

THE

G R E E T

Sandia Heights Homeowners Association

October 2005

PHOTO CONTEST!

The SHHA is having its annual photo contest for the 2006 Sandia Heights Resident Directory. Submissions are due to the SHHA office by November 28. If you are the lucky winner, your photo will be featured on the cover of the 2006 Directory, and you will be acknowledged as the photographer. Submission criteria:

- Photos (a maximum of two per resident) must be related to the Sandia Heights area (see the 2005 Directory).
- Photos must be able to fit reasonably on the cover of the directory without loss of the composition.
- Photos must be in color, and may be submitted digitally or as a hard copy.
- You must be a member of SHHA to enter, and you must be an amateur photographer.
- The resident must submit a statement that the photograph is an original taken by the homeowner, that he/she is not a professional photographer (in business as a photographer), and that you grant permission to SHHA to use the photo.

All entries may be picked up at the office once the Directory is published. Be creative and good luck!

Note from the editor:

Unfortunately we have no room to publish the classified ad page this issue. To view the updated classified ad page please go to our website: www/sandiahomeowners.org

Neighborhood Announcements:

- Halloween Party from 1-3pm at the Church of the Good Shepherd, October 29
- SHHA Board Meeting – Wednesday, November 9 at 7pm at the William Sibrava Substation
- Office Hours are from 9am to 3pm, Monday through Friday
- Notary public services are free to members only. Please call to make an appointment.
- Check out the SHHA website at: Sandiahomeowners.org for updates and neighborhood resources

*HAPPY
HALLOWEEN*



2006 Residents Directory – *Is your listing correct?*

The 2006 Directory will be coming out in January and we need your help.

Please contact the office no later than November 30 to make sure your information is correct on our database.

You may contact us at 797-7793 or
Email:

shha@sandiahomeowners.org

SHHA MEMBERSHIP & COMMUNITY SERVICES COMMITTEE CORNER

- Vicki Criel, Chairperson

Our annual Halloween party is being held at the Church of the Good Shepherd on Saturday, October 29 from the 1:00-3:00 p.m. All ages welcome. We can use volunteers to help with games, cookies, punch, set up, clean up. We need 2 liter bottles, large boxes (big enough for children to crawl in), toilet paper, and duct tape. Please have teens call me because we want them to help us build a maze the week before. Vicki Criel 615-3333 or vcriel@comcast.net.

Please call me if you are interested in forming a book club, hiking group, bird watching club, recycling group, women's group, car group, singles group. I have some residents who have expressed interest in such groups. Vicki Criel 615-3333 or vcriel@comcast.net

PLEASE ORDER YOUR LUMINARIA! The holidays seem far away, but we need to place our order this month to get the best prices. The SHHA Membership and Community Services Committee will be providing hot chocolate and a few surprise visitors during the Saturdays in December.

To order electric luminaria at the wholesale price, **clip and mail to Anderson Organizing Systems, 150 Whitetail Road, NE, Albuquerque 87122-1921. Deadline for receipt of order and check is October 31, 2005.** If you miss the deadline, try again next year.

Name _____

Address _____

Phone Number (in case there is a question) _____ -

I would like to order _____ sets of luminaria @ \$13.96/set which includes tax.

_____ My check # _____ is enclosed, made out to Anderson Organizing Systems, for \$ _____ (\$13.96 x the number of sets).

_____ I've enclosed ideas or experience for attaching or displaying electrical luminaria.

_____ I have a truck, SUV or other similar vehicle, and would be willing to help pick up cases of luminaria sets during business hours on the week of November 21st. Please call me.



Executive Committee

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

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Mark Boslough
Dick Brackett
Gene Church
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Vicki Criel
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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.

Traffic, Safety and Environmental

By Mark Boslough

Roadways and Chamisa

This is the time of year when our chamisa are at their best. Also known as rabbit brush, their yellow blossoms rival the beauty of the colorful aspen of the high country and the golden cottonwoods of the bosque. Unfortunately, they have their drawbacks. In addition to smelling like sweaty gym socks, they block the view along some of our roadways when they get too bushy.

According to Bernalillo County Ordinance Code Section 66-225(c), adopted in 1988, it is the homeowner's responsibility to maintain the setback area and all plantings therein, including chamisa. Nevertheless, the county has worked with the SHHA on a "courtesy mowing project" to keep about 3 feet of the roadside clear of shrubbery and vegetation.

If you don't trust the county to do a good job, now is the time to make sure that the chamisa along the road adjacent to your lot is not creating an unsafe obstruction to drivers. Please trim it back if you don't want the county to mow it.

Because we have lots of roads and limited resources, please submit requests for county mowing to the SHHA office and we will prioritize them with the county. Then we can all enjoy the fragrance of freshly mowed chamisa.

Siberian Elms Aren't Natives.

As their name suggests, these trees (incorrectly called "Chinese elms" by some) are an invasive species. According to April Fletcher of the U.S. Fish & Wildlife Service: Removal presents a major challenge since incomplete removal will result in sprouting from the cut stump or root fragments, even small ones. Stumps resprout as "shrubs" and incomplete root destruction can result in sprouting of satellite trees which can grow as much as 5 to 10 feet in the first year alone. (Even removing a stump may not stop the tree from sprouting from remaining roots!) Several years ago, Bernalillo County removed elms from alongside many of our streets. They're b-a-ack (as saplings)!

We have requested a second visit, starting with San Bernardino near Little Cloud Park. Please let us know whether there is an elm problem on your street and we will prioritize.

Continued on page 4

Traffic, Safety and Environmental

By Mark Boslough *continued from page 3*

Fire Hydrants and School Bus Stops

Chamisa, elms, and other vegetation are blocking access to fire hydrants and school bus stops in many of our neighborhoods, with obvious impacts on safety.

If you know that there is a fire hydrant hiding behind the bushes near your house, it is probably in your family's interest to make sure that the fire department can find it. Please cut the brush, or report it to the SHHA office so we can have the county do so.

Also, if the neighborhood kids are standing in the street near your house waiting for the bus, please make sure there is a safe place within the public right-of-way (off the pavement) for them. The SHHA and county are more than willing to help clear a safe waiting area for kids at bus stops, but problems need to be reported. And if you are a parent and your kids are using a bus stop in front of a neighbor's house, please be sure they don't trample the landscaping, even if it is within the county right of way. As always, mutual respect and neighborliness are called for. We will be giving priority to fire hydrants and bus stops in our upcoming requests for county trimming.

Those who wear the Black Hats

By Ed Whitten

Four months ago when I took over as President of SHHA, one of my primary goals was to strengthen community unity. That task is most certainly not accomplished overnight and we are still working hard to accomplish that objective. Our Community Services and Membership committee, chaired by Vicki Criel, has conducted various community events that have

certainly furthered this objective. However, I am still concerned that relations between residents and some of our committees are not what they could be.

The Architectural Control Committee (ACC) and the Covenant Support Committee (CSC) seem to be perceived as the people with the "black hats." There are 16 individuals, all volunteers, who work very hard on these two committees to improve our community. Covenant compliance is a very important factor to our property values and neighborhood appearance. It is not an easy job for these 16 volunteers to enforce our covenants with consistency and still maintain a positive appreciation from residents. They are constantly trying to improve a people-friendly approach and yet remain firm on covenant issues. Both committees have been working to adjust their policies and procedures to insure consistency. However, they do need your help and understanding to accomplish this task.

It is also important that everyone be observant regarding covenant violations and report them using the established procedures. When residents do not live within the intent and spirit of the covenants, it affects *everyone*, and that detracts from the community that we are trying to achieve.

We recognize that the procedures may seem awkward at times, but they are structured to insure consistency and help these committees perform their duties efficiently. Every effort is being made to streamline the processes without jeopardizing the objectives.

We welcome your suggestions and comments.

**Crime exists. Your vulnerability should not be ignored.
Threat assessment is a means for you to calmly evaluate your risks.**

- ✓ Many burglars will spend more than 60 seconds attempting to break into a home. Make sure every external door has sturdy, well-installed dead bolt locks.
- ✓ Sliding glass doors offer easy access when not properly secured. You can secure them by installing commercially available locks or placing a broomstick or wooden dowel in the inside track to jam the door.
- ✓ Never hide house keys under the door mat or a rock near your door. Most burglars know that trick. Instead, give your key to a trusted neighbor.
- ✓ All outside doors to your house should be metal or solid wood.
- ✓ Install a peephole in all entry doors so you can see who is outside without opening the door.
- ✓ Don't use door chains, they break easily and do not keep intruders out.
- ✓ Prune back shrubbery and trees so they do not obscure windows or doors. Plant thorny bushes or cacti under your windows.
- ✓ Install outdoor floodlights or motion-sensor lights to eliminate any areas where someone might hide.
- ✓ When you go out of town, give your house the "lived in look," by setting a few of your lights on timers. Stop your mail and newspaper delivery or have a trusted neighbor pick it up for you. **IF YOU ARE A SUBSCRIBER, CALL SANDIA HEIGHTS SECURITY PATROL AND ADVISE THEM OF YOUR ABSENCE; WE WILL PROVIDE EXTRA PATROL.** Ask a trusted neighbor to keep an eye on your home while you are away.
- ✓ While walking, avoid isolated areas. Walk confidently and with another person if possible. Do not carry a lot of cash and avoid wearing anything that would attract a lot of attention.
- ✓ When answering the door, never let a stranger in for any reason.
- ✓ Always ask service people for ID before letting them into your house. You may want to contact their company to verify their identity and employment (an honest person will not mind).
- ✓ Beware of a stranger who approaches you with a "great deal." If it sounds too good to be true, it almost always is.
- ✓ Do not leave anything such as ladders or tools lying around that can be used to break into your house.
- ✓ If you are female and live alone, do not advertise it by putting your "Miss Jane Doe" on your doorbell or mailbox. Use only your initials for first and last names.
- ✓ Mark all your valuables with your driver's license number. Videotape the contents of your home. Keep the video and a list of valuables in a safe place.
- ✓ Never leave your keys in your car. Never leave your car unlocked. Always take your purse with you.
- ✓ Write down and report to Security or the Sheriff's Dept. the license number and description of vehicles you feel are suspicious in your neighborhood.
- ✓ Remove any personal identification from your key ring.
- ✓ Trust your instincts. If a situation or place makes you uncomfortable or uneasy, leave or call Security.
- ✓ If someone comes to your door asking to use the telephone, make the call yourself. Do not let them in.
- ✓ If someone in a vehicle asks for directions, answer from a distance. Do not approach the vehicle.

John Pickering, Sandia Heights Security

**SECURITY STATS provided by
Sandia Peak Services, Inc. :**

	August	YTD
Attempted B & E	2	5
Breaking & Entering	1	2
Animal Control Assist	0	1
Alarms	23	229
Assault/Battery	0	2
Car Accident	0	10
Construction Site	1	9
Burglary		
Deer Hunters	0	0
Fire	3	15
Fireworks Complaint	0	14
Front Office	2	22
Loud Music	1	6
Lost/Found Item	0	3
Lost/Found Pet	2	30
Mailbox Vandalism	1	25
Motorist Assist	15	110
Motorcycle Nuisance	1	3
Open Door/Window	5	8
Peeping Tom	0	0
Pet Nuisance	7	27
Loud Disruptive Party	0	15
Rescue Assist	0	12
Snake Call	12	19
Speeding Vehicle	0	12
Suspicious Person	8	57
Suspicious Vehicle	13	149
Salesman Problem	1	12
Theft	2	20
Threat/Personal	0	0
Utility Co. Assist	2	23
Special Request	3	71
Vandalism	4	88
Wildlife Report	1	5
Vehicle Burglary	1	11
Vehicle Burglary – Tram	0	1
Newspaper Pickup	30	164
Subtotal of Calls	141	1180
Special (Extra patrol or observation)	9	74
Homeowners on Vacation	169	1018
Total Calls	319	2272

**COVENANT SUPPORT
COMMITTEE**

- Frank Soper

The SHHA Covenant Support Committee has combined two versions of a set of guidelines for property owners desiring to amend their Units' covenants into a single document which is available to any property owner who contacts the SHHA office requesting this information. This effort was the result of preparations for the voting phase for the proposed Unified Covenants, because these Unified Covenants will be an amendment to the original Unit covenants.

The guidelines specifically state that full responsibility for amending covenants rests with the property owners. The guidelines contain suggested steps to initiate an amendment and to proceed to filing it with the County Clerk. Samples of the necessary documentation are included.

The Covenant Review Group will soon be meeting with our resident volunteer marketing adviser, Fred Hindel, to develop a definitive plan for the Residents Outreach phase of presenting the proposed Unified covenants to all property owners in Sandia Heights during the coming months. We are hoping to call for voting no later than May, 2006.

For the information of the Unit 20 property owners, the covenants for that Unit were recently amended with a significant change. Copies of the amendment are being provided to each property owner and will be posted on the SHHA website.

News from Your Architectural Control Committee (ACC)

Kerney Bolton

As we go to press, a sign is scheduled to be erected on the northeast corner of San Rafael Ave. and Tramway Blvd. announcing the coming of Luxury Patio Homes.

The ACC has entered into discussions with representatives of Jenco Homes, the potential developer, and Environmental Dynamics Inc., their architect, regarding plans for development of this property. Their planning is in the early stages of conceptual design.

The ACC has informed abutters to the property and solicited their comments. The following is a brief description of the proposed project:

DESCRIPTION: The current concept includes six “Luxury Patio Homes” on the eastern half of the property and a Day Spa to the west, containing 4300 square feet on two floors and parking for 27 vehicles. All construction and landscaping are described as upscale-high-end and designed to be in harmony with the general area.

Environmental Dynamics has provided a conceptual plan which is available in the SHHA Office. You are encouraged to review this plan and provide any comments that you might have. The office is located at 2-B San Rafael NE, in the office building to the east of the Quail Run Shopping Center, on the southeast corner of San Rafael and Tramway Blvd. Office hours are 9 a.m. to 3 p.m. Monday through Friday, excluding holidays.

The ACC expects that this project will evolve over time as the developer receives

inputs from potential home buyers. The ACC is encouraged by the very high quality of the developer’s plans and the spirit of cooperation they have exhibited with the ACC and SHHA. There are a number of steps, however, that the developer must take before the ACC can accept its application for construction approval.

In preparation, the ACC is consulting with the SHHA’s attorney to assure that all regulatory issues are well understood. The ACC is prepared to assure that the restrictive covenants for Unit 16 and the zoning regulations of Bernalillo County are fully exercised for the benefit of all concerned and for the benefit of all of Sandia Heights. If this project moves forward to construction, the ACC will be working very hard to see that it becomes an appropriate, attractive, and valuable addition to our community.

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. Click on [THE A.C.C.](#) then on [Architectural Control Committee Project Log](#) and read about all projects currently under ACC management.

Letter to the Editor

-Alyson Clark & Chuck Wingate

This letter is to say ‘thank you’ to the members of the Traffic and Safety committee for getting the speed bumps built on Tramway Lane. They are well placed and easily traversed when one drives at the speed limit. Considering the volume of pedestrian and pet traffic, this was an important accomplishment.



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

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SANDIA HEIGHTS HALLOWEEN PARTY FOR KIDS! FREE!

At the Church of the Good Shepherd

7834 Tennyson Street NE

Saturday Oct 29, 1 to 3 PM



Sponsored by the SHHA Membership
Services Committee

Toddlers to Teens welcome

FOOD, GAMES, ENTERTAINMENT

