

THE

GRIT

Sandia Heights Homeowners Association

June 2008

SHHA ANNUAL MEETING

10 AM – 12:30 PM, Saturday June 7, 2008

Doors open at 9:30 a.m. Drinks and refreshments available.

Business to be conducted includes:

- Voting on proposed amendments to the bylaws (see the April GRIT or go to the website for full information)
- Introduction of new officers elected by the Board
- Presentations by the SHHA committee chairs and officers
- Election of new board members to replace outgoing ones
- Town Hall Meeting following the annual meeting for members to express their concerns
- Door prizes

The SHHA Board needs to know your concerns so please plan to attend.

DEMOCRACY MEANS INVOLVEMENT!

President's Message by Sy Caudill

As we move into summer the roadside growth will have reached a peak and the County will be doing roadside mowing. In this GRIT you will find an article on how we have worked with the County to ensure that our roads are safe for both drivers and pedestrians. Please keep in mind as you read the article that the County actually owns several feet as their right of way outside of the actual paved area. That is the area that the County will be mowing and keeping cleared of brush, as well as the line of sight areas at intersections. We have worked with them to keep mowing to a minimum but still provide a safe view for all users of the road. If you have questions please feel free to call the office.

Inside you will also find an article from our friends at Futures for Children. They own and will be developing a lot next to their offices that border Tramway Blvd. Their goal is to raise additional funds for the children whom they assist. We will be working closely with them as they move through the process and will keep you posted. While they do not have specific plans and are only in the initial planning stages, we thought it best to keep our members informed early and to stop rumors.

The association has done a lot this year to benefit the members, from Tram passes to free coffee houses to open houses to meet with the directors of the association. We will continue along this route along with the emphasis you desire in maintaining our community by covenant enforcement. We have some new officers. I would like to welcome Andy Anderson to the VP role, Ed Tull will be moving to Treasurer, Marsha Thole is now the Secretary, and you get me for yet another year as President. I want to welcome our new directors as well as our current ones and thank them and our other volunteers for a job well done. Of course the front office keeps us all going with Sheraz and Betsy holding up that end. As always if you have a few hours each month--we can always use more volunteers.

Setbacks and the County ~

Sy Caudill, SHHA President

As most of you are aware the roads within Sandia Heights are multi-use, narrow and winding, which provides many challenges for both the SHHA and the County. We both frequently get calls for more cutting of roadside brush, clearing lines of sight at intersections and other mowing within the community—our chimisa is everywhere. The county has been very good about responding to our requests but have asked whether we could establish a regular schedule that allows them to plan for cutting to avoid frequent returns for additional cutting. It is expensive for the County—your tax dollars—to have multiple trips to the same area.

To that end we have met with the County to clarify what they consider the key points of roadside cutting for County roads. It is detailed, but in essence, here is what they consider the issues: In an effort to maintain clean and debris-free thoroughfares in our community, the Bernalillo County Public Works Operations and Maintenance Department reminds property owners that they have a responsibility for the “**setback area.**” The **setback area** is that portion of public land along the road between the private property line and the curb, or pavement, or edge of the dirt or gravel lane that is driven by automotive traffic. Bernalillo County Code Section 66-225 (c) states: “**The setback area and all plantings therein shall be maintained by the owner, occupant or agents in charge of the adjoining property.**”

However, the County can and will mow these areas as a matter of ensuring clear lines of sight and free flow of traffic on the roads. Public safety must be the first and foremost consideration when assessing the roadside brush. Specifically, the County Operations and Maintenance Department will provide mowing and/or clearing both up and downstream from private driveways, but not including private

driveways. The width of this service ranges from 0 feet to 7 feet from the edge of the road depending on the posted speed limit, pursuant to AASHTO (American Association of State Highway and Transportation Officials) Standards providing for a “Clear Zone” for traffic safety. Only certain items are allowed in the clear zone, such as mailboxes, break-away fire hydrants, and break-away street signs, which do not interfere with traffic safety.

Based on all of the above, the SHHA will act as the single point liaison between homeowners and the County. This will include establishing a regular schedule for cutting the setback areas as well as standards for the cutting, such as using a 45-degree cut in most areas to minimize cutting, clear cutting at intersections for proper line of sight, and removal of major growth that has naturally occurred in the setback area. In general, the schedule will be twice a year and as needed to keep our roads safe for all our residents. This plan will be implemented this spring as soon as we can complete coordination with the County.

If you have identified cutting and mowing that is needed from a safety perspective, and it is needed immediately, please contact the SHHA office and we will coordinate the effort with the County. You can expect to see our friends from the County in the near future doing the mowing and clearing as addressed above.

If you have questions or concerns, members are asked to please address these to the SHHA office and we will get back to you after discussing the issue with the County. In this manner we in Sandia Heights will receive a regularly scheduled service and the County has a single point to contact, as do our residents. Thanks for your support and cooperation in this effort.

One last comment—given our dangerous fire seasons, this service will help eliminate the brush that can feed fires.

April 2008 Treasurer's Report ~ Ed Whitten, Treasurer

CASH FLOW		ACCOUNT BALANCES	
		Bank Accounts	
INFLOW		CD #2	\$36,248.40
GRIT Advertising	\$0.00	CD #3	\$15,156.34
ACC Income	\$125.00	CD #4	\$103,004.00
NM Gross Receipts	\$0.00	Money Market	\$7,281.00
Membership Dues	\$13,038.34	Checking	\$38.16
TOTAL INFLOW	\$13,163.34	Cash Accounts	\$2,316.78
		Total Bank & Cash	\$164,044.68
OUTFLOW			
Communications & Publications	\$1,185.57	ASSET ACCOUNTS	
Executive Committee	\$1,992.15	Miscellaneous	\$1,379.21
Office Expense	\$435.12	Office Equipment	\$4,973.06
	\$7,884.87	Office Furniture	\$5,651.99
		Software	\$932.34
		TOTAL Asset Accounts	\$12,936.60
TOTAL OUTFLOW	\$11,497.71	Liability Accounts	
		Improvements & Legal Reserve	\$146,592.00
OVERALL TOTAL	\$1,665.63		
		OVERALL TOTAL	\$30,389.28

PEDESTRIAN SAFETY SUGGESTIONS

~ Frances Desonier

- Always face oncoming traffic.
- Walk single file as close to the side of the road as possible. Avoid walking abreast with others on our narrow, windy roads.
- Be sure you can be seen. Wear reflective materials and/or carry a flashlight when walking in the late afternoons or evenings, particularly near or after sunset.
- Walk your dog on a leash, with the dog closest to the curb, so you can prevent unexpected lunges at cars, etc.
- Be especially alert near overgrown vegetation that could prevent an oncoming driver from being able to see you on the road.





Executive Committee

President – Sy Caudill
Vice President – Ed Tull
Secretary Pro Tem– Marsha Thole
Treasurer – Ed Whitten

Board Members

Andy Anderson
Kerney Bolton
Alyson Clark
Dick Cline
Frances Desonier
Pete Heinstejn
Jim Irving
Don Keller
Phyllis Moore
Suzanne L. Popejoy
Burt O’Neil
Mona Lee Schilling
Steve Walsh
Mike Winokur

Office Staff

Betsy Rodriguez –
Administrative Assistant
Sheraz Saint-Lôt –
Administrative Assistant

SHHA Office

2-B San Rafael Avenue
Albuquerque, NM 87122
Office Hours: M-F, 9am-4pm
Phone: 505-797-7793
Fax: 505-856-8544
Website:
www.sandiahomeowners.org
Email:
shha@sandiahomeowners.org

GRIT Editorial Policy is:

- 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

Month of April Call Type	# of calls	Month of April Call Type	# of calls
Breaking & Entering	3	Suspicious vehicle	15
Alarms	20	Salesman problem	1
Car accident	1	Theft	4
Family dispute	2	Utility Co. assist	3
Fire	3	Special request	1
Front Office	1	Customer assist	14
Lost/Found item	2	Dumped/spilled material	1
Lost/Found pet	8	Noise complaints	1
Motorist assist	4	Parking problem	4
Motorcycle nuisance	1	Vandalism	7
Open door/window	7	Newspaper pickup	15
Pet nuisance	2	Special patrol	17
Rescue assist	1	Homeowners on vacation	172
Suspicious Person	5	Total Calls	315

If you have questions regarding these stats, please call Security at 856-6347. Please be reminded that Sandia Heights Security is a subscription service separate from Sandia Heights Homeowners Association membership. *Membership in SHHA does not include SHS membership.* Please call Security to confirm your membership with them.

Coffeehouse Concert Reminder

The **Sandia Heights Coffeehouse Concert Series** will resume in September with a special performance by Robin & Linda Williams and Their Fine Group. Robin and Linda appear regularly on Garrison Keillor’s *A Prairie Home Companion* radio show and are veterans of *Austin City Limits*, *The Grand Old Opry*, *The American Radio Company*; and tours with *Emmylou Harris*, *Mary Chapin Carpenter*, *The Seldom Scene* and many others. Mark your calendars!

Saturday, September 13, 2008, Church of the Good Shepherd, 7834 Tennyson St NE.

ACC Activity Log

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

24 Juniper Hill Road – Landscaping. Approved.

29 Sandia Heights Drive – Pavers on driveway and walkway. Approved.

54 Rock Ridge Court – Re-stucco. Approved.

83 Juniper Hill Place – Replace roof. Approved.

92 Juniper Hill Road – Change to previously approved landscaping project. Disapproved. Would intensify intrusion into front setback.

95 Juniper Hill Drive – House addition and remodel. Neighborhood Review completed. Approved with conditions.

119 Whitetail Drive – Refinish garage door & trim. Approved.

200 Spring Creek Drive – Re-stucco. Approved.

212 Spring Creek Drive – Replace roof. Approved.

304 Big Horn Ridge Place – Plant trees. Approved.

318 Big Horn Ridge Road – Re-stucco. Approved.

425 Live Oak Loop – Replace evaporative cooler with HVAC. Approved with conditions.

452 Live Oak Lane – Change to previously approved addition. Approved with conditions.

508 Black Bear Road – Replace window glass. Approved.

519 Black Bear Loop – Garage addition. Approved.

523 Black Bear Loop – Re-stucco. Approved.

623 Cedar Hill Road – Replace windows, door & re-stucco. Approved.

668 Blackhawk Drive – Replace windows & door. Approved.

727-19 Tramway Lane – Relocate sidewalk. Approved.

795-L Tramway Lane – Outside Staircase. Approved.

881 Tramway Lane Court – Replace evaporative cooler with HVAC. Approved with conditions.

1055 Red Oaks Loop – Pave driveway. Approved.

1107 San Rafael Avenue – Replace evaporative cooler with HVAC. Approved with conditions.

1115 San Rafael Avenue – Re-stucco. Approved.

1138 Marigold Drive – Fence. Approved.

1163 Laurel Loop – Replace evaporative coolers with AC units. Approved.

1199 Bobcat Blvd. – Resurface patio, sealcoat driveway. Approved.

1229 Rockrose Road – Storage shed. Disapproved. Partially located in side setback, construction not to custom or better construction standards.

1229 Rockrose Road – Re-stucco. Approved.

1433 Honeysuckle Drive – Replace roof. Approved.

1452 Honeysuckle Drive – Re-stucco. Approved.

1458 Bluebell Drive – Replace windows. Approved.

1510 Eagle Ridge Road – Pave driveway, refinish house trim. Approved.

1517 Eagle Ridge Terrace – Re-stucco. Approved.

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Continued from page 7

1701 Quail Run Court – After-the-fact, replace broken garage door. Approved.

1802 Tramway Terrace Loop – Retaining wall and walkway. Approved.

1805 Tramway Terrace Court – Addition. Approved.

1841 Tramway Terrace Loop – Replace door. Approved.

1909 Quail Run Drive – Replace roof. Approved.

2301 Calle de Rafael – Replace roof. Approved.

2306 Calle de Rafael – Replace roof and evaporative cooler. Approved.

2307 Calle de Rafael – Plant tree. Approved.

2437 Tramway Terrace Court – Replace fence and curb. Approved.

2516 Tramway Terrace Court – Refinish trim & replace fence. Approved.

2708 Tramway Circle – Replace windows. Approved.

2891 Tramway Place – Walkways. Approved.

8204 Indigo Court – Repair & re-stucco wall. Approved.

8240 Raintree Drive – Re-stucco. Approved.

12701 Carmel Court – After-the-fact, replace window & door. 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.

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A Gentle Reminder from Your ACC

If this is the year for that project you have been planning, please remember that if it will change the exterior appearance of your property you must receive ACC approval before you start. It will take some time for the ACC to process your application so leave lots of time before your planned start date.

The ACC is usually able to process applications for such things as re-stuccoing and replacing windows, doors, and roofing in a few days. However, more complex projects such as new construction, additions, remodels, walls & fences, and landscaping can take up to 30 days. Remember, such projects usually require you to meet with the ACC and might require a Neighborhood Review, so plan to be available for a week or two after you submit your application and allow two or three weeks more for the ACC to do its job.

Covenant restrictions protect the quality of life and property values in Sandia Heights for you and all our residents. Working together we can all make a difference!

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Random Garden

Tips ~ Bob Francis, Happy Gardner



- Be sure to sharpen your cutting tools every year. Do it in the winter time before spring growth begins. Clean the blades with alcohol.
- Give each rose bush a cup of Epson salt. Epson salt contains magnesium which is lacking in our soil. Best to apply in May or June after rose bushes have been trimmed.

Community Event Bulletin Board

Not all of these groups are sponsored by SHHA. Information is provided to keep residents informed

Church of the Good Shepherd: Preschool and Mother's Day Out
Church of the Good Shepherd still has openings for Fall in the Preschool for 3 & 4 year olds and in the Mother's Day Out program for children 12 months to 5 years old. The church is located at 7834 Tennyson St NE. For more information call 505-856-1005 or email cogs_school@hotmail.com

Sandia Heights Wildflower Club

The Sandia Heights Wildflower Club is sponsoring its annual Garden Walk on June 14th, Saturday, from 9:00am to 12:00 noon. The first garden is at 431 Live Oak Loop. At the first garden, maps will be provided for the other gardens on the walk.



Contractor Evaluation Binders are a valuable tool for our members. What exactly are they? The binders are full of resourceful and candid comments and evaluations of different companies and services that have been used by Sandia Heights residents. The companies and services include a wide range from asphalt/concrete work to landscaping, painting, tiling, and more. If you have used a service in your home, whether it be exterior or interior work, including yard work, chimney sweeps, housecleaning or window washing, please fill out a contractor evaluation form and send it to the office. Your evaluations are inserted into our binders for others to review before they choose a company or service. If you come into the office and look over these evaluations it could save you some headaches AND heartaches!

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Announcements & Notices:

- SHHA Annual Town Hall Meeting – Saturday, June 7 at the Church of the Good Shepherd. Doors open at 9:30 am.
- Office Hours: Monday – Friday, 9am – 4pm. **Closed all federal holidays.**
- Notary public services are FREE to MEMBERS. Please call to make an appointment.
- Tram Passes are available for SHHA MEMBERS. Come get yours now!
- The Contractor Evaluation Binders are 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 and classified ads.



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

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PHOTO CONTEST!

We are accepting entries for our annual photo contest for the 2009 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 2009 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 2008 Directory).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, and may be submitted digitally, as a hardcopy 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!