

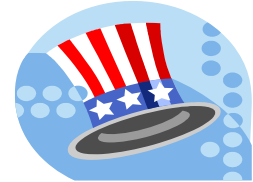
THE  
LITTLE

GRIT

Sandia Heights Homeowners Association

July 2006

## President's Message by Dick Cline



I would like to thank all who attended the annual meeting on June 3. We had a good turnout and accomplished several objectives. Six new directors for the SHHA Board of Directors (BOD) were voted in. The BOD welcomes Sy Caudill, Deborah Branningan Liebner, Burt O'Neil, Suzanne Popejoy, Sue Tombaugh, and Mike Winokur. Kerney Bolton and Ed Whitten were elected for a second 3-year term. Ed Tull & Gene Church were re-elected for a 3-year term. We look forward to their contributions in the upcoming year.

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: Dick Brackett, Rick Fairbanks, Mona Lee Schilling, Glen Cheney, and Mark Boslough. We thank you.

The recommended changes to the bylaws were ratified. The copy of bylaws changes given at the Annual Townhall meeting had some typos in them. We apologize for the error. The official copy that was approved can be found on the SHHA website at [www.sandiahomeowners.org](http://www.sandiahomeowners.org).

All of our seven standing committees were very busy this past year and a 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 Community Service & Membership Committee (CS&M), the Architectural Control Committee (ACC), and the Communications & Publications Committee. These committees can use people involved in community activities, who have any building experience, and communication/internet/web site experience. I would encourage anyone with an interest in these areas to volunteer. Copies of the committee annual reports are available at the SHHA office.

A Town Hall meeting followed the formal BOD meeting. I appreciate those individuals who spoke out on the various concerns of our SHHA community. Several areas of concern came up – barking dogs, covenant enforcement, emergency response times, mandatory SHHA membership, mandatory security service membership, noise walls along Tramway Blvd/views, speed humps/speeding, and pedestrian responsibility.

I plan on encouraging the BOD to solicit more community input into our major decisions, by sending out questionnaires on these and other areas of concern. In fact, one of the most significant changes to the Bylaws this year was to allow SHHA non-board members, who are on committees, the chance to vote. If you have an area of concern, please contact us at the office or e-mail at [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org). We continue to welcome your input and I look forward to working with the BOD to bring our community closer together.

**Financial Note:** The audit of the Sandia Heights Homeowners Association (SHHA) financial records for 2005 has been completed. The financial records and accounting procedures are in accordance with generally accepted accounting procedures.

We conducted our audit of the internal control over the SHHA financial practices and procedures. We plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial practices is maintained. A copy of the audit is available for review at the SHHA office. - Robert Francis

## **SANDIA MOUNTAIN BEARWATCH TIPS FOR LIVING WITH BEARS.**

- DON'T FEED A BEAR – EVER....A FED BEAR IS A DEAD BEAR!
- Keep trash in a bear-proof garbage container or stored in a sturdy metal shed or closed garage. Put out garbage only on morning of pickup.
- Keep pet dishes and pet food indoors.
- Stop feeding birds during summer months. There is plentiful food available in the wild. Or, hang feeders from wires between tree limbs 10 ft. up, 10 ft. apart. Bring in hummingbird feeders at night. Store birdseed in a closed container indoors.
- Store barbeque grills inside.
- Keep kitchen windows and doors closed on summer nights.
- Remove fruit before it ripens to stop bears from climbing and breaking branches. Remove fallen fruit. Don't add melon rinds or fruit to compost pile except in winter.
- Don't leave food, groceries, pet food, or birdseed in your car overnight.
- Don't feed other wildlife, as it will attract bears too. It is against the law to feed wildlife.
- Keep all poisons inside your house. Also, many bears die from ingesting garbage bags.

Call Sandia Mountain BearWatch for advice on co-existing with bears at 505-281-9282 or visit their website at <http://SandiaMountainBearWatch.org>.

### **FIRE ADVISORY:**

The Forest Service has closed the Sandia Wilderness area because the dead fir trees represent a fire hazard. Rangers are monitoring the area, but if you see any sign of fire then their advice is to call 911. They also suggest you check your roof to be sure it is free of flammable debris. And, if your property is full of non-native 'cheat' grass (about 18" tall with a purple hue), you should replace it with native grasses or remove it. Cheat grass is very flammable and is easily ignited by a vehicle's catalytic



converter. So park cars and trucks on concrete and not near grass. Weedeaters and lawn mowers and chain saws also produce sparks. Please keep the above comments in mind. They are brought to you from Mr. Alan Kelso, a silviculturist (tree & forest specialist) working for the Forest Service in Tijeras and me, a SHHA member who tried to put his spoken comments to print as best I could. I personally think we should support a ban on fireworks, as Santa Fe has done.  
Alyson Clark, SHHA resident

### **ACC ACTIVITY LOG**

*The following is a summary of your Architectural Control Committee's activity since last month's GRIT. 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.*

1 Juniper Hill Loop – Convert carport to garage. Project approved.

24 Juniper Hill Road – Construct new house. Neighborhood review held. Project approved.

45 Cedar Hill Place – Tear down existing house and build new house. Neighborhood review in process.

178 Big Horn Ridge – House entrance shading structure. Project approved.

220 Spring Creek Lane – Re-roof. Project approved.

513 Roadrunner Lane – Addition to residence. Neighborhood Review held. Project approved.

539 Black Bear Road – Replace evaporative cooler with refrigerated air. Project approved.

576 Black Bear Road – Replace gates in backyard wall. Project approved.

727-5 Cedar Hill Lane – Extensive renovation. Project approved. Letter of Notification sent to neighbors.

749 Tramway Lane – Fence replacement. Project approved.

*Continued on page 4*



### **Executive Committee**

President – Dick Cline  
Vice President – Ed Tull  
Treasurer – Ed Whitten  
Secretary – Marsha Thole

### **Board Members**

Kerney Bolton  
Sy Caudill  
Gene Church  
Thomas Coyne  
Vicki Criel  
Larry Desonier  
Jim Irving  
Bill Johnson  
William McCall  
Deborah B. Liebner  
Suzanne L. Popejoy  
Burt O'Neil  
Victoria Smidt  
Frank Soper  
Sue Tombaugh  
William Wiley  
Mike Winokur

### **Office Staff**

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Administrative Assistant  
Sheraz Saint-Lôt – Publications &  
Communications Editor

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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.

*Continued from page 2*

810-B Live Oak Road – Door replacement. Project disapproved. Prohibited by separate covenant applicable to this building exclusively.

965 Antelope Avenue – Re-stucco house. Project started without ACC approval. Owner immediately responded. Started with wrong color. Approved color selected. Project approved.

1012 Tramway Lane – Playground equipment located in front setback area very close to street. Project completed without ACC approval. Owner to submit landscape plan. An order to remove was revised, not to exceed 180 days, in order to coordinate with landscaping.

1027 Tramway Land – Landscaping. Project approved.

1060 Red Oaks Loop – Re-roof residence. Second application. Project approved. New roofing material. Light reflectance and gloss issues resolved.

1164 Laurel Loop – Landscape area within existing walls and fences. Project approved.

1167 Laurel Loop – Re-stucco house, widen and repave driveway. Project approved.

1471 Morning Glory Road – Install solartube skylight. Project approved.

1512 Eagle Ridge Road – Install photovoltaic panels. – Neighborhood Review completed. Project approved on condition that panels be installed at 20 degrees, instead of 35 degrees as proposed, to reduce visual impact, and that the support structure be finished with a low gloss material, if glare is a problem.

1708 Quail Run Court – Back yard fence enclosure. – Neighborhood Review held. Owner agreed to relocate a small portion of the proposed fence out of the side setback. Deviation granted to *Walls & Fences Guideline* to exceed the maximum enclosure area, given the large adjacent unbuildable open area. Project approved.

2145 Black Willow Drive – Window and door replacement. Project approved.

2703 Tramway Circle – Replace front fence with stucco wall. Neighborhood Review in process.

2824 Tramway Circle – Replace windows. Project approved.

2888 Tramway Place – Trim Painting. Project completed without ACC approval. Photographic survey of local area taken. Project approved. Trim color in harmony with its natural and man-made setting.

*Continued on page 6*

*Continued from page 4*

2895 Tramway Place – Replace courtyard gates and add security door. Project approved.

7738 Cedar Canyon Court – Room addition. Project approved. Neighborhood Notification Letter sent to close neighbors.

8213 Indigo Court – Replace in-ground spa with fountain. Project approved.

8218 Raintree Drive – Re-stucco house. Project approved.

12700 Carmel Court – Patio cover. Project approved.

12709 Carmel Court – Replace evaporative cooler with refrigerated air. 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 at [sandiahomeowners.org](http://sandiahomeowners.org). Click on [THE A.C.C.](#) then on [Architectural Control Committee Project Log](#) and read about all projects currently under ACC management.

**COMMUNITY SERVICE & MEMBERSHIP COMMITTEE:**

- Vicki Criel

**JAZZ UNDER THE STARS**

On Saturday July 15, 7:30-9:30 p.m. come to our **Jazz Nite**, featuring Pam Jackson from LA at Four Seasons Pool, first SHHA car show, and first singles get-together. If you are single, call Vicki Criel at 615-3333 or show up at 7:00 at the pool (1/2 hour before event begins.)

**CAR CLUB**

We have had several members express an interest in an SHHA Car Club. Sy Caudill ([a1200c@netzero.com](mailto:a1200c@netzero.com)) has volunteered to host a meeting to see whether there is sufficient interest. You do not have to have a car to participate! It will be held on Sat. morning July 22 at 9am in the parking lot of the SHHA Office. If you are interested please email Sy or just show up on July 22.

If you would like to show your car for the Jazz Night on Sat. July 15, 7:30-9:30 pm at the Four

Seasons pool, we will have special parking for vintage, unique or antique cars. Just show up at 7pm and stay to enjoy the Jazz night. A heads up to Sy would be appreciated but not required.

**SANDIA HEIGHTS PICNIC**

The second annual Sandia Heights Community picnic is scheduled for Sunday August 13 from 3:00-7:00 p.m. at the Sandia Heights Four Seasons Pool and Tennis



Club. There will be swimming, games, a live 50's band, and prizes – something for all ages! Watch the next GRIT for more details.

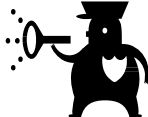
***CS&M Calendar:***

<b>Date</b>	<b>Event</b>
Sat. July 8 6 pm	Cork and Fork last event for 2005-2006 for more information contact Larry Anderson 821-3158 or andersnm@aol.com
Sat. July 15 7:30-9:30pm	Jazz Nite at the Four Seasons Pool
Sat. July 22 9 am	First SHHA Car Club meeting in the parking lot of SHHA Office.
Tues. July 25 7:00 pm	Recycling Committee meeting at the SHHA office. This is a new group. Please come to the SHHA office to give input or meet others interested in concerning our environment. New people are welcome. Please contact Cheryl Ferguson at 856-1403 or Cheryl@nmpolicymatters.com
Sat. Aug 5 9-12 pm	Wildflower Club Garden Walk
Sun. Aug 13 3-7 pm	Annual Picnic
Sun. Sept 17 5 pm	Cork & Fork new season kick-off cocktail party
Sun. Sept 24 1-5 pm	Art in the Heights exhibit featuring Sandia Heights artists
Sun. Sept 30	SHHA Coffeehouse with nationally known Ronstadt Ramirez Santa Cruz River Bank at the Church of the Good Shepherd



## Stats and more from the Sandia Heights Security Patrol:

Introducing this month's featured security officer: Leo Pacheco has worked part time for Sandia Heights Security for over 5 years. Leo is married to wife, Linda, and they have two sons, Anthony and Armando.

<b>SECURITY STATS provided by Sandia Peak Services, Inc.:</b>		Theft	8
Security Incidents for May 2006:		Utility co. assist	6
<u>Call Type</u>	<u># of calls</u>	Special request	3
Attempted Breaking & entering	1	Customer assist	15
Alarms	44	Dumped/spilled material	3
Car accident	1	Noise complaints/suspicious	2
Neighbor Dispute	1	S. O. Assist	2
Fire	2	Parking Problem	7
Loud music	2	Vandalism	15
Lost/Found pet	8	Wildlife report	1
Motorist assist	11	Newspaper pickup	17
Open door/window	6	Special Patrol	16
Pet nuisance	8	<u>Homeowners on vacation</u>	<u>209</u>
Salesman Problem	5	<b>Total calls</b>	<b>434</b>
Snake Call	9	If you have any questions regarding these incidents please call Sandia Heights Security at 856-6347. 	
Suspicious vehicle	19		
Suspicious person	13		

## SHHA Announcements

- The SHHA office will be closed on Tuesday, July 4.
- **Office hours** are from 9 to 3pm. However, during the summer we will remain open until 6pm every Wednesday.
- Please note: **When sending an email to the Sandia Heights Homeowners Association, please put your address in the subject line. We do get a lot of spam email and do not want to inadvertently delete your email. Thank you for your cooperation.**

## **Sandia Heights Wildflower Club**

At the May 17 meeting hosted by Jo Ann and Don Zembiec, officers were elected for the coming year that starts in October. Congratulations to President Sue Caudill, Vice President and Interim Secretary Ray Ching, Treasurer Khondeh Payne, Members-at-large Jenison Klinger and Dan Caudillo, and Ex officio member Ellen Wasson. The club extended its heartfelt thanks to outgoing president Ellen Wasson and outgoing secretary Tom Cartledge for their years of dedicated service. The speaker was Joanie Quinn of the NM Organic Commodity Commission, who gave a great presentation on Organic Gardening. After a lively Q&A session, we all enjoyed tasty refreshments provided by Margaret Samuelson and Carolyn Ching.

### Upcoming Events

The July 12 meeting will focus on all things lavender and feature a craft session on making a lavender wand to take home. We'll provide all the materials – just be sure to bring a few dollars to cover their cost. Jenison Klinger and Bill Dawes will host the meeting at their home on 112 White Oak Drive at 7:30 P.M. Mary Tabor and Marty Evans will provide refreshments.

Our 2006 Garden Walk will be on August 5 between 9 and 12 A.M. Watch future issues of the Grit for the Garden Walk starting point where a map to the rest of the gardens will be available.

The annual potluck supper will be held in September at the Elena Gallegos picnic area. More info will be provided.



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

**PRESORTED STD.**  
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➤ This is a good time to get out those cameras and take some beautiful photos. If you take a really good shot you might want to submit it for the **2007 Directory**. You have to be an SHHA member and you may send your entries to the SHHA office or email them to me at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net). I'm looking forward to getting some really great photos from you!

➤ The association would much appreciate **your references** for services (yard work, house cleaning, pet sitting, trash hauling, etc.) and companies you use. Your evaluations help others, so please fill out a contractor evaluation form (found in your directory or on our website) and either mail or email it to our office. Thank you.

➤ There are pet clean-up signs in the office. Free to members and \$2.50 for non-members.



**HAPPY FOURTH Of JULY!**

*Have a Wonderful, Safe Holiday*



**Church of the Good Shepherd (UCC)**  
 Rev. Sue L. Gallagher - Pastor

**Where Good Things Are Happening**

8:30	Contemporary Worship With Band
9:15	Sunday School For all Ages
10:30	Traditional Worship with Choir (Nursery Available all Morning)

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