

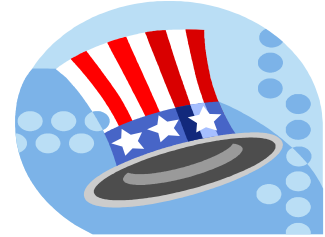
THE
LITTLE

GRIT

Sandia Heights Homeowners Association

July 2005

President's Message by Ed Whitten



I would like to thank all of you who attended the annual meeting on June 4. We had a good turnout and accomplished several objectives. Four new directors for the SHHA Board of Directors (BOD) were voted in. The BOD welcomes Dick Cline, Jim Irving, William Wiley and Bill Johnson. We look forward to their contributions in the upcoming year.

The recommended changes to the by-laws were voted on and approved. The latest version of the by-laws is now posted on our website (www.sandiahomeowners.org).

Several board members whose terms expired and those who resigned during the past year were recognized. The following individuals contributed greatly to our community and the BOD: Ralph Rudolph, Cheryl Iverson, Wendy Wells, Bob Francis, Larry Greher, Jim Erspamer and Chuck McLeod. We thank you.

All of our seven standing committees were very busy this past year and a good summary of their various activities was presented. Most all of these committees could use more volunteers to help with their projects. If you or someone you know could contribute, please contact anyone on the board. There is a particular need for people to help on the Covenants Support Committee (CSC), the Architectural Control Committee (ACC), Traffic and Safety Committee (T&SC) and Parks and new Development Committee (P&ND). As you will read in the article by Mark Boslough, there is a significant need for a special committee to work the pedestrian pathway project. I would encourage anyone with an interest in this project to volunteer. The resources of SHHA will be made available for this special committee.

A Town Hall meeting followed the formal BOD meeting. I appreciate those individuals who spoke out on the various concerns of our SHHA community. We welcome your input because that is what provides the guidance for the BOD to set its priorities. The two most dominate concerns that came from our Town Hall discussions were traffic-calming devices versus safety on our streets and the potential commercial development East of Paseo Del Norte and Tramway. The BOD will be working with both of these issues along with several other neighborhood concerns. We continue to welcome your input.

I look forward to this year and the challenges of bringing our community closer together.

Community Service & Membership Corner:

SANDIA HEIGHTS PICNIC

The first annual Sandia Heights Community picnic is scheduled for Sun, July 24, 3:00-7:00 PM at the Four Seasons pool and Tennis Club see back page for further details.

JAZZ UNDER THE STARS

Enjoy a glass of wine in the courtyard of the Sandia Heights Homeowners Association office, enjoying light jazz the weekend of July 8-9. (Actual date to be determined) Then, dance under the stars Sat, Aug 6, to the tunes of a big jazz band. The committee will also be sponsoring an old classic car show that night, too. This event will be around the pool at the Sandia Heights Four Seasons Pool and Tennis Club.

**Sandia Heights
Homeowners Association**

State of Condition
As of May 31, 2005

**SHHA Annual Meeting
Treasurer's Statement**

Cheryl Iverson, Outgoing Treasurer

ASSETS		
	Cash	
Checking		\$55,529.82
CDs		\$44,549.29
Petty Cash		\$312.13
Total Cash		\$100,391.24
CASH FLOW 6/1/2004 through 5/31/05		
INFLOW		
Advertising		\$29,072.00
Fees, ACC reviews		\$3,690.00
Membership Dues		\$144,408.00
Wine Tasting		\$5,114.00
Interest Earned		\$1,836.00
Misc., refunds, Etc.		\$151.00
Total In-flow		\$184,271.00
OUTFLOW		
Dues		\$620.00
Insurance		\$20,005.00
Committee Expense		\$1,569.00
Communications/Publications		24,707.00
Legal		\$24,747.00
Office Rent		\$12,290.00
Office Staff		\$37,057.00
Office Expenses		\$19,129.00
Sandia Service (collection Fee)		\$13,445.00
Taxes, IRS		\$368.00
Taxes, NM Gross Receipts		\$1,936.00
Community Service Events		\$3,591.00
Total Outflow		\$159,464.00
TOTAL INFLOW LESS OUTFLOW		\$24,807.00

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 situation.



For the past 12 months total receipts were \$184,271 and disbursements were \$159,464. All committees were within budget and this was accomplished by hard work by our Board members and with increased support from our membership. This year we received a 13% increase on our insurance policies, down from the 17% increase in 2004. Our Office Staff expenses increased by 3%; however, we are fortunate to have Lena and Sheraz with us. I'm certain all of you who have interacted with them would agree with me. Our Legal expenses were up 6% this year. However, a legal action was determined to be in our favor for the majority of the legal costs this year.

Our accounts were audited again this year and found to be in good standing.

I want to thank everyone for their support these past 3 years and encourage you all to support my successor, Glen Cheney, as you have me. Glen brings a strong business background to the position and will do an excellent job.

Thank you.



Executive Committee

President – Ed Whitten
Vice President – Thomas Coyne
Treasurer – Glen Cheney
Secretary – Marsha Thole

Board Members

Kerney Bolton
Mark Boslough
Dick Cline
Vicki Criel
Larry Desonier
Rick Fairbanks
Jim Irving
Bill Johnson
William McCall
Mona Lee Schilling
Victoria Smidt
Frank Soper
William Wiley

Office Staff

Lena Martinez – Office
Administrator
Sheraz Saint-Lôt – Publications
& Communications Editor

SHHA Office

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Albuquerque NM 87122

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GRIT Editorial Policy:

- 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.

COMMUNICATIONS and PUBLICATIONS COMMITTEE

- Glen T. Cheney, SHHA Treasurer

Former Chair, Communications and Publications Committee

After joining the SHHA Board in February 2005, I became Chair of the Communications and Publications Committee in March following the resignation of the former Chair, Bob Francis. Other members of the Committee for the past year have been Cheryl Iverson, Mona Lee Schilling and Ralph Rudolph. Since I was elected the SHHA Treasurer in April, I left the post of Communications and Publications Chair following the Annual meeting on June 4, 2005 and assumed my new one. Welcome to the new Communications and Publications Committee Chair, Bill Johnson.

The Communications and Publications Committee's major responsibilities are the publication and distribution of the GRIT, Little GRIT and the Annual Sandia Heights Resident's Directory. The Committee also oversees the SHHA web site and provides Board members with their Board of Directors Handbook. Sheraz Saint-Lôt of the SHHA office staff does the heavy lifting of desktop publishing, selling ads and proofing of copy for our publications as well as managing printing and distribution. Her help has been and is invaluable.

In the past year since our June 2004 Annual Association Meeting, six GRITS, four Little GRITS, the Sandia Heights' Directory and a Board of Directors Handbook have been published and distributed.

Total Communications and Publications Committee expenses for the year ending May 31, 2005 year were \$24,707. Advertising income for the same period was \$29,072. Net income was \$4,365.

COVENANT SUPPORT COMMITTEE

- Frank Soper

We want to recognize this past term's Covenant Support Committee members for their exceptional service: Victoria Smidt, Tom Coyne, Jim Erspamer, Tony Salem and Kenneth Hook. Serving on the CSC is one of the most challenging positions on the SHHA Board due to our responsibility for correcting covenant violations that are brought to our attention.

During the past term the CSC received 43 violation complaints which were properly filed, verified and acted on. Another group of complaints received via phone calls, emails, and letters from non-SHHA members, was not pursued. A breakdown of the complaints received, by violation type, is available on request from the SHHA office.

Continued on page 6

COVENANT SUPPORT COMMITTEE

Continued from page 4

Because the violator did not respond to CSC requests for compliance in three cases it was necessary to have the SHHA attorney send notice of legal action to be taken. This resulted in almost immediate corrective action by the violator. We want to thank those residents who cooperated fully with the CSC to correct their violations.

The proposed Unified Covenants were approved by majority vote of the Board of Directors in mid-April and are now posted on the SHHA website for the information of all residents. We sincerely appreciated the efforts of ten homeowners who critiqued a proposed version of the UCs in February. A number of their suggestions have been included in the approved version. We are now preparing for a meeting with a volunteer resident having a marketing background to establish our Resident Outreach program. We hope that a significant number of residents who expressed the need for improved covenants will step forward for this effort. Please contact the SHHA office if you are willing to be involved when this phase begins, or if you have suggestions for us to consider.

Traffic, Safety and Environmental

- Mark Boslough

Volunteers needed to make projects happen

Over the past year, many Sandia Heights residents have expressed a desire to have a network of walking paths. San Rafael Ave. has been identified as a high-priority location for such a trail because of the ongoing speeding problem and associated risk to pedestrians and other users. In a recent survey of San Rafael users, the largest majority of respondents recommended a pedestrian pathway as their preferred solution to the safety problem by providing physical separation between walkers and automobiles. Unlike speed humps, this is not something the county has funding to do, nor is it a project that residents can simply request by petition.

Advocates of this approach must take the initiative, or it will not happen.

San Rafael is a collector street that has a high traffic load (by our semi-rural standards) for both vehicles and pedestrians. Over the years, native plants and landscaping on San Rafael have grown in the utility easement, right up to the edge of the street. We have received many comments from residents who would like to see vegetation removed on at least one side of the road, so that walkers can avoid conflict with speeding vehicles. Even a 3-foot wide shoulder would allow pedestrians a place to get out of the way.

The SHHA Board would like to help make such a pathway a reality if the residents of San Rafael desire it. Volunteers are needed to develop plans, secure funding, and even to clear vegetation and help residents re-locate mailboxes and other improvements that lie within the easement.

Several years ago we obtained estimates from the county for walking trails with various specifications. The cost estimates ranged from \$32,000 per mile for treated natural surface, to \$92,000 per mile for colored concrete. This cost would include grading and surfacing of a 6-foot-wide trail, which could accommodate most non-motorized users.

Needless to say, these costs are vastly greater than the Association is able to fund, so it will be necessary to apply for capital improvement grants or raise money by some other means. We encourage residents and users of San Rafael to volunteer to form a committee and work with the SHHA board on this endeavor. We believe that the development of trails should be a grassroots effort that is supported by both residents and users of the neighborhoods where trails are desired. Such trails would have to balance aesthetic considerations and desire for undisturbed natural landscape with the need for safety and a pedestrian-friendly neighborhood. Please contact the SHHA office if you are interested in creating a volunteer committee for this purpose.

SHHA MEMBER CLASSIFIEDS

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

<p>Excellent Housekeeper: Has some days available. Dependable and hard worker. Call Maria at 831-5358 or 306-6242</p>	<p>For house cleaning & ironing call Dora 294-4860. References available upon request.</p>	<p>FREE TO GOOD HOME! Two affectionate, spayed, vaccinated, declawed housecats living with allergic family. Call Nancy at 856-6737 if you can help.</p>	<p style="text-align: center;">SUMMER TUTORING Services available</p> <p>through a licensed, 3rd grade, elementary schoolteacher with 11 years teaching experience. Tutoring available in reading, writing and math. If interested please call Wendy at 823-9181.</p>
<p>Retired Hospice Nurse Available for pet care. Call Anne @ 856-6896</p>	<p>Experienced Pet Sitter Hardworking, positive attitude, 15 yr.-old. Loves pet sitting & odd jobs. Call Andy: 821-0482</p>	<p>WANTED: Female running partner. Please call Kippi 858-3406</p>	
<p>Need House Sitting, Odd Jobs? Call Patrick: 856-1283</p>	<p>Acoustic guitar player looking for others to play with. call 797-3000</p>	<p>Excellent house cleaner. References available. Call 332-9155.</p>	
<p>FOR SALE: 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 \$12,900. Call Dave at 288-1695</p>			<p>FOR SALE: Sears Kenmore Elite King Size capacity (27-inch wide) gas dryer (white) with Evenheat, Wrinkle guard II, almost new! \$100.00. Please call Amy 417-4248</p>
<p>Call Yev Koup age 15 for any of the following: Yard work, Babysitting, Housewatching, Pet Care. Please call Yev Koup at 856-7513 or contact by Email wkoup@comcast.net</p>			<p>Pet Sitting: 14 yr old boy available to pet sit and walk your animals. Please call 858-3304</p>
<p>FOR SALE: Power Washer. 2350 PSI. Briggs & Stratton engine. Used one time, perfect. \$100, includes operating manuals. Call Fred at 856-6818.</p>	<p>Reliable house sitter available. College student walks dogs, feeds cats, collects mail, takes good care of your home. Interested? Call 332-9155</p>		<p>FOR SALE: Heavy tools, items and materials, brand new condition; call 858-3406</p>

NOTE

- Please be reminded that the number to call regarding Cruising or Racing on Tramway is 768-4160, the Sheriff's dispatcher. DO NOT call 911, as this number is for life and death emergencies only.
- There are pet clean-up signs in the office. Free to members and \$2.50 for non-members.
- A few people have approached the committee about sponsoring some recycling events. If you are interested in helping plan these activities, please contact Vicki Criel at vcriel@comcast.net or call 615-3333. The closest recycling center to Sandia Heights is the east side of the Smith's parking lot at Tramway and Montgomery Road.



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

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HAPPY 4th Of JULY!
Have a wonderful, safe Holiday

SANDIA HEIGHTS PICNIC

The first annual Sandia Heights Community picnic is scheduled for Sun, July 24, 3:00-7:00 PM. This event will be at the Four Seasons pool and Tennis Club, off Tramway.

There will be games and fun for all ages! The pool and tennis courts will be open too! The Membership Committee will be providing free shuttle service.

The area helicopter rescue crew will be there **WITH THE HELICOPTER** to demonstrate and answer questions.