

THE

# GRIT

Sandia Heights Homeowners Association

August 2005

## President's Message

By Ed Whitten

Many of you may have been at the W. L. Jackson park/artwork dedication on Saturday, 9 July. If you were not, you certainly missed a nice and well-attended event. There were many well-deserved recognitions for those who have contributed to the total park effort. On behalf of the Sandia Heights Homeowner's Association and the Board of Directors. I would like to echo those recognitions. All of Sandia Heights is very proud of the park and I thank all those who helped make it a reality.

On 12 July we had our first Board of Directors (BOD) meeting with our recently elected officers and with a good attendance from many concerned homeowners. The BOD elected two new board members, Dick Brackett and Ed Tull. I would like to welcome both to the board.

A great deal of debate about the proposed speed humps on Tramway Lane was conducted at the BOD meeting. The BOD tries to evaluate all the factors in these support decisions, including but not limited to, safety, inconvenience to some, county criteria, etc. It is never possible to satisfy all parties, but we try to do what we feel is best for our community.

Some homeowners said they were confused on the status of the "proposed" Unified Covenants (UC). Be assured that all original covenant documents are still the governing documents and they are what the Architectural Control Committee and Covenant Support Committee are operating to. The status of the "proposed" UC will be provided in upcoming communication.

## **Membership and Community Service Corner:**



### *JAZZ NITE UNDER THE STARS AND ANTIQUÉ AND CLASSIC CAR SHOW.*

Follow the signs to the Sandia Heights Four Seasons Pool and Tennis Club on Sat, Aug-6, 7:00-9:30 PM. Swoon to Big Band music from resident Jim Irving and his brass quartet. The Membership and Community Services Committee will provide snacks. Lemonade and margaritas will be available for a nominal fee. The Albuquerque Classic and Antique Car Club will display some of their finest vehicles in the parking lot. Please join us for a relaxing, fun evening!

SHHA PICNIC IS A SUCCESS. SHHA sponsored a picnic on Sun July 24. Residents swam, measured the speed of their tennis serves, ate, and enjoyed watching the search and rescue helicopter land in the middle of the event. Children and adults of all ages laughed with each other as they dressed in wigs, stuffed their pants with water balloons, threw whipped cream pies, and participated in a number of silly games. A HUGE thank you to committee volunteers. These people purchased food and prizes, drove shuttle vans, directed traffic, delivered fliers, lead games, set up and cleaned up, often in heat and rain. As four year old Zachary put it so perfectly: "This party is incredible!"

**TREASURER'S REPORT**  
By: Glen Cheney – Treasurer

<b>CASH FLOW – June 1 – 30, 2005</b>		
<b>RECEIVED</b>		
ACC		\$300.00
Member Dues		\$12,824.42
<b>Total</b>		<b>\$13,124.42</b>
<b>EXPENSES</b>		
<u>Committee Expenses</u>		
Board Expense		\$10.00
Annual Mtg Refreshments		\$70.61
Annual Mtg Rent		\$100.00
Annual Mtg Awards		\$73.23
Communications		
The Grit		\$464.78
Domain Renewal		\$158.78
Parks-Development		\$51.00
Traffic & Safety		
Signs		\$59.81
Total Committee Expense		\$988.21
<u>Legal</u>		
Covenant Violations		\$5,581.80
Total Legal		\$5,581.80
<u>Office Expense</u>		
Comcast		\$59.62
Electricity		\$55.46
Notary Bond		\$70.00
Notary Stamp		\$14.93
Office Lease		\$952.54
Postage Meter Rental		\$35.00
Supplies		\$55.89
Telephone		\$104.69
Total Office Expense		\$1348.13
<u>Office Staff</u>		\$3,107.04
<u>Sandia Services</u>		\$1,118.51
<b>Total Disbursed</b>		<b>\$12,143.69</b>
<b>Received less Disbursed</b>		<b>\$980.73</b>

<b>Cash in Banks</b>		
Checking		\$56,566.37
CD		\$35,323.81
CD2		\$10,091.96
Total		\$101,982.14
Petty Cash		\$291.31
<b>Total Cash</b>		<b>\$102,273.45</b>
<b>Other Assets (at Cost)</b>		
Computers & software		\$5,023.45
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		\$99.91
Postage Bulk		\$714.37
Prepaid Rent		\$994.10
Security Deposits		\$1,075.75
Total		\$15,062.41
<b>Total Assets</b>		<b>\$117,335.86</b>
<b>Liabilities</b>		
Prepaid Advertising		\$8,558.25
Legal Reserve		\$50,000.00
<b>Total Liabilities</b>		<b>\$58,558.25</b>
<b>Cash less liabilities</b>		<b>\$43,715.20</b>



### **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  
Wendy Wells

### **Office Staff**

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

### **SHHA Office**

2-B San Rafael Ave, NE  
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)

### **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.

## **Traffic, Safety and Environmental**

By Mark Boslough

### **Safety takes precedence in board's decisions**

At its July meeting, the SHHA Board reaffirmed its longstanding support for any group of residents that successfully petitions the county for speed humps on their own street. We recognize that no decision will ever have unanimous support from the entire community, but the Board feels that safety and acknowledgement of the county process must take priority over convenience of other residents. This reaffirmation is consistent with the Board's philosophy in which we stay out of local neighborhood decisions whenever possible. We trust residents to make their own decisions—within accepted traffic engineering practices--about how to enhance safety on their own street. By the same token, we support the decision of groups of residents who chose not to have speed humps on their street.

This decision was not taken lightly, and followed much discussion, debate, and community feedback. The Board has a long history of supporting residents who want speed humps. According to the 1995-1996 SHHA annual report, speed humps were considered a great success, and "clocked average speed has decreased from 44 mph to 26 mph on San Rafael Ave" due to installation on that street. According to the 1996 report, feedback was gathered from the community, and "there has been overwhelming support in Sandia Heights residents and requests for more speed humps." Ever since that report, the Board has supported residents, passing a resolution of support in 2004, and explicitly incorporating that support into the Committee charter.

### **Multi-pronged approach to safety**

In March, the Board created an Ad Hoc Committee that conducted a survey of residents who live on or near San Rafael Ave. According to the committee's report, the response rate was 25%. Of those respondents, 72% felt that San Rafael was unsafe for at least one category of users. The top two preferences expressed for safety modifications that can be accomplished within accepted traffic engineering practices were 1) the creation of a pathway, and 2) the installation of speed humps. The Board supports both preferences, which enhance safety by helping reduce speeding, and by helping separate pedestrians from automobile traffic. The residents of Unit 11 had already requested speed humps, which have now been installed as a public works project.

*Continued on page 4*

## **Traffic, Safety and Environmental**

*Continued from page 3*

The pathway project requires action on the part of residents who want it. The county will not do it for us, nor is any funding earmarked for it. Our Parks Committee has been assigned the task of developing a project plan, and volunteers are needed. We would also like to learn from past efforts in this area. According to SHHA records, a motion was passed in 1998 that SHHA shall endorse Bernalillo County Public Works Department to exercise its easement right in creating dirt trails adjacent to the existing roadway 4ft wide on Tramway Lane from the Circle K store to Bobcat." Since the membership of the Board has changed entirely since 1998, we have no institutional memory of this other than the written record. We solicit information from residents and former Board members who were involved in this effort, and why it never came to pass. The 1998 motion is still in effect, and the project can be resurrected if volunteers can be recruited to work on it.

### Educating users

Finally, we recognize that education is an important component of safety. Yet again, we remind pedestrians to walk on the left where visibility permits, and to walk single file when traffic is coming. We again remind drivers to respect our speed limits even if they seem too low. The 15 mph limit exists because our streets are narrow, winding, lined with native vegetation, and frequented by pedestrians. With neighborliness, courtesy, and respect, there is no conflict.

## **Covenant Support Committee**

-Frank Soper

In order to clarify the Covenant Support Committee's position regarding the status of a previous requirement that a resident wanting to file a covenant complaint must reside in the same unit as the alleged offender, in early 2003 the Committee revised the covenant complaint form to show that this requirement

is no longer in effect. The CSC has since handled numerous "cross unit" complaints. The Covenant Review Group wants to again remind Sandia Heights residents of the purposes and benefits of the proposed Unified Covenants (UCs) which this very dedicated group of volunteers has developed.

1. Our first priority has been to assure that the proposed UCs will maintain and enhance all Sandia Heights property values by:
  - a. Prevent non-harmonious, dominating residences by establishing specific criteria for new construction and modifications.
  - b. Establish the responsibility and authority of the Architectural Control Committee, to maintain the openness and harmony for which Sandia Heights is noted.
  - c. Provide specific property maintenance requirements which can be enforced.
  - d. Minimize future view blockage caused by uncontrolled growth of vegetation.
  - e. Eliminate open parking of RV's of all description, boats and unused vehicle storage.
2. Enhance and protect covenant provisions for earlier existing Units and recognizing/incorporating unique conditions established for particular developments.
  - a. Recognize provisions of Homeowners Associations and common area requirements for "subdivisions" within a larger Unit. (Examples: Cedar Canyon, Quail Ridge)
3. Address the existing inconsistencies in the present 32 sets of Covenants, which have caused many controversial interpretations, enforcement problems and costly litigation.
  - a. Eliminate of ambiguities.
  - b. Prevailing party cost recovery provisions.

*Continued on page 7*

## Covenant Support Committee

*Continued from page 4*

- c) Establish written authority of the CSC for covenant enforcement (not in present covenants).
- d) Improved readability and understanding of our covenants in a single document.
2. Grandfathering for complaint properties as per original covenants.
  - a) Allows for efforts to require non-compliant properties to be brought into compliance in order to enhance property values.

One provision, which we had hoped to be able to include in the proposed UCs, was mandatory SHHA membership, which is required at both Tanoan and High Desert. Research into this matter showed that because it was not part of the original covenant, with one exception, this provision would be extremely difficult to promote to all residents and could lead to legal challenges.



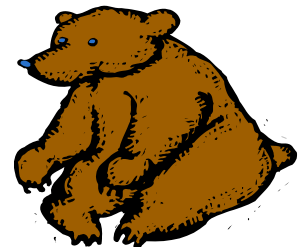
### “Be Bear Aware” by Ed Whitten

We have had several bear intrusions in Sandia Heights in recent weeks. With the dry weather, abundance of Juniper berries and other late summer attractions, bears are coming into the neighborhood to find food. The following information provided by the New Mexico Department of Game and Fish is a helpful guide to follow:

#### **Homeowners Secure Your Property**

By making the following recommendations a part of your daily life when in bear country, you can keep bears alive and yourself safe. These preventive measures were developed with the assistance of Sandia Mountain Bear Watch.

- **Garbage** – Store it in closed, sturdy cans kept inside a sturdy metal shed or garage. Do not put out garbage the night before a scheduled pickup.
- **Pet food** – Feed pets indoors. Store food in sturdy metal cans inside a sturdy shed or garage. Make sure your garage door is closed at night.
- **Bird feeders** – Set out only enough bird seed to last through the day. Hummingbird feeders must be brought inside at night. Hang bird feeders from trees, not on the porch or from the house rafters.
- **Fruit trees** – Plant fruit trees away from your house. Fruit should be picked as it ripens. Spoiled fruit that falls to the ground should be removed because it will attract bears.
- **Wood piles** – Keep wood away from the house. It attracts rodents, which bears eat.
- **Compost piles** – Keep them away from the house. Do not add melon rinds or other fragrant fruits.
- **Beehives and chicken pens** – Livestock and beehives should be kept away from your house. Protect them with electric fencing.
- **Barbecues** – Clean them after each use. Store them in a closed sturdy shed or garage.



# Sandia Heights Wildflower Club

## Recent Activities

The May 21<sup>st</sup> progressive dinner and mini-garden tour was a great success. We enjoyed appetizers at Joyce Stalgren's lovely patio garden, dinner at Dan and Jacque Caudillo's beautiful home and gardens, and ended with dessert and a brief business meeting to elect next year's officers at Ray and Carolyn Ching's house. It was a lively evening of wonderful food, good conversation, and interesting exchanges of gardening ideas.

Our 2005 Garden Walk on June 11<sup>th</sup> featured 4 of our neighborhood's best gardens, starting with Chris and Karen Bard's attractive front yard landscaping that includes a hummingbird garden, Bill and Laurie



Johnson's gorgeous front and back yard (pictured above) gardens, David and Mary Colton's innovative backyard terracing, and Dan and Jacque Caudillo's beautiful and varied gardens that present 5 different garden styles in each of 5 areas: a low maintenance garden, a color garden, a native garden, a dog-friendly area, and an entertaining area.

The club's annual field trip was held on July 16<sup>th</sup> to the Lavender Faire at El Rancho de los Golondrinas in Santa Fe, the site of a historic Spanish colonial ranch. We viewed demonstrations in the use of lavender and lavender traditions in New Mexico, toured the lavender garden, and enjoyed browsing the wide array of lavender plants and products that were for sale.

**Upcoming Events:** Our annual potluck dinner will be on September 21<sup>st</sup> at the home of Astrid Logowski at 1721 Quail Run Court starting at 6:00 p.m. We would welcome new club members who want to experience the joys and rewards of gardening. We meet bimonthly on 3<sup>rd</sup> Wednesdays and enjoy informative talks on a wide variety of gardening topics.

**To become a member** just 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.

## **QUAIL RUN CENTER GETS LONG-AWAITED ATTENTION**

The Quail Run Center, located at Tramway & San Rafael, has at long last received the attention it so sorely deserves. The new owners are very "hands on" and have made their presence both seen and felt in recent months. "We care deeply about our tenants and about the community they serve," says Dan Rich of Emerald Properties, one of the new owners. "We recognize that the condition of a property reflects on the businesses that are located there, and want to create a center that will attract the public and enrich the lives of the people who work here." The improvements include a new parking lot, new stucco color coat, improved exterior lighting and rebuilding of the signage of the individual businesses. A whimsical trio of quail perched on its upper edge enhances the renovated monument sign. Landscape beautification is planned for the near future.

Prior to the renovation, the Quail Run Center had fallen into a state of disrepair. Kelvin and Dan Rich, the father-and-son team who purchased the property and orchestrated the renovation, are experienced in real estate renovation, having restored a number of historic single family and commercial properties that otherwise would have been lost. Says Dan Rich of the project; "I find it's really worth the hard work... to hear the appreciative remarks by tenants and by the general public, and to know that the work we are doing means better business for our tenants. Now, with the vacant space and the overall beautification of the Center," says Rich, "we are speaking with a number of coffee houses that could provide an inviting gathering place... a place where locals, joggers and bicyclists would want to stop. The sort of place that enhances a sense of community by bringing people together."

## **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 or 306-6242</p>	<p>For <b>house cleaning &amp; ironing</b> call Dora 294-4860. Referencess available upon request.</p>	<p><b>Reliable</b> house sitter available. <b>College student</b> walks dogs, feeds cats, collects mail, takes good care of your home. Interested? Call 332-9155</p>	<p><b>SUMMER/FALL TUTORING Services available</b> 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><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><b>WANTED:</b> Female running partner. Please call Kippi 858-3406</p>	
<p><b>Need House Sitting, Odd Jobs?</b> Call Patrick: 856-1283</p>	<p><b>Acoustic guitar player</b> looking for others to play with. call 797-3000</p>	<p><b>Excellent house cleaner.</b> References available. Call 332-9155.</p>	
<p>Experienced 17 yr.-old worker. <b>Available for odd jobs.</b> Call Jordan: 856-1483</p>		<p><b>FOR SALE:</b> 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><b>FOR SALE:</b> Heavy Duty Industrial Drill Press plus other heavy duty tools, items and materials, brand new condition; call 858-3406</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 \$11,900. Call Dave at 288-1695</p>			
<p>Call Yev Koup age 15 for any of the following: <b>Yard work, Babysitting, Housewatching, Pet Care.</b> Please call Yev Koup at 856-7513 or contact by Email <a href="mailto:wkoup@comcast.net">wkoup@comcast.net</a></p>			<p><b>Needed:</b> Part time nanny to care for my 18 month old. Please call 332-9155</p>
<p><b>FOR SALE:</b> Men’s Callaway Steelhead Plus 10 degree driver and WarBird 4 Wood; Ladies Cobra and TaylorMade Woods; Student’s Complete Gateway 166 with HP printer; Dell Pentium III, 733mgh; Large TravelPro RollerBoard Suitcase; Large Boyt Folding Bag. Call 856-1835</p>			<p><b>Pet Sitting:</b> 14 yr old boy available to pet sit and walk your animals. Please call 858-3304</p>
<p>17-year-old ready, able, and willing to do your <b>yard work/odd jobs.</b> Available: 1<sup>st</sup> half of August 7 days a week; 2<sup>nd</sup> half weekends. Call Alexander at 856-1587.</p>	<p><b>FOR SALE:</b> Patio furniture. Two taupe chaise lounge sets. Good looking and serviceable. Each set (chaise and reversible pad) #20. Call 856-6816.</p>		



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

**PRESORTED STD.**  
U.S. POSTAGE  
PAID  
PERMIT #375  
ALBUQUERQUE, NM

**Letters to the Editor: END THE MADDENING HUM** By: Philip Ciofalo  
*Edited by Sheraz Saint-Lôt*

It's almost two years since the Journal published the article, "Hmmm ... What's That Hum," and five years since this pulsing, low-rumbling staccato sound was first heard/felt in Sandia Heights. Recent Internet sites have pointed to probably causes such as underground boring and drilling operations, microwave cell transmissions atop Sandia Crest cell towers, high-powered microwave pulse research units at the base of the Manzano Mountains on Kirtland Air Force Base, vertical sync-pulses when interlaced at 30 Hz frequency, improperly grounded broadband/cable TV lines and the combination of any of the above.

The St. Paul Pioneer Press reported that the St. Paul City Council has sought a \$250,000 damage suit against a cable company for violation of electrical codes owing to faulty underground hookups. On the heels of this action, residents of St. Paul strongly believe with certainty that this broadband/cable installation, when coupled with poor hookup and faulty grounding, is related to the "hum."

The hum was first detected five years ago in Sandia Heights, at first as an intermittent low-pitched rumbling noise/sound, similar to a train yard, a distant jet on a tarmac, a tractor-trailer truck idling or a ship turbine. Over the years, there has been a steady increase in the sound intensity. Initially intermittent, it is now heard/felt on a 24/7 basis. I am not alone in this hum reception as it is also being heard by my neighbors and in the surrounding residences. It's all around us. Consultations with health agencies in Bernalillo County do not rule out accompanying health problems. This would appear to be more than a coincidence.

This is an appeal to our scientific intelligentsia. Whatever the cause, wherever the source of this persistent and bothersome hum, isn't there someone out there who can shed light on this phenomenon? How can we muzzle/eradicate this intruder!