

THE

# GRIT

Sandia Heights Homeowners Association

June 2005

## Past President's Message

By Ralph Rudolph

As you may know by now, I've decided to not run for the Board again and have stepped down from being president-elect. I've become too involved with marketing my wife Penny's new book and with the Nob Hill Art Gallery. I wish our new president Ed Whitten and the rest of the Board luck over the upcoming year in resolving some of our more interesting issues.

### "Secretary's Comments":

By Ed Whitten

"As a result of Ralph Rudolph's decision not to run for another term on the Board of Directors (BOD), the BOD held a re-election of officers. The following are the results of the May election and they supercede the April results:



Ed Whitten was elected President  
Tom Coyne was elected Vice President  
Marsha Thole was elected Secretary  
Glen Cheney was elected Treasurer(unchanged from the April elections)

### SHHA Annual/Town Hall Meeting

Church of the Good Shepherd on Tennyson, 10 AM – 1 PM, June 4<sup>th</sup> 2005

*Coffee, tea, hot chocolate and various refreshments will be available.*

There's a lot going on lately in Sandia Heights, from the possible development of the Mhoon property at Paseo del Norte and Tramway, the ice rink expansion, to the issue of speed humps.

Come and make your input known. Business to be conducted includes:

- Introduction of new officers elected by the Board.
- Presentations by the SHHA Committee Chairmen and Officers.
- Election of new Board members to replace outgoing Board members.
- Voting on changes to SHHA's Bylaws. Our bylaws require a minimum of forty members including a majority of Board Members to enact business.
- Town Hall Meeting for residents to express their concerns.

The Board of SHHA needs to know the concerns of the community. Please plan on attending and making your input known. Democracy means involvement!

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

<b>CASH FLOW – April 2005</b>		
<b>RECEIVED</b>		
ACC		\$365.00
Wine Tasting Income		\$400.00
Wine Tasting Auction		\$1,062.00
Member Dues		\$12,048.18
<b>Total Received</b>		<b>\$13,875.18</b>
<b>EXPENSES</b>		
<u>Committee Expense</u>		
Annual Mtg Expenses Promotion		\$81.08
ACC Books & refund		\$79.00
Community Service		
Winetasting expenses		\$2,461.65
Communications		
Grit & Little publications		\$2,117.92
Traffic & Safety		<u>\$50.65</u>
Total Committee Expense		\$4,790.30
<u>Legal</u>		
Current Legal Actions		\$2,212.32
New Covenant Review		\$1,235.00
Commercial development issues		\$1,334.13
Covenant Actions		<u>\$37.50</u>
Total Legal		\$4,818.95
<u>Office Expense</u>		
Comcast		\$59.62
Office Lease		\$952.54
Postage		\$1,014.04
Supplies		\$366.13
Total Office Expense		\$2,392.33
Office Staff		\$4,109.55
Sandia Services		\$1,118.51
<b>Total Disbursed</b>		<b>\$17,229.64</b>
<b>Received less disbursed</b>		<b>(\$3,354.46)</b>

<b>Condition April 30, 2005</b>		
<b>Cash in Banks</b>		
Checking		\$53,367.96
CD		\$34,495.82
CD2		\$10,053.47
Petty Cash		\$305.95
<b>Total Cash in Bank</b>		<b>\$98,223.20</b>
<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		\$309.54
Office Accessories		\$1,207.06
Office Furniture		\$5,396.44
Postage in meter		\$404.90
Postage Bulk		\$1,034.97
Prepaid Rent		\$991.10
Security Deposits		<u>\$1,075.75</u>
Total Other Assets		\$15,685.01
<b>Total Assets</b>		<b>\$113,908.21</b>
<b>Liabilities</b>		
Prepaid Advertising		\$16,268.39
Legal Reserve		\$50,000.00
<b>Total Liabilities</b>		<b>\$66,268.39</b>
<b>Cash in Banks</b>		<b>\$31,954.81</b>



### **Executive Committee**

President - Ralph Rudolph  
Vice President – Thomas 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  
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### **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.

## **Traffic, Safety and Environmental**

By Mark Boslough

The past year has been a busy one for the Traffic, Safety, & Environment Committee. Foremost was our role as a conduit for information between Sandia Heights residents and Bernalillo County, helping to get comments (both supportive and critical) about traffic calming to the public works department so all interested parties could have input. We helped constitute an ad hoc committee to study speeding and make recommendations for how to improve safety on San Rafael Ave. We are also developing a plan for pedestrian paths in Sandia Heights. We are helping the residents of the neighborhood near the Outpost skating rink deal with possible traffic problems associated with the proposed expansion of that business. We continue, as specified by our charter, to help residents who want speed humps on their neighborhood streets. We are also investigating response times for emergency vehicles coming to Sandia Heights, and have asked the county to make changes that will cut the large time lags that are preventable.

### **San Rafael Ave**

In the past year, Bernalillo County tried an experimental traffic calming method called "one-way chokers" on San Rafael Ave. The Traffic, Safety, & Environment Committee spearheaded the effort to get broad neighborhood feedback to the county. The SHHA went well beyond county requirements by actively soliciting the opinions of residents who did not live in the immediate neighborhood, because we felt that they should be heard too. These devices proved to be extremely unpopular and insufficiently effective. In part due to this feedback, Bernalillo County chose to replace them with speed humps (as was originally requested by a unanimous petition by residents of the affected neighborhood.) SHHA's expanded its community outreach by forming an ad-hoc committee, primarily made up of residents who live on or commute on San Rafael Ave. Unfortunately, the timing for the creation of the committee was poor. The residents of San Rafael had already been waiting nearly two years since their petition for speed humps, and the county finally installed them right after a survey was circulated. According to the survey, the majority of respondents want to try to separate pedestrians from vehicles by building a pedestrian trail. We are now in the process of getting estimates and proposing a pilot project to put a trail along San Bernardino between Little Cloud Park and Tramway Lane, in collaboration with the Parks and New Development Committee. Such a walkway along San Rafael would be an extremely expensive undertaking and volunteers are needed to look for ways of funding this project. *Continued on page 4*

## **Traffic, Safety and Environmental *continued***

By Mark Boslough

### Emergency Response Times

There was some concern that speed humps might delay emergency vehicles by a few seconds. This led our committee to investigate existing emergency response times to determine whether these seconds are balanced by the increased traffic safety resulting from the traffic calming devices. We discovered several factors that cause significant response delays that are of much greater magnitude than those expected from traffic calming.

- 1) The response time to 911 calls from cell phones can be 8 to 12 minutes longer than for landlines, because they go through the city dispatcher. This is a significant safety issue, because more and more people in our neighborhood are going wireless, having only cell phones. Since this delay is entirely bureaucratic, it should be fixable. We have asked the county if there is a way to remedy the problem.
- 2) The fire station on Paseo del Norte does not have direct access to the main road. Emergency equipment must take the frontage road, which has a rather circuitous route, and then the vehicles must turn on Lowell and again on Paseo del Norte. We have asked the county to provide estimates of the associated delays, and to look into fixing it by providing direct access from the fire station to Paseo del Norte.
- 3) Sandia Heights has no uniform street address numbering system. We plan to address this by proposing that SHHA provide large high-contrast reflective address numerals to our residents. This would aid emergency vehicle drivers and significantly shorten average response times.

### Our streets are multi-use

This is obvious to most residents, but is worth repeating. We have no sidewalks, and we live in a semi-rural environment. Our streets are intended to be used not just by motorized vehicles, but also by bicyclists, pedestrians, and other modes of transportation. With 15 mph speed limits, our streets should be safe for dog-walking, roller skating, after-dinner family strolls, pushing baby carriages, walking in social groups, and taking children to the school bus. Most residents understand that this requires common courtesy and neighborliness. Slow down for pedestrians when you are driving. Give bicycles a wide berth. Walk single-file when a car is coming. Walk on the left; ride on the right (where visibility permits). That's what makes people want to live here, and that's what keeps property values high!

### Committee members needed

The Traffic, Safety, & Environment Committee has a lot of work to do next year and we need new members. We are particularly interested in recruiting parents with young children, a demographic that is growing in Sandia Heights but under-represented on the SHHA board. We also need volunteers who can help write proposals to get capital improvement funds in order to build pedestrian walkways along our main roads.

### **Neighborhood Announcements**

- SHHA Board Meeting dates and minutes are posted on our website:  
[www.sandiahomeowners.org](http://www.sandiahomeowners.org)
- **Next BOD meeting Tuesday, July 12.**
- Office will be closed on Monday July 4.
- Contractor Evaluations are appreciated! Please fill yours out and return it to the SHHA office.
- We want to hear from you! Please submit comments & letters to the editor to:  
[sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)

## **San Rafael Ave. Traffic Survey Results**

By Ad Hoc Committee

In March, the SHHA Board designated an ad hoc committee to study the traffic conditions on San Rafael Ave. It was important to the members of this committee that we have residents input on this matter. On Friday, April 1, a traffic survey for San Rafael Ave. was sent to residents of Units 11, 12, 14, 16, and 17. Thank you to everyone who responded to the survey. We appreciate your suggestions and feedback.

The timing of the survey was not optimal, since Bernalillo County installed speed humps on the lower portion of San Rafael Ave. the following Tuesday, April 5. This lack of communication was upsetting to some respondents. We understand this reaction and were frustrated ourselves at the disconnection between our actions and those of the County. No one on the ad hoc committee, or the SHHA Board, was notified of the County's intentions to install speed humps before they actually appeared. We were as surprised as everyone else.

As for the survey, responses were varied as to how satisfied residents are with traffic conditions on the street. There were 262 surveys sent out and 65 were returned by the May 2 deadline. Of those 65 who responded, approximately half were satisfied with traffic conditions and half were not. When it came to choosing ways to change traffic conditions, the responses were less evenly divided. (Please see chart on following page.) The sentiment most often voiced was that a pedestrian pathway should be installed along San Rafael Ave. in conjunction with raising the speed limit to 20 or 25 mph. The general consensus among those advocating this idea was that removing pedestrians from the street was the most effective way to increase safety for all users.

All of the information compiled from the survey was given to the SHHA Board at the May 11 Board meeting. The Board is taking the information under consideration with regards to future decisions involving traffic safety in

Sandia Heights. Both the information compiled by the committee and the completed surveys are available in the SHHA office at 2 San Rafael Ave., NE for anyone who is interested in a more detailed account of the issue.

Again, we want to thank everyone who participated in the survey for sharing his or her viewpoints and concerns with us.

## **Soil Analysis Indicates Sandia Heights Soil Is Neutral**

By Bob Francis

A recent analysis of the soil in Sandia Heights indicates a pH of 7.5. A breakdown of the elements shows the following:

Nitrate moderate  
Phosphorus very high  
Potassium high  
Magnesium very low  
Calcium very low  
Iron very high  
Copper high  
Zinc high  
Manganese very high

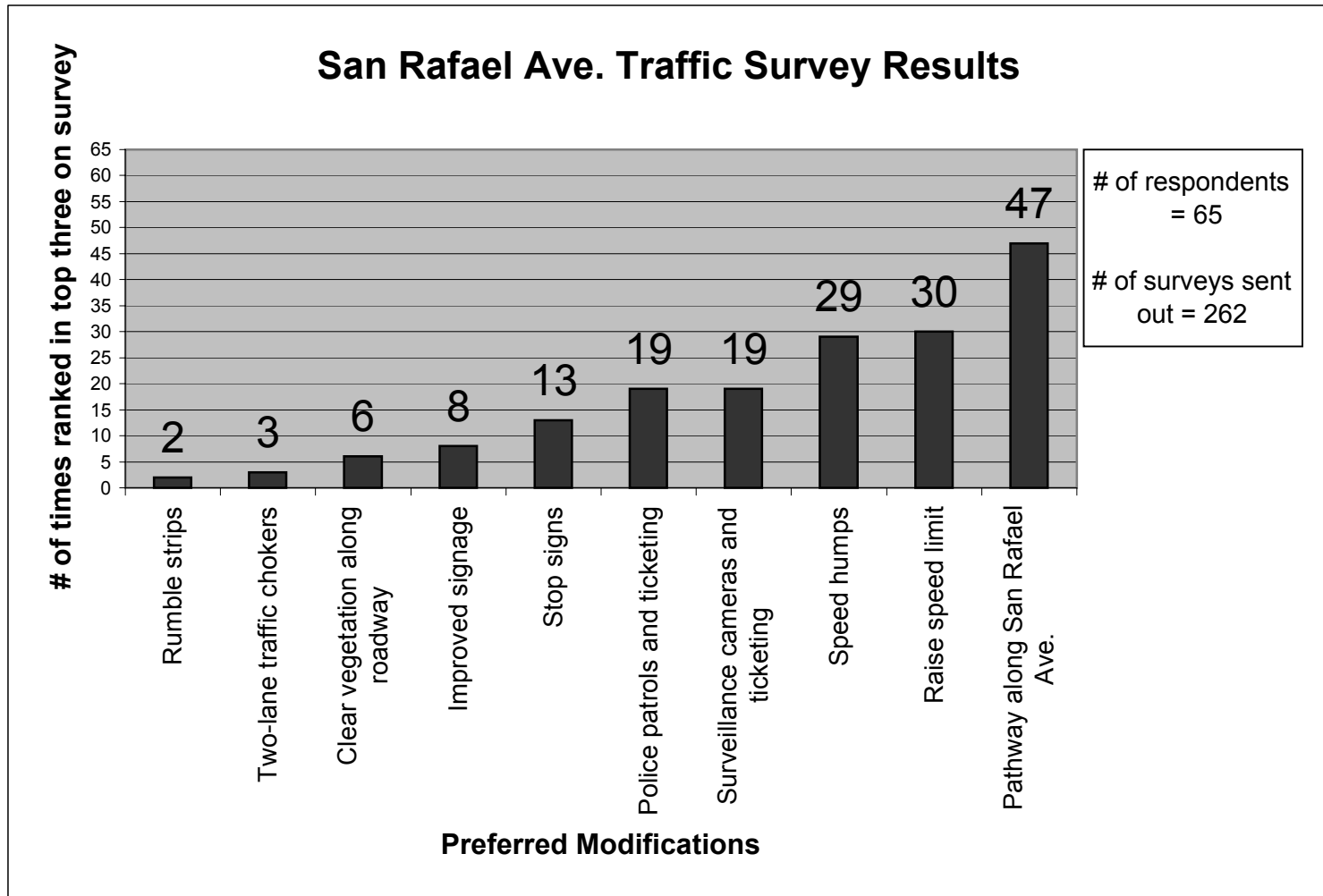
I realize that not all of Sandia Heights fits this profile. However, this soil analysis is very typical for our area.

So what does this soil analysis mean to the gardeners in Sandia Heights? The short answer is if you add nitrogen to your soil, it is going to help your plants. Miracle Gro for example contains 15% nitrogen. This is not an endorsement of Miracle Gro. Gardeners should always read the make up of the fertilizer analysis when purchasing plant food.

You have to be careful when adding nitrogen. Too much nitrogen can have a bad affect on flowers and vegetables. Tomato plants may never produce if fed too much nitrogen. One clue to watch for is the yellowing of plants.

Fertilizer is not necessarily a good substitute for good soil. Plant nutrition refers to the elements taken by plants that help their growth. When preparing garden beds and when planting trees, adequate amounts of topsoil are essential.

Rumble strips 2  
 Two-lane traffic chokers 3  
 Clear vegetation along roadway 6  
 Improved signage 8  
 Stop signs 13  
 Police patrols and ticketing 19  
 Surveillance cameras and ticketing 19  
 Speed humps 29  
 Raise speed limit 30  
 Pathway along San Rafael Ave. 47



## Community Service & Membership Committee Corner

Committee Chair: Vicki Criel

### **Sandia Heights Couples Gourmet Club? - We need a show of hands!**

As part of its goal to offer more fun activities for SHHA members, the Membership and Community Service Committee is considering establishing a Couples Gourmet Club. By couples here, we mean any combination of two people. While the exact mode of operation is subject to your input, what we have in mind is a series of monthly dinner meetings in individual homes, in which groups of, typically, four couples each divide up the responsibility of preparing, serving (and eating!) a meal. The makeup of individual groups rotates so that, by the end of the season, we've all had a chance to meet new people. We may also include a kickoff cocktail party and a season wind-up party in which we all meet together as one big group.

The overall goal of this activity is to provide a pleasant dining and socializing experience. While the meals should be elegant, this should not be a gourmet cooking competition!

If all this sounds interesting to you, please fill in the form below and mail it before July 15 to:

Larry Anderson  
150 Whitetail Rd. NE  
Albuquerque, NM 87122

Alternatively, your response can be e-mailed to: [andersnm@aol.com](mailto:andersnm@aol.com).

If there is enough interest - we'll need a minimum of 20 couples to make this work - the next step will be an organizing meeting to be held in early August. Meanwhile, if

you have comments or questions, please call Larry Anderson at 821-3158.

Yes, I'd like to participate in a Sandia Heights Couples Gourmet Club as described above.

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

e-mail: \_\_\_\_\_

### **Outdoors and Fitness in Sandia Heights**

Is your body getting all the exercise it may need? If not, here is your chance! You are also welcome to just come and watch, too!

#### JUNE EVENTS:

Thurs, June 9, 6-8 PM Lawn Games at the Will Johnson Memorial Park on Cedar Hill: Badminton, Boce Ball, Lawn Darts, etc. All equipment will be provided. No cost! Just bring your body (non-athletic bodies preferred). All ages welcome. The motto for the games event is: You win if you have fun.

Thurs, June 16, 6-8 PM Tennis Fun with Friends: Four Seasons tennis courts, located on Tramway Loop, right here in North Sandia Heights. Equipment plus the sunset will all be provided! (free) Come play or watch!

Sat, June 25, 3-5 PM Get on the Path of Inline Skating. Meet in Phillips Kicks 66 parking lot, Tramway and San Bernardino. Skates and safety gear provided. Beginners are welcome!

Call David Barthel at 856-7171 for more information and to reserve your space for these events. Meet your neighbors while staying fit and just having FUN! Spectators are welcome.

## **Community Service & Membership Committee Corner** *Continued from*

*page 11*

Committee Chair: Vicki Criel

July: Look for a Sandia Heights picnic and hiking events. We have a number of wonderful hiking authors right here in Sandia Heights. If any of you would like to lead a hike in July or the next few months, please email Vicki Criel at [vcriel@comcast.net](mailto:vcriel@comcast.net) or call her at 615-3333.

A Book Club is being formed in Sandia Heights. If you would like information, please contact Joan March at 401-3457 or [jmarch@thinkwellassociates.com](mailto:jmarch@thinkwellassociates.com)

We are compiling a list of families who have young children and may be interested in playgroups. We are also compiling a list of teenagers who would like to baby-sit in our community. Please drop off names, addresses and phone numbers at the SHHA office on San Rafael, or email that information to [vcriel@comcast.net](mailto:vcriel@comcast.net).

Some people have expressed interest in forming a bird watching group and an old cars enthusiast group. If you have an interest in starting such groups, please call Memberships and Community Services Committee Chair Vicki Criel at 615-3333 or email her at [vcriel@comcast.net](mailto:vcriel@comcast.net).

## **Year-End Report from Your Architectural Control Committee (ACC)**

By: Kerney Bolton

Thank you Sandia Heights for your overwhelming support of your ACC and the roughly 275 new construction, remodel, repair & maintenance and landscaping

projects managed by it during the past year! Your support is critical to maintaining our unique and beautiful setting, minimally impacting the land, building in harmony with our surroundings and preserving our magnificent views.

### **Response to October Town Meeting Comments on ACC Operations:**

The ACC has worked very hard to review every application and monitor every project in ways that assure that covenant restrictions are applied fairly to all projects. Placing the ACC project log on the SHHA web this year has turned out to be a pivotal change that has hopefully opened the ACC's work to scrutiny by community, promoted understanding, and improved the enforcement of covenant restrictions. The ACC has received countless calls about projects not listed in the log and it follows up on each and every one. The resulting greater visibility and compliance benefits us all.

For many of the same reasons, the ACC now schedules Neighborhood Reviews and Meetings for all applications for new construction, major additions, and any other work that has the potential to significantly change or obstruct views. As a result, many projects during the past year have been redesigned during the approval process for the benefit of all concerned. For instance: to improve neighboring sight lines by lowering building heights and changing roof designs; to preserve open space by making changes to improve setback conditions and by regulating the placement of freestanding walls; to ensure public safety, by altering the placement of structures to address arroyo safety issues; and to blend with natural and man made surroundings by changing exterior materials and colors.

*Continued on page 13*



# Year-End Report from Your Architectural Control Committee (ACC)

*Continued from page 12*

## **Other Significant Actions:**

- The ACC now solicits applications for preliminary approvals, thus reducing the potential for costly redesigns during the final approval process.
- The ACC continues to develop and publish Design Guidelines to help owners, designers, builders and neighbors understand how the ACC interprets covenant restrictions.
- The ACC adopted a uniform fee schedule with rates that are consistent for all units and that are significantly reduced for SHHA members.

## **Commercial Development Actions**

**Mhoon Property** – East side of Tramway Blvd, at Paseo del Norte intersection.

Mr. Mhoon has been notified by letter of the ACC's intent to enforce the covenants for the portion of his property that is located in Sandia Heights Unit 8 and to work with him on any development of the remainder of the property.

**Maestas Property** – Northeast corner of Tramway Blvd. and San Rafael.

Mr. Maestas has been notified by letter that the ACC will assert its full powers under the Covenant for Unit 16 over any subdivision and residential or commercial development of his property

**Outpost Ice Rink Expansion** The ACC secured a legal brief from the SHHA's legal counsel on the development status of the property, met with a group of concerned neighbors, held a Neighborhood Review with notification to 167 residents, and held a Neighborhood Review Meeting. After extensive deliberation, the ACC approved Mr. Martin's application with appropriate

restrictions on the design, construction, and operation of the facility.

## **Thanks to . . .**

- Dick Brackett for providing continuity after expiration of his term as Chairman.
- Bob Francis for continuing as an ACC member after leaving the Board.

To the SHHA Board for providing the required legal support for ACC operations.

## **W. L. Jackson Park – Update by Bob Christman**

We have finally received approval from the state of NM legislature to finish the park. Funds have been approved to build the basketball and bocce courts. Some of the funds have also been designated to add furnishings to the park. This would include the benches to be located around the paths for viewing and another picnic table in the shade structure. The installation of a park sign will be located at the entrance to the park. This will identify the park, as **W. L. Jackson Park**.

We have been working with the County Parks Department discussing future small additions to improve some of the features provided in the design of the park. One of them is a second "Doggie Depot" to be located on the upper level of the park. Another is adding more benches around the trails. This will be a continuous negotiation in the future.

The schedule for the installation of the Artwork is still during the latter part of June. The two metal lizards and the pottery shard benches will be installed on the bank just above the play equipment area. These lizards will be covered with metal such as brass and bronze and the artist wants them to be located where kids will play on them. Locating them between the play area and the turf should assure plenty of use.

The artwork dedication is tentatively planned for late June. We will keep you advised on the date of this event.

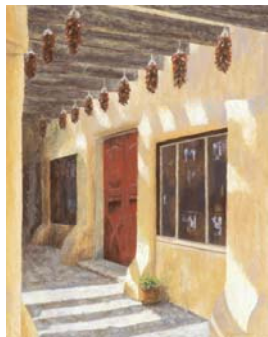
## Arts View @ Sandia Heights

Sunday, July 10 1 – 5 PM

All Sandia Heights residents and guests are welcome.

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**1. Terry Dunn** comes from a family of professional artists. She has traveled extensively in Central and South America doing portraits of tropical birds in watercolor. Her detailed bird portraits can be found in homes from Latin America to the USA. Upon moving to Albuquerque in 2001 she quickly became infatuated with the wide open spaces and sunlight and switched to pastels to capture our vibrant and dramatic landscapes.



726 #13 Tramway Vista Drive

**2. Frederic Miller** studied with numerous nationally known artists. He is the founder of The Art Studio, a not-for-profit cooperative of artists whose mission is



to further art education, and he teaches figure-drawing. His paintings have won numerous nationally juried awards. He is a signature member of the Pastel society of New Mexico and of the Madonna Daniel Memorial Fund Board which provides grants to aspiring artists.

611 Cedar Hill Rd

**3. Sheila Richmond** works in a local studio where a community of artists “share, commiserate, inspire and direct each other.” Sheila has had her oils and pastels accepted into invitational and juried shows including MasterWorks of New Mexico, The Placitas Artists Series and other area venues.



70 Pinon Hill Place

**4. Carol Kaleko** completed art education at New York University and spent years as a painter east of the Mississippi. Ten years ago, after moving to New



Mexico she stumbled onto clay and found her true medium. Clay provides her with a “way to speak”. She is represented in New Mexico at the Color and Light Gallery in Madrid and at the Concetta D Gallery in Albuquerque.

2153 Black Willow Drive

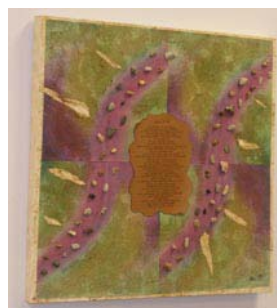
**5. Kathleen Landreth** is a signature member and past president of the New Mexico Watercolor Society. She’s taken many classes from regional



and national artists and her work has been juried into the NM State Fair and other shows. She is also active in the Society Of Layerists in Multimedia and Artists ‘Round Town.

1706 Quail Run Ct

**6. April Creeger** works in mixed media of stones, poetry, paper and paint to create visually stunning and progressive artwork. Each stone in itself is visually stunning.



711 #37 Tramway Pl

**7. Lorraine Viamonte**, 943 Bobcat Blvd, has her own gallery in Santa Fe where she displays her works. She may display some of her works if her schedule permits. Visit in the later afternoon.



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

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