

THE GRIT

Sandia Heights Homeowners Association

August 2007

Cell Phone Tower Update

T-Mobile has withdrawn its request for a cell tower at Futures for Children. At the County Commissioner's Meeting on June 26, 2007 the commissioners formally accepted T-Mobile's withdrawal of their appeal of the disapproval by the County Planning Commission. T-Mobile advised that they may reapply at some later date with a revised design and location. For now, the issue is off the table.

Thank you to all the residents and SHHA board members who attended many meetings and discussions to voice their concerns in opposition of the proposed Cell Tower. We realize that many people would like to see improved cell phone coverage in the area and we are optimistic that this can be accomplished without becoming an undesirable view issue.

900 Tramway Rezoning Project – One Year Deferral for Rezoning

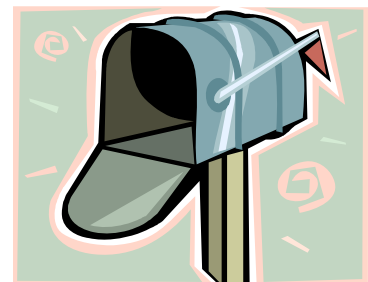
At its July 11 meeting, the County Planning Commission (CPC) granted a one-year deferral on the requested zone change of the 10.3 acres at 900 Tramway Lane. County staff recommended a 6-month deferral; however, a representative of Rick Bennett Architects, the firm that represents the owner, suggested a year. The CPC agreed and stated that they can return earlier than a year if they get their planning accomplished.

In agreeing to this deferral, SHHA's president made it clear to the CPC that this deferral assumes they are no longer pursuing their original R-2 request, but will be pursuing a Special Use Permit (SUP) for the current zoning. The chair of the CPC, in a dialog with the representative of Rick Bennett Architects, confirmed that the owner would be submitting a request for a SUP. The chair further agreed with the SHHA position that SHHA would have an opportunity to review the site development plans before the issue is again brought before the CPC.

MAIL THEFT WARNING:

In recent months there have been several mailbox thefts. On the night of June 15, 3 mailboxes were broken into - these units were located on the east side of Raintree Dr NE.

In June mailboxes in the Live Oak area were broken into and the thieves gained access to a resident's bank account. ***PLEASE be advised that it is much safer to take your mail to a collection box or the Post Office, or hand it to your mail carrier.***



June 2007 Treasurer Report: Ed Whitten, Treasurer

CASH FLOW		ACCOUNT BALANCES	
INFLOW		Bank Accounts	
ACC income	\$175.00	CD	\$72,874.76
Membership Dues	\$12,800.46	CD	\$35,004.77
TOTAL INFLOW	\$12,975.46	Checking	\$27,782.43
		Cash Accounts	\$216.28
OUTFLOW		Total Bank & Cash	\$135,878.24
Committee Expenses	\$1,398.33		
Legal	\$3,306.91	ASSET ACCOUNTS	
Insurance	\$233.89	Miscellaneous	\$1,379.21
Office Staff	\$4,354.78	Office Equipment	\$4,973.06
Sandia Heights Services	\$1,487.90	Office Furniture	\$5,506.69
Office Operations	\$2,346.80	Software	\$932.34
EC Legal Reserve	\$85.50	TOTAL Asset Accounts	\$12,791.30
TOTAL OUTFLOW	\$13,214.11	Liability Accounts	
		Improvements & Legal Reserve	\$86,421.96
OVERALL TOTAL	-\$238.65	OVERALL TOTAL	\$62,247.58

Announcements & Notices:

- SHHA Board Meeting –Thursday, September 13, 7pm, SHHA office.
- SUMMER HOURS: Monday – Friday 9am – 4pm.
- Notary public services are free to members only. Please call to make an appointment.
- When emailing our office, please put your last name and home address in the subject line.
- The Contractor Evaluation binder is a valuable tool for our members. If you have used a service in your home, please fill out a contractor evaluation and send it to the office.
- Check out the SHHA website at: www.sandiahomeowners.org for updates and neighborhood resources.

Letter to the Editor:

We have noticed a number of dead rabbits in our yard on Marigold Dr. during the past several months. They consist of rabbits of all ages, including young ones. The rabbits were not killed by a dog or coyote, and do not show signs of violence. Although I am not an expert on these matters, I suspect that the rabbits may be inadvertent victims of rat poison. I know that some Sandia Heights residents put out poisoned bait for rats, and this may be consumed by rabbits as well. So, if you are on the warpath against rats, you might consider all the options before using poisoned bait. Consultation with a toxicologist or the county Animal Control experts would also be recommended before introducing poison into the ecosystem. Also, the coyote population appears to be down as a result of the dwindling rabbit population.

Hayward H. Franklin, Marigold Drive Resident

Mark Your Calendar!

Be sure to save Saturday, Sept. 29, for the next Sandia Heights Coffeehouse Concert at Church of the Good Shepherd, featuring Indiana singer/songwriter Tim Grimm.

Tim Grimm's album *The Back Fields* was named Best Americana Album 2006 by the Just Plain Folks Music Awards out of 25,000 albums considered. Trim has won too many other awards to list.

Tim's credits include TV and movies including *Clear and Present Danger* opposite Harrison Ford. He and his wife currently raise hay on his farm in Indiana, where he writes songs that express his love of the land and small family farms.

Join your friends and neighbors for good food, conversation and music!

Sat, September 29, 7:30 p.m.
Church of the Good Shepherd
7834 Tennyson NE

For more information or to be one of our volunteers, please contact Linda Bolton at 856-7100 or nlightsmgt@aol.com



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GRIT Editorial Policy:

- Attempt to publish both sides of every issue, including constructive criticism; no abusive or insulting remarks.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.



Stats and more from the Sandia Heights Security Patrol:

Security Tips: Never leave your keys in your car. Never leave your car unlocked, even in your garage. Write down and report to security or the Sheriff’s Dept. the license number of vehicles you feel are suspicious in your neighborhood.

Month of April Call Type	# of calls	December 2006 Call Type	# of calls
Breaking & entering	1	Speeding Vehicle	2
Assault & Battery	2	Salesman problem	6
Alarms	43	Theft	1
Fire	4	Special Request	8
Fireworks Complaint	3	Customer Assist	11
Lost/Found pet	5	Dumped/Spilled material	2
Motorist assist	7	Noise complaints	4
Motorcycle nuisance	2	Parking problem	4
Open Door/Window	10	Vandalism	16
Pet nuisance	2	Wildlife Report	1
Loud disruptive party	1	Vehicle Burglary	1
Rescue assist	2	Newspaper Pickup	21
Snake call	11	Special Patrol	13
Suspicious person	35	Homeowners on Vacation	250
Suspicious vehicle	15	Total Calls	483

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



Greetings from Sandia Heights Security Patrol

It’s vacation season and many of you may be taking that well deserved time away. We urge our subscribers to please call us before leaving town so that we may add your residence to our vacation watch list. During your absence we will keep a special watch on your home, remove newspapers if needed, and look for vehicles that may or may not belong on your property. Let us know if you have timers on interior lights as that will be an indicator of activity or changes. For those of you who may have authorized guests such as neighbors or a cleaning crew, please provide that information as well. For those of you who are not subscribers, it’s a good time to consider the advantage of the services we provide. Please feel free to visit our website at www.sandiaheightsservices.com. You may also call us at 856-6347.

ACC Activity Log

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

1 Sandia Heights Drive – Re-stucco. Approved.

36 Rock Ridge Drive – Rebuild front entry bridge, refinish trim and garage door, install greenhouse. Rebuild bridge, refinish trim & garage door approved. Greenhouse disapproved. Greenhouse not in harmony with its surroundings.

51 Rock Ridge Drive – Repair deck, roof & stucco. Approved.

78 Juniper Hill Place – Addition. Approved.

100 Juniper Hill Road – Refinish trim & re-stucco. Approved.

114 Whitetail Drive – Replace cooling equipment. Approved.

311 White Oaks Drive – Replace garage door. Approved.

438 Live Oak Loop – Photo voltaic power system. Neighborhood review completed. Application incomplete, further information required from owners.

517 Black Bear Loop – Replace driveway pavement. Approved.

564 Black Bear Road – Replace roof. Approved.

613 Cedar Hill Road – Replace roof. Approved.

711-23 Tramway Place – Shading device. Approved.

726-17 Tramway Vista Drive – Remove air conditioner screen. Approved. No longer needed to screen the equipment from view.

727-1 Cedar Hill Lane – Replace roof & landscaping. Approved.

727-8 Cedar Hill Lane – Replace window. Approved.

795-N Tramway Lane – Sunroom addition. Conditional approval. End wall modification, and window size changes required.

805 Tramway Lane – Replace patio & driveway paving. Approved.

820-A Live Oak Road – Replace patio. Approved.

883 Tramway Lane – Replace windows. Approved.

937 Bobcat Blvd. – Replace windows and door. Approved.

951 Deer Drive – Re-stucco. Approved.

987 Lynx Loop – Gutters, downspouts and greenhouse repair. Approved. Subject to approval of metal roof selection.

1004 Tramway Lane – Repair parapet & seal roof. Approved.

1050 Red Oaks Loop – Construction error in approved project. Patio placed in setback. Disapproved. Slab must be removed.

1115 San Rafael – Landscaping. Approved with conditions.

1125 Marigold Drive – Wall enclosure. Disapproved. Wall in front setback and enclosed area excessive.

1418 San Rafael – Addition. Neighborhood Review completed. Approved.

1432 Honeysuckle Drive – Addition, renovation, & plant trees. Neighborhood Review completed. Addition & renovations approved. Trees disapproved. Trees have potential to exceed 26 feet at maturity and to constitute a future undue obstruction of view.

1477 Morning Glory Road – In-ground pool. Installation started prior to ACC written approval. Work stopped. Neighborhood Review in process.

1565 Eagle Ridge Court – Hot tub & storage building. Neighborhood Review completed. Approved, subject to approval of window and door locations & styles.

1606 Quailwood Drive – Replace door. Approved.

1708 Quail Run Court - Re-finish chimney & repair parapets, canales & roof. Approved.

1715 Quail Run Court – Replace roof and re-stucco. Approved.

Continued on page 8

Continued from page 7

1913 Quail Run Drive – Re-stucco, mailbox, gate, privacy screen, landscaping and resurface driveway. Approved. Ponderosa pine disapproved; potential to exceed 26 feet at maturity and to constitute a future undue obstruction of view.

2014 Quail Run Drive – Replace 2 evaporative coolers & landscaping. Landscaping application withdrawn. Evaporative coolers approved.

2023 Quail Run Drive – Replace roof. Approved.

2159 Black Willow Drive – Patio cover. Approved.

2430 Tramway Terrace Court – Patio slab and cover. Neighborhood Review completed. Approved.

2757 Cliffrose Drive – Replace fence with wall. Approved.

2890 Tramway Place – Repair chimney stucco. Approved.

7729 Cedar Canyon Court – Repair parapets and re-stucco. Approved.

7734 Cedar Canyon Road – Repair roof & re-stucco. Approved.

7744 Cedar Canyon Road – Build up wall height. Approved.

11105 Bobcat Place – Replace mailbox – Approved.

Check the ACC Project Log 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.

BYLAWS COMMITTEE

UPDATE

Marsha Thole

Your Bylaws Committee has been hard at work on the revision of the SHHA bylaws. While our bylaws are not exactly on the Top 10 Summer Reading List (or any list for that matter!), you are welcome to review them and

submit your proposed changes to the Bylaws Committee. If you came from an association where you had very good bylaws, perhaps you could tell us what was working well so that we are sure to incorporate that into ours. On the other hand, if your experience with bylaws has been a nightmare, we could use your input as well so that we know what needs to be clarified or clearly spelled out. In either case, your comments are welcome. Just turn them in to the office.

How to feed birds, not bears

- ⇒ Tip One: Hang your seed feeders and hummingbird feeders 10 feet up on a sturdy metal line suspended on poles or tree branches. Position your feeders 10 feet from each end of the poles/limbs. Stop feeding for a time if seed is accumulating on the ground.
- ⇒ Tip Two: If you have high eaves or second story eaves, you can hang feeders from them.
- ⇒ Tip Three: Feed small amounts of seed that will last only several hours in the morning. This will work only if you've had no bear visitors. If a bear is in your feeders, you will need to stop feeding for a time and go to tip one, two or four.
- ⇒ Tip Four: Stop feeding birds from July 1 thru Oct. 1. Last summer many people called New Mexico Department of Game and Fish to complain or ask for trapping of bears for being in their bird feeders and were told to stop feeding birds during these recommended dates.

Bear Watch (BW) believes that if birdfeeders are hung and maintained properly, you can enjoy your feathered friends and, in the process, help protect our dwindling bear population.



For more information on how to co-exist with bears, please feel free to call BW Founder Jan Hayes at 281-9282.

Community Event Bulletin Board

(Not all of these groups are sponsored by SHHA but the information is provided to keep residents informed)

Art in the Heights:

Sandia Heights artists will present their 4th annual Studio Tour called "Art in the Heights" on September 23, Sunday from 1- 5 p.m. This announcement is to invite any visual artists living in Sandia Heights to join our group by contacting Judi Foster, 856-6545 or 249-7167. Please contact us if you are interested in participating in these venues.

SOSH - SINGLES OF SANDIA HEIGHTS

It is never too late to join the social club of Sandia Heights, almost makes you think of women in bustle skirts, white lace gloves, and parasols, and men in tails and top hats, doesn't it?! No, not really, after all, it is 2007. If your calendar is blank, then you do have a problem, but not to worry. We all have our problems, though, and SOSH is deciding which event to attend. Upcoming events are: The Great Southwestern Antique Show (brunch and hoofing it around the Convention Center), 'A Charming Tea' at Another Place 'N' Time in Tijeras (a lot of drinking--tea), and the CCR concert at the State Fair (a lot of grooving with the music and wishing we were back in the '60s), and movie day, among other activities. Men and women are welcome. Our group is growing, and we have 28 to date, ranging in age from the 40s to the 80s--single, divorced, widowed, geographically separated from spouse. SOSH is not Match.com--just a nice bunch of folks who like to socialize. If you are interested in joining us (no dues, no meetings--yes, we are for real), give Marsha Thole a call (856-3352). Get out of your rut and make a call--it will be good for your mental health.

Sandia Heights Book Club has a few openings for new members. The book club meets the last Wednesday of the month from 7-9 p.m. in members' homes. Previous books read have included: *Devil in the White City* by Eric Larsen, *A Gesture Life* by Chang Rae Lee, and *The March* by E.L. Doctorow. Upcoming selections include: *Disgrace* by J.M. Coetzee and *The Third Translation* by Matt Bondurant. For more information, email Joan March at imarch@thinkwellassociates.com or call her at 401-3457.

The Wildflower Club's annual Garden Walk was held 23 June. Five gardens were on tour, each with its own unique display of flowers, shrubs, trees and water fountains. We hope you enjoyed the tour as much as our hosts enjoyed sharing their lovely gardens. A special thank-you to our hosts this year:

- **Janie & Gordon Rowe**
- **Connie & Charles McDonald**
- **Norma & David Leeper**
- **Ann Hansen**
- **Judy & Jim Harris**

Upcoming Events:

Members Annual Patio Pot Luck Supper

No date has been set for this September event. All members will receive an announcement in the mail or e-mail at least 10 days prior with specific information on date, time, place, and what to bring. If you would like to volunteer your home for this event, please call Sue Caudill at 301-4508.

Annual Dues Reminder: The annual memberships are due in September. If you are not planning to attend the patio supper, please send your membership fee to Khondeh Payne.

To become a member, please 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.





Sandia Heights Homeowners Association
www.sandiahomeowners.org
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PHOTO CONTEST!

We're accepting entries for our annual photo contest for the 2008 Sandia Heights Resident Directory. Submissions are due to the SHHA office by November 15. If you are the lucky winner, your photo will be featured on the cover of the 2008 Directory, and you will be acknowledged as the photographer. Submission criteria:



- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2007 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, as a hard copy or by email to sandiaheights@comcast.net.
- 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!