

THE
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Sandia Heights Homeowners Association

March 2006

SHHA Membership & Community Services Committee

presents

Lisa McCormick in concert

Church of the Good Shepherd, 7834 Tennyson NE

Sat., April 29, 7:30 p.m.

The Second Sandia Heights Coffeehouse will feature Vermont singer/songwriter Lisa McCormick. Read about her and check out her music on www.lisfamccormick.com.

"This woman is an absolute genius. She is funny, sexy, smart, literate, sardonic, witty, and sings with all the power of a rock diva." -- NEW ENGLAND PERFORMER

Join your Sandia Heights friends and neighbors April 29, at 7:30 PM, for a social evening of great music. There will be coffee, teas and desserts available (dessert contributions encouraged), and the evening is alcohol free so it may be enjoyed by all ages. Suggested donations (all donations go to pay the artist): \$15, \$10/seniors & teens, \$5 children, under 6 free.

Questions or to volunteer to help: contact Linda Bolton at 856-7100/ nightsmgt@aol.com, or Vicki Criel, 615-3333/vcriel@comcast.net.



The Membership and Community Services Committee is also sponsoring a jazz night on Saturday, March 18, from 7:00-9:00 PM at the Church of the Good Shepherd. A fabulous sax quartet, featuring resident Jim Irving, will be performing. Refreshments (non-alcohol) will be served. Desserts and appetizers are welcome.

The Art Walk committee will meet at the SHHA office Mon, Mar 6, 7:00 PM. Cheese and wine will be served as the year's schedule is planned. New people are invited to attend.

The annual Wine Tasting event has been moved to June. A planning meeting is scheduled for Mon, Mar 20, 7:00 PM. We can use many volunteers and many ideas! Please attend, or call Vicki Criel at 828-2960, 615-3333, or email her at vcriel@comcast.net. Again, new people are encouraged to attend!



Message from the President

By Ed Whitten

State and County Funding Requests

Several SHHA board members have been very busy recently submitting Capital Outlay request to our state representatives, Kathy McCoy and Bill Rehm. Requests were submitted just before the legislative session started. Many of these requests are very vital to our community for safety and quality of life. The requests varied from re-surfacing of many of the streets in Sandia Heights, re-surfacing of Tramway Blvd with rubberized asphalt for noise abatement, feasibility and cost analysis of a sewer system, replacement of signage at major entrances in Sandia Heights, and pathway projects. Although we are not too optimistic about receiving funding for all these projects, we certainly won't get funding without asking.

We are in the midst of preparing Capital Improvement Projects (CIP) for input to the county due this spring. The requests for CIP funding are similar to the state Capital Outlay requests.

You can help in this effort by providing requests for roads in your neighborhood that need resurfacing. Please let the office know these locations.

It is the intent of the SHHA Board of Directors (BOD) to be more proactive on seeking state and county funding to improve our community. We hope that our recent activities will be a pattern for the future. Help in lobbying for these requests is always welcomed.

Wastes Water Ordinance Status

The County Waste Water Ordinance was passed on January 24 as anticipated. It goes into effect February 27, 2006. The following

are a few last minute questions and answers regarding the ordinance:

- 1. Are there only two companies that can install alternative wastewater systems in the area?** There are several companies that can install and maintain these systems at this time. In 2007, installers will need to get a certification from the State to install septic systems. There are two categories and the Installer 2 category will be the one that can install alternative systems. This will require some experience installing septic systems and most installers should be able to achieve the Installer 2 certification.
- 2. How was this Ordinance advertised?** The County advertised the public meetings in the Albuquerque Journal, the County website, and on GOV-TV. In addition, a copy of the advertisement was sent to each neighborhood association.
- 3. Has anyone compared the cost of sewer installation in Sandia Heights versus upgrading septic systems?** There has been no study completed to date. The topography in some portions of Sandia Heights could make the installation of a sewer system very expensive in some locations. In addition, not every lot requires the installation of an alternative treatment system. Those lots that do require an alternative treatment unit in 2015 may be eligible for a variance to this requirement based on annual water usage. These variances would be valid until the property is sold. (See also Capital Outlay Request in the previous article)

If there are any further questions, residents can call the Office of Environmental Health at 314-0310.

Speed Humps

In response to many residents with concerns about the county speed hump request/installation procedures, the County has scheduled a Town Hall meeting for March 28 at 7:00 pm at the William Sibrava Substation (Eubank and Holly). The purpose of the meeting is to address "Total Community Involvement in Speed Hump Installation Decisions." The proper county officials will be invited (Fire dept, Public works, County Commissioner, etc.) If you have an interest in this issue, please plan to attend.

The Architectural Control Committee (ACC) - Questionnaire Results

More than 275 of you took the time to return our questionnaire and they are still coming in! Many of you also provided comments as well. The results are fascinating and will be taken to heart by your Committee. Here are the results:

How important is it to you for the ACC to enforce the following, even if it infringes on your ability to build on your own property?

	Very	Somewhat	Not at all
1. Building heights and property line setbacks?	227	33	7
2. Wall and fence heights and locations?	186	71	16
3. Detached building size location, and appearance?	219	46	8
4. Structures in harmony with their surroundings?	218	44	10
5. Natural vegetation, drought tolerant, non-allergenic?	157	88	25
6. Undue view obstruction caused by construction?	206	46	18
7. Undue view obstruction caused by trees?	144	101	32
8. Spirit and intent of the covenants protect property values?	230	32	11
9. The spirit and intent of the covenants to protect the interest, welfare, and rights of the homeowners of Sandia Heights?	228	33	8

What best fits your evaluation of the ACC's past performance?

Outstanding (29) . . . Good (103) . . . Controls more than it misses (54)

Misses more than it controls (36) . . . Useless (17)

If you included a question in your comments but forgot to provide your name/address, let us know; we would like to respond. Still have your questionnaire? The Committee would like to hear from you. Please send it in!

ACC Activity Log

The following is a summary of your Architectural Control Committee's activity since January 1, 2006, as of press time. As reported last month, Committee actions include applications approved or disapproved; requests for variances and deviations granted or disapproved; and covenant enforcement for construction projects that have no prior written ACC approval.

454 Live Oak Road: Build pool within existing walled courtyard. Project approved.

615 Cedar Hill Road: New home. Request for variance to front set-back disapproved. Home redesigned. Neighborhood Review held. Project approved, pending exterior lighting to meet County light pollution ordinance, plan to protect electric transformer next to driveway, approval of metal roof material, acceptable landscape wall heights, acceptable screening of exterior mechanical equipment.

725-9 Tramway Lane: Replace existing fence with a stucco-finished concrete block wall and landscape the area enclosed. Project approved, gates and wall limited to 5 feet, place in footprint of existing fence, nominally no closer than 15 feet from side and rear lot lines.

726-7 Tramway Vista Place: Fence. Project approved, fence limited to 5 feet, located not closer than 15 feet to side or rear lot lines.

938 Bobcat Boulevard: Re-roof. Project approved.

1401 San Rafael: window replacement and re-stucco. Project approved.

1404 San Rafael Place: Addition, including additional bathroom and potential new

bedroom use. Neighborhood Review held. Project approved subject to receipt of county decision on septic system requirements.

1725 Quail Run Court: Re-stucco. Project approved.

2301 Calle de Rafael: Window and door replacement. Project approved.

2744 Tramway Circle: Addition. Project approved. Project cancelled by homeowner.

2816 Tramway Circle: Changes to yard improvements. Relocate Ramada to minimize view obstruction, paint vent to match stucco/trim, restore natural vegetation outside yard enclosure. Projects approved.

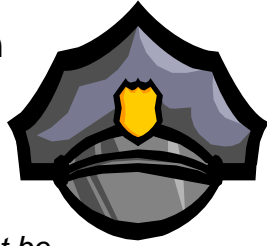
2865 Tramway Circle: Repaint stucco, landscaping, and replace existing 5-foot fence with 6-foot fence. Projects started without ACC approval. Homeowner immediately stopped work and submitted application. Neighborhood Review held. Projects approved.

2869 Tramway Circle: Fence. Project built without ACC approval. Homeowner immediately submitted an application. Neighborhood Review held. Fence not in harmony with its surroundings, negatively impacts property values. Project disapproved, fence removed.

12621 Colony Place: Add iron gates to existing courtyard wall. Neighborhood Review held. Project approved.

Is there construction in your neighborhood? Do you want to know what is going on? The ACC Project Log is still 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.

**Crime Prevention
Tips from the
Sandia Heights
Security Patrol:**



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

- ✓ There is very little Sandia Heights Security can do about solicitors. The County does not require a permit, but the city does. If you do not want to be bothered by solicitors, place a “no solicitation” sign in a conspicuous place. Then, if someone approaches, we can tell them to leave.
- ✓ While walking, avoid isolated areas. Walk confidently and with another person when possible. Do not carry a lot of cash and avoid wearing anything that would attract a lot of attention. Wear light colored or reflective material at night and be sure to always walk with a partner if you do walk in the evenings.

Security Incidents for January 2006:

<u>Call Type</u>	<u># of calls</u>
Attempted B & E	2
Alarms	16
Car accident	2
Neighbor dispute	1
Fire	1
Front office	11
Lost/Found item	2
Lost/Found pet	2
Mailbox vandalism	2
Motorist assist	12
Open door/window	13
Pet nuisance	1
Rescue assist	1
Suspicious person	3
Suspicious vehicle	23
Salesman problem	8
Theft	3
Utility co. assist	2
Special request	5
Customer assist	3

Dumped/spilled material	3
Noise complaints/suspicious	3
Parking problem	1
Vandalism	8
Wildlife report	2
Vehicle burglary	2
Newspaper pickup	38
Special Patrol	11
Homeowners on vacation	154
Total calls	335

If you have any questions regarding these incidents please call Sandia Heights Security at 856-6347.



Executive Committee

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Vice President – Thomas Coyne
Treasurer – Dick Cline
Secretary – Marsha Thole

Board Members

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Larry Desonier
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Victoria Smidt
Frank Soper
Ed Tull
William Wiley

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Publications and Communications Editor

- Sheraz Saint-Lot

The 2006 Directory of Residents was mailed out to all SHHA members in January. If you did not receive yours, please notify the office.

We found a couple of misprints in the directory. On page RG-16 it is written incorrectly that being a member of SHHA does include security. This is NOT correct. Membership in SHHA does NOT automatically mean you are receiving services from SH Security. Sandia Heights Security offers a private Community Patrol Service on a subscription basis and you may call them at 856-6347 to join.

We also noticed that certain address numbers on numerical pages 26 and 38 were printed incorrectly, although in the alphabetical section they are printed correctly. We are researching the database to correct this error. I apologize for the errors.

If your listing is incorrect, please either call or email the office with your corrections.

The complete list of **Classified Ads** can be found on the SHHA website:
www@sandiahomeowners.org