donating \$8000 in products to this event). The auction items should be fun. The food should be tasty. Our neighbors should have all enjoyed themselves!

The proceeds will go to the Womens' Housing Coalition and a Men's Prison Outreach program.

## **Sandia Heights Fund-Raiser**

Casa Esperanza provides a convenient and affordable home away from home for cancer patients and their families while the patient undergoes treatment in an Albuquerque health facility. They can use lamps, bed linens, laundry detergent, towels, toys, paper products, toilet paper and facial tissues, hygiene and toiletry items (no clothing).

Keller Williams Realty is collecting items on Sat, April 23, 2005 between 10 AM and 1 PM at 9201 Montgomery NE, between Eubank and Wyoming. Vicki Criel, Sandia Heights resident, has volunteered to coordinate this event for Sandia Heights. If you have any items to donate, and would like to have them picked up prior to April 23rd, call or email Vicki Criel at 615-3333 or [vcriel@comcast.net](mailto:vcriel@comcast.net).

### **SANDIA HEIGHTS HOMEOWNERS ASSOCIATION NOMINATING COMMITTEE**

*We are looking for people who want to make a difference in the SANDIA HEIGHTS Community. A number of Board members' tenures are expiring this year. The Board meets once a month.*

*Please contact Frank Soper at 856-5560, Vicki Criel at 615-3333 and [vcriel@comcast.net](mailto:vcriel@comcast.net), or Glen Cheney at 821-4493 and [gtcheney@aol.com](mailto:gtcheney@aol.com)*

## News from Your Architectural Control Committee (ACC)

The days are longer, the sun is stronger, the earth is in renewal and the sound of construction is rising in Sandia Heights! If this is the year for *your* project, your ACC is ready to help you develop your property in harmony with its natural setting and neighboring properties.

As you probably know, an application and plans for all new construction, additions, remodels and other exterior changes to your property must be submitted to, and approved by, the ACC before you start work on your project. This includes not only new construction and additions but also walls and fencing, outbuildings, landscaping, pools, re-roofing, re-stuccoing, driveway paving/repaving, air conditioning and solar panels, etc.

Here are some steps that will speed your project along:

Submit Your Application and Plans and Obtain ACC Approval. Applications are available at the SHHA office or on the SHHA website at <http://www.sandiahomeowners.org/forms.html>. If you pick up your application at the SHHA office you will be provided with any ACC Design Guidelines that apply to your project. If you download off the internet, remember to download the appropriate guideline(s) as well.

Apply for a Preliminary Approval. New construction, major exterior changes, walls in setback areas, and changes to nonconforming structures can benefit most from this simple procedure. Go for approval before you commit to detail/construction drawings. This simple step can spot problems early in the design process and save you time and rework.

Wait for ACC Approval Before You Start Work. Interrupting work after it is started is frustrating, time consuming, and potentially expensive. In order to avoid unnecessary waste, if there is a potential issue of covenant non-compliance, the ACC must stop work on a project until it can be studied/altered and approved. Make sure that you have approval in writing from the ACC before you start any work.

Secure Approval of Changes Before Starting Work on Them. Projects of all sizes can require changes from the original drawings. When this happens, remember to secure approval from the ACC before starting work on the change.

Remember the SHHA office staff and the ACC stand ready to assist at all stages of your project. Just ask! Together we can continue the traditions that set Sandia Heights apart!

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Is there construction in your neighborhood? Do you want to know what is going on? The ACC Project Log is now available at the Sandia Heights Homeowners (SHHA) website [sandiahomeowners.org](http://sandiahomeowners.org). Click on THE A.C.C. then on Architectural Control Committee Project Log and read about all projects currently under ACC management.

## Letters to the Editor

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

### Update on Tramway Drag Racing

Thanks to all of you who called me after my last letter appeared in The GRIT. I emailed Tim Cummins about the drag racing problem on Tramway. I received a phone call from his assistant who told me that Cummins met with the Sheriff on Friday, Feb. 18<sup>th</sup>. The Sheriff assured Cummins that the problem would be taken care of.

If you hear the drag racing noise, please call 768-4160, the Sheriff's dispatcher. When I called last weekend to report the noise, I was told I was the 15<sup>th</sup> call about the problem. Sure enough, I looked out my window and saw police cars swarming all over the intersection of San Bernardino and Tramway. Our phone calls make a difference.

It's not just the drag racing noise that's a problem. Driving on Paseo or Tramway when the drag racers are present is dangerous. What I've heard from some residents in Quail Run is that since the drag racing began, vandalism has occurred in their neighborhood. Conclusion: other, more serious, offenses occur as a result of the lawbreakers driving in our neighborhood. We've got to shut them down. Your phone calls to the Sheriff's dispatcher will do the job. Thanks.

Ronnie Sklarin

-Resident

### Neighborhood Announcements

- SHHA Board Meeting dates are posted on our website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org)
- SHHA Board Meeting and Election of New Officers Elect on Tuesday, April 12<sup>th</sup>
- **Parents, concerned about your children's safety?** Go to this Website: [www.nmsexoffender.dps.state.nm.us](http://www.nmsexoffender.dps.state.nm.us), or call (505) 768-4011 for more info.
- **We want to hear from you!** Please submit comments & letters to the editor to [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net).



### Executive Committee

President - Ralph Rudolph  
Vice President – Tom Coyne  
Treasurer - Cheryl Iverson  
Secretary - Ed Whitten

### Board Members

Kerney Bolton  
Mark Boslough  
Glen Cheney  
Vicki Criel  
Larry Desonier  
Jim Erspamer  
Rick Fairbanks  
William McCall  
Mona Lee Schilling  
Victoria Smidt  
Frank Soper  
Marsha Thole  
Wendy Wells

### 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  
[www.sandiahomeowners.org](http://www.sandiahomeowners.org)  
[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

### GRIT Editorial Policy is:

- Attempt to publish both sides of every issue, including constructive criticism, but neither abuse nor insulting remarks.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.

# Sandia Heights Wildflower Club

## Recent Activities

At our March 16<sup>th</sup> meeting, Mr. Dan Caudillo presented “Early Blooming Plants - Late March through May”. His talk and slide show covered the kinds of blooms we might see at our May 21<sup>st</sup> progressive dinner and mini-garden tour. More information about this potluck event will be forthcoming to members. The club honored Judith Appenzeller with an Unsung Hero Award for her many years of quietly and unselfishly managing the delightful homemade refreshments for each and every meeting. Many thanks to Dan and Jacque Caudillo for hosting this meeting.

## Upcoming Events

Mark your calendars for our Annual Garden Walk on June 11<sup>th</sup> where some of the neighborhood’s best gardens will be featured, starting at the home of Chris and Karen Bard at 18 Juniper Hill Loop. A handout will be available there with directions to the rest of the gardens. The gardens will be open to all Sandia Heights residents between 9 a.m. and noon, but the houses will not. Please leave your pets at home, don’t park in the driveways, and respect the gardens. Some of the owners will be available to answer questions and chat about how they achieved the beautiful landscaping that you will see.



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: Khondeh Payne, 1232 Goldenrod NE, Albuquerque, NM 87122.

## Covenant Support Committee

- Frank Soper

During the past month the Covenant Support Committee members have encountered three covenant violators who chose to ignore our contacts requesting compliance. This made it necessary to involve the SHHA attorney which, while resulting in compliance within a short time, was an unnecessary and unwanted expense for SHHA. CSC is quite willing to work out any controversy about a violation with the involved parties; we only ask that the violator respond to our request instead of ignoring it.

The Covenant Review Committee received input from ten residents who volunteered to critique the proposed Unified Covenants. Some suggestions will be incorporated into the final version. We want to thank each volunteer for their effort. Also, due to a newsletter we received from the Community Association Institute regarding protection of scenic views, we requested and received legal input from the SHHA attorney, which has now been included. We plan to present a final version to the Board of Directors at the April 12<sup>th</sup> meeting, and hope for approval soon thereafter.

The CRC met on March 19<sup>th</sup> to plan and initiate the residents’ outreach phase. One resident who has significant experience in marketing has volunteered to work with us in this effort. We would welcome all residents who would be willing to help communicate the benefits of the proposed Unified Covenants.

We anticipate that the outreach process will require at least five months, and we hope to be able to ask the residents for their vote in early fall.

## SHHA MEMBER CLASSIFIEDS

*These ads are also published on our website (free for SHHA members as space allows)*

<p><b>Excellent Housekeeper:</b> Has some days available. Dependable and hard worker. Call Maria at 831-5358</p>	<p><b>For house cleaning &amp; ironing</b> call Dora 294-4860. References available upon request.</p>	<p>Experienced 17 yr. Old <b>Babysitter</b> Nights and weekends Call Beckv: 821-0482</p>	<p>Call Heather for <b>babysitting</b> Reliable, have transportation &amp; references. 796-0601</p>
<p><b>Retired Hospice Nurse</b> Available for pet care. Call Anne @ 856-6896</p>	<p><b>Experienced Pet Sitter</b> Hardworking, positive attitude, 15 yr.-old. Loves pet sitting &amp; odd jobs. Call Andy: 821-0482</p>	<p>Looking for intermediate / advanced <b>tennis players</b> to play recreationally. If interested Call Diane 797-9983 or 858-1672.</p>	<p>Experienced 15 yr.-old worker. Available for <b>odd jobs</b>. Call Jordan: 856-1483</p>
<p><b>Need House Sitting, Odd Jobs?</b> Call Patrick: 856-1283</p>			
<p><b>FOR SALE:</b> Stainless Steel Cart on wheels, 3 shelves, 37¼”H x 35 ¼” W x 20 1/8” D, \$225; Heavy Duty adjustable steel work support w/roller, holds 2000 lbs., \$85; ¼” thick premium rubber sheeting, \$295; 20 heavy duty steel/rubber casters, brand new, \$75; Contico heavy duty plastic shelves, \$65; (4) 12”woodworking clamps, new, \$35. Call 858-3406</p>			<p><b>FREE TO GOOD HOME!</b> Two affectionate, spayed, vaccinated, de-clawed housecats living with allergic family. Call Nancy at 856-6737 if you can help.</p>
<p><b>FOR SALE:</b> never used barbecue grill – purchased at American Furniture last summer, full gas tank included. Char Broil, the Big Easy. Come see it, make offer, take it away. Ronnie 822-9002</p>			
<p><b>FOR SALE:</b> 2000 Pontiac Bonneville SSEI – supercharged V-6, 60,000 miles, brand new tires, sunroof, on–star , leather, AM/FM/Cassette/12 CD changer, dual memory heated seats, garaged, traction control, Kelly Blue Book \$15,850 asking \$14,900. Call Dave at 288-1695</p>			<p><b>Acoustic guitar player</b> looking for others to play with, bluegrass, jazz ,whatever call 797 3000</p>
<p><b>Executive Suites for rent:</b> Office close to your home. Spain @ Juan Tabo, 11005 Spain Rd., NE, Spain Professional Blvd. Full Service suites, receptionist, conference room or be a virtual tenant. Call Dani Today for details, 338-4000</p>			<p><b>Responsible Sitter</b> Red Cross Certified Call Hilary: 856-7023</p>
<p><b>FOR SALE:</b> 2 occasional chairs, velvet \$200, Oak 4-drawer legal filing cabinet \$100, Oak 5-drawer L-shaped desk \$350, 2 office chairs, blue \$35 ea, Misc Items. Please call 828-2839</p>			



Sandia Heights Homeowners Association  
2-B San Rafael, NE  
Albuquerque, N 87122

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