

THE

GRIT

Sandia Heights Homeowners Association

July 2008

President's Message by Sy Caudill

Thank you to all who attended the annual meeting on June 7. It was good to see a rather large turnout for the annual meeting and the Town Hall meeting that followed. I hope to see similar attendance at next year's meeting. Four new directors for the SHHA Board of Directors (BOD) were nominated and confirmed. The BOD welcomes Phyllis Moore, Steve Walsh, Phil Abhsere and Bruce Childs. Jim Irving was re-elected for a 3-year term. We look forward to their contributions in the upcoming year. Your new officers are Andy Anderson as VP, Ed Tull moves to Treasurer, Marsha Thole is Secretary and you get me for yet another year--thanks to all for volunteering. We thank Dick Cline whose term expired, I hope Dick will continue to work with the association as he has added immeasurably to the operation of SHHA. Ed Whitten will be departing the Treasurer position and I would like to thank Ed for his service in many different positions within SHHA, including president. He has remodeled the office, kept the finances in order, stream lined office procedures and donated a lot of his time handling association business. Thanks Ed and Dick!



A summary of our standing committees was presented. Most all of these committees could use volunteers to help with their projects. If you, or someone you know, would like to volunteer, please contact anyone on the board. There is a particular need for help on the Community Service and Membership Committee (CS&M), the Architectural Control Committee (ACC), and the Covenant Support Committee (CSC). I would encourage anyone with an interest in these areas to volunteer.

We had a large number of proposed bylaw changes and most were supported by the membership. Two drew a lot of discussion and ultimately failed. The first was a reduction in the quorum requirement for the annual meeting from 40 to 20. This was proposed because for the past 3 years and maybe more, we have had extreme problems meeting the 40 member requirement--this year being an extraordinary exception. If we continue to have similar turnouts the issue is moot, if not we will need to readdress this issue again. The second proposed change that failed involved removal of Directors. The current bylaws allow for the membership to remove directors and in the proposed amendment this clause was deleted. If we could have entertained amendments to the proposed change I think this could have been resolved by simply including the deleted wording. However, that was not possible due to notification requirements. We will readdress this issue next year and I will support inclusion of the provision that allows for the membership to have an "avenue" to remove directors--it was clear the assembled members strongly supported maintaining this provision.

A Town Hall meeting followed the formal BOD meeting. Several individuals shared their concern on matters in our community your inputs are always appreciated. The various areas of concern included – Antennas, Elm Trees, ACC actions, emergency response times (speed bumps), Traffic, Tramway Lane, Water, and Cedar Hill Park Sign. We will refer all of the issues raised to the appropriate committee and provide responses where appropriate.

If you have an area of concern, please contact us at the office or e-mail at shha@sandiahomeowners.org. We continue to welcome your input and I look forward to working with the BOD, the members and our officers to continue to improve and maintain our great community.

SAFE DRIVING TIPS IN SANDIA HEIGHTS ~

Frances Desonier

- Watch your speed! Speeding endangers others, as well as yourself.
- Be extra vigilant when driving our narrow, windy streets, especially when the vegetation along the sides of the roads impair your vision.
- Do not talk on your cell phone or let any other distractions avert your eyes or attention from the road when you are driving.
- Be courteous to pedestrians and other drivers. Pedestrians, please return the favor.
- When one side of the road is blocked and two cars approach from different directions on a steep incline, the car facing **downhill** must back up until the car going uphill can pass. (The driver going downhill has the greater amount of control and better view when backing up.)

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SANDIA MOUNTAIN BEARWATCH'S TIPS FOR LIVING WITH BEARS.

Dear Neighbors, Please read the following tips on how to keep you and your family safe and our East Mountain bears protected. You won't see bears around your home if there is nothing there for them to find to eat. These tips will take less than a couple of minutes a day to maintain. BearWatch wishes you a fun and safe summer.

- **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.

- Don't feed pets outdoors or leave pet dishes or store pet food outdoors. Keep pet dishes and pet food away from door entries.
- Hang seed feeders from wires between trees high enough off the ground that a bear can't reach it. Bring in hummingbird feeders at night. Feed suet and peanut butter only in winter when bears are in hibernation. Store birdseed in a closed container in a sturdy shed or the garage.
- Keep barbecue grills clean.
- Keep kitchen windows and doors closed on summer nights.
- For small livestock and chickens use a sturdy metal shed and/or a 5-strand electric fence using an approved fence charger with alternating current. Be sure to check with the county inspector for guidelines and limitations.
- Put an electric fence around beehives.
- Don't plant fruit trees or berry bushes near your home. Remove fruit before it ripens to stop bears 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; it will also attract bears. It is against NM law to feed bears on purpose.
- If a bear is drinking from your swimming pool or hot tub, put water out as far from your house and neighbor's homes as possible.
- Keep all poisons inside your house; also many bears die from ingesting garbage bags.
- Keep woodpiles and junk away from the house. Bears will hunt for rodents that live there.

Please understand that a trapped bear does not transplant well. A large percentage of bears die from being relocated. Call Sandia Mountain BearWatch Jan Hayes for advice at 281-9282.

<http://SandiaMountainBearWatch.org>

May 2008 Treasurer's Report ~ Ed Whitten, Treasurer

CASH FLOW		ACCOUNT BALANCES	
		Bank Accounts	
INFLOWS		CD #2	\$36,643.16
Directory Sales	\$10.00	CD #3	\$15,310.64
Membership Dues	\$13,570.21	CD #4	\$103,050.19
TOTAL INFLOWS	\$13,580.21	Money Market	\$5,379.17
		Checking	\$3,017.15
		Cash Accounts	\$1,801.08
		Total Bank & Cash	\$165,201.39
OUTFLOWS			
ACC	\$22.85	ASSET ACCOUNTS	
Bylaw Committee	\$470.25	Miscellaneous	\$1,379.21
Community Service	\$241.27	Office Equipment	\$4,973.06
Signage	\$427.50	Office Furniture	\$5,651.99
Executive Committee	\$40.08	Software	\$932.34
Communications & Publications	\$2,410.81	TOTAL Asset Accounts	\$12,936.60
Office Expense	\$9,025.11		
TOTAL OUTFLOWS	\$12,637.87	Liability Accounts	
		Improvements & Legal Reserve	\$146,592.00
OVERALL TOTAL	\$942.34		
		OVERALL TOTAL	\$31,545.99

Financial Note:

An independent annual audit for 2007 was conducted by a committee of 3, consisting of Bob Francis, chairman, Cheryl Iverson, and Andy Anderson. All three are very qualified individuals and I would like to thank them for their time and effort in doing this important task. The 2007 audit review indicated the following:

1. A payroll audit was conducted, and there were no findings.
2. A review of the expenses was conducted. The source of the items reviewed was the Quicken ledger. No major exceptions were noted. Expenses reviewed were approved in accordance with the established internal controls.
3. A review of the bank statements indicated no problems or exceptions.
4. A review of the SHHA dues collection and deposits was performed. No exceptions were noted.
5. A review of the advertising revenue was performed. No exceptions were noted.

The audit review was conducted in accordance with our Bylaws and in compliance with the State Statutes. The report gave us a clean bill of health and also produced several procedural recommendations that are helping our every day operation.

The next Independent Financial Review will be scheduled in 2009 to examine the financial records ending December 2008.



Executive Committee

President – Sy Caudill
 Vice President – Andy Anderson
 Secretary - Marsha Thole
 Treasurer – Ed Tull

Board Members

Phil Abshere
 Andy Anderson
 Kerney Bolton
 Bruce Childs
 Alyson Clark
 Frances Desonier
 Pete Heinstein
 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 May Call Type	# of calls	Month of May Call Type	# of calls
Breaking & Entering	4	Suspicious person	6
Alarms	38	Theft	10
Car accident	2	Personal threat	1
Fireworks complaint	1	Utility Co. assist	6
Front office	1	Special request	8
Loud music	2	Customer assist	13
Lost/Found item	1	Dumped/spilled material	0
Lost/Found pet	5	Noise complaints	3
Motorist assist	4	Parking problem	2
Motorcycle nuisance	5	Vandalism	5
Open door/window	11	Newspaper pickup	27
Pet nuisance	1	Wildlife report	3
Rescue assist	1	Vehicle burglary	1
Snake call	9	Homeowners on vacation	172
Speeding vehicle	2	Special patrol	17
Suspicious vehicle	20	Total Calls	381

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.

The Sandia Heights Coffeehouse Concert Series

will resume on Saturday, September 13, at Church of the Good Shepherd at 7:30 p.m. with a special performance by Robin & Linda Williams & Their Fine Group (robinandlinda.com). Robin & Linda appear regularly on Garrison Keillor's *A Prairie Home Companion* and are veterans of *Austin City Limits*, *The Grand Ole Opry*, and *The American Radio Company*. They have toured with Emmylou Harris, Mary Chapin Carpenter, The Seldom Scene, and many others. Don't miss this opportunity to see this internationally known quartet! Contact Linda Bolton to volunteer and/or to have your e-mail address added to our Coffeehouse alert list: 856-7100 or nlightsmgt@aol.com.

ACC Activity Log

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

32 Juniper Hill Loop – Replace roof, re-stucco, replace deck, beam, & doors, & refinish trim. Approved

46 Cedar Hill Road – Replace windows & repair stucco. Approved

304 Big Horn Ridge Place – Plant trees. Approved

307 Big Horn Ridge Drive – Re-stucco. Approved

506 Black Bear Loop – Landscaping. Approved with conditions

530 Roadrunner Lane – Replace roof, repair stucco, refinish trim. Approved

545 Black Bear Loop – Re-stucco. Approved

725-3 Tramway Lane – Replace roof. Approved

725-9 Tramway Lane – External window shades. Approved

726-11 Tramway Vista Court- Re-stucco. Approved

751 Tramway Lane – Garage addition. Approved

790-10D Tramway Lane – Fence on common land. Approved

807 Tramway Lane – Replace windows. Approved

881 Tramway Lane Court – Replace window & doors, & re-stucco. Approved

890 Tramway Lane – Window security bars. Approved

949 Deer Drive – Replace roof. Approved

954 Deer Drive – PV system panel layout and HVAC equipment. Approved

1046 Red Oaks Loop – Re-stucco. Approved

1058 Red Oaks Loop – Re-stucco. Approved

1197 Bobcat Blvd. – Re-stucco. Approved

1199 Bobcat Blvd. – Wall finish change. Approved

1604 Quailwood Road – Re-stucco. Approved

2030 Quail Run Drive – Replace evaporative cooler with HVAC. Approved

2138 Coyote Willow Ave. – Repair wall. Approved

2525 Tramway Terrace Court – Replace roof. Approved

2703 Tramway Circle – Replace windows. Approved

2730 Tramway Circle – Fence, house repairs, & refinish trim. Approved

2766 Wolfberry Place – Pave driveway. Approved

2803 Tramway Circle – Replace roof & replace evaporative cooler with HVAC. Approved

2819 Tramway Circle – Re-stucco. Approved

2833 Tramway Circle – Re-stucco. Approved

2895 Tramway Place – Replace windows. Approved

6102 Bluebird Lane – Re-stucco. Approved

7704 Cedar Canyon Place – Security doors & gates. Approved

7718 Cedar Canyon Court – Re-stucco. Approved

7722 Cedar Canyon Court – Replace window. Approved

8205 – 8207 Indigo Court – Repair & re-stucco perimeter wall. 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.

Random Garden

Tips

~ Bob Francis, Happy Gardner



- Coffee grounds are good for flower beds. Spread dry coffee grounds during fall and winter. Bee Baum and Four O'clock seem to like the coffee grounds.
- If you have Chamisa growing above your septic tank they should be removed. Chamisa roots can get into the pipes leading to the septic tank.
- Remove leaves from your flower beds. Leaves can hide bugs which are harmful to plants. Leaf hoppers and thrips live under dead foliage.
- Leafhoppers and thrips spread Curly Top Virus. Curly Top Virus destroys tomatoes and may other vegetable plants.
- Get rid of Purple Nightshade plants. The nightshade plant is believed to be a host of the Curly Top Virus and other viruses.
- According to recent Master Gardener newsletters, tomato spotted wilt virus have similar signs as Curly Top Virus. Furthermore, the data indicates that tomato spotted wilt virus may be more of a common problem in Albuquerque than previously thought.



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The Benefit of Using an Agency for Non-Medical Home Care

~ Katy Yankie is a licensed Master's level social worker

A competent personal caregiver can be a valuable asset for seniors, helping them to remain healthy and happy in their own home. Careful thought should be given to the selection of someone who has the

potential to successfully fill such an important role, and cost should not be the only consideration.

Questions often asked by elders and their families, "Why should I go to the extra expense of using an agency to hire a caregiver? Why shouldn't I just hire my own caregiver to assist with household tasks, bathing and dressing, going to the doctor, and other chores I need help with, now that I'm older?" These are good questions, for which I have a ready answer. My answer involves some questions of my own: "What happens when the caregiver you hire is out sick or on vacation?" "What is your liability when the caregiver hurts his or her back?" "What will you do if there is a problem with the caregiver you hire?" "What screening procedures will you use to ensure that your caregiver is well-trained, monitored, and has your best interest at heart?" "Does the agency have a wellness program that would have the capacity to provide other team members, such as a nurse?"

A reputable non-medical home care agency has procedures in place to make sure that the trust you place in the caregivers who are entering your home is warranted. The agency will check references, conduct criminal background checks, verify employment eligibility, and provide ongoing training and monitoring for the caregivers they provide. In some cases, the agency will employ their own caregivers, providing bonding and worker's compensation insurance. The agency should have scheduling personnel available to help find another caregiver to cover when your regular caregiver is ill or on vacation. Some agencies have on-call staff available on weekends or in the evening, should there be an urgent need for a caregiver. Agencies should also provide oversight to ensure that the caregiver is meeting the unique needs of the elder he or she is serving.

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.

SINGLES OF SANDIA HEIGHTS (SOSH)

SOSH is going to the Santa Fe Opera for the July 12 opening night performance of *Billy Budd*. Check their website to see whether tickets are still available: www.santafeopera.org. Call Marsha Thole (856-3352) if you want to join us.

Other SOSH activities: An afternoon/evening in Santa Fe on July 4 at the Georgia O'Keeffe Museum for its Friday alfresco performance series and wine bar in the Museum courtyard (5-8 pm). The musician that night is Wayne Wesley Johnson, Classic Guitarist. And, it is FREE admission to the museum. The current exhibition is, "Georgia O'Keeffe and Ansel Adams: Natural Affinities," which brings together, for the first time, approximately 97 works by two of America's best-known artists.

We are starting a monthly (or every 6 weeks) brunch/lunch/dinner gathering at a restaurant of someone's choosing. If you would like to join us, call Marsha. Sad news: Le Café Mìche closed its doors May 31--I guess Claus is preparing to retire. Hopefully, the restaurant will reopen under its former executive chef, John Salazar, who was last in the process of buying it.

As always, men and women are welcome in SOSH--no dues, no meetings, just good fun and friends, and a desire to not be a couch potato. We communicate activities via email. We range in age from the 40s to the 80s, single, divorced, widowed, and geographically separated spouses. As a reminder, SOSH is *not* Match.com, just in case you were hoping to meet your Robert Redford or Marilyn Monroe lookalike yet. (Personally, I would like to find a Jude Law lookalike!)

Sandia Heights 5th Annual Artist Studio Tour

Call for all artists in Sandia Heights who are interested in participating in our annual studio tour. The tour will be held October 25 and 26, 1-5pm. For further information call Judi Foster at 856-6545.

Sandia Wild Flower Club members--be on the look-out for a postcard or e-mail with details on the late June visit to the Parker Farms and Nursery in Edgewood and a July visit to the Hays Honey and Apple Farm in Bosque Farms. Dates, times, and car-pooling information will be provided. Non-members who would like to join the club and attend these events should call Sue Caudill at 301-9954.



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!