

THE GRIT

Sandia Heights Homeowners Association

January 2009

President's Message

~ Sy Caudill

Home for the Holidays?

As you are reading this the holidays are past and I hope each and every one of you had an exceptional season--also welcome to 2009! As I walk my dog--or she walks us--every morning I am reminded of just how nice a community we have and how lucky we are to have this jewel overlooking the valley, with its views to the horizon and the towering mountains behind--snow covered I hope!

This is my second and last year as president, two too many for some I am sure, and I am a recent transplant I'll admit. I often get reminded by callers that they have lived here 20-25-30 years as the case may be. I try to remember to ask whether they have volunteered to keep the association running and are they willing to help out with whatever the issue is they are calling about. YOUR association needs your volunteer help to keep it running and allow us to maintain the area so we can all enjoy this exceptional community. Our covenants are like most other similar communities in that we have to continually enforce them and insure that it is always done fairly and equitably. We enforce all provisions of the covenants using the volunteers that we have available on the CSC and the vigilance of our members. Remember that our process is not to "police" for violations but to respond to member reported violations.

Our ACC actively works to interpret the covenants and provide guidelines that clarify

and implement the covenants to make it easier for homeowners to do a project correctly the first time. Both the ACC and the CSC are doing work that our surveys overwhelmingly show the membership wants done--covenant enforcement. Both of these committees need volunteers to do the work that our members support and we need volunteers on the Board of Directors. Our current dues are \$8 and have been for a long time. That pays for keeping the office running, producing the GRIT, the Resident Directory, and all of the benefits of the association such as the free Tram passes and coffeehouses.

None of these funds go toward employees doing covenant enforcement, maybe we should have hired employees to do this work, but for now we use volunteers and your dues are low. Our volunteers keep our costs to an absolute minimum; but we must have your volunteer support and we need it now. As we move into the spring our ACC requests will increase greatly, as will our other work. I am asking for your support by donating your time and energy to keep our community a desirable place to live. I got involved in the association as a result of doing some volunteer work at a community event and then being asked by Bill Johnson to join the Board--yes Bill I'm still here--now it is my turn to ask each of you for your support--please volunteer your time by calling the office and offering to give your association a helping hand.

HAPPY NEW YEAR

*Happy New Year
from your Board of
Directors and the
office staff.*

November 2008 Treasurer Report: Ed Tull, Treasurer

CASH FLOW		ACCOUNT BALANCES	
INFLOW		Bank Accounts	
ACC income	0.00	CD #2	37,332.58
Parks & Safety	62.00	CD #3	15,475.47
GRIT advertising	417.53	CD #5	104,219.75
NM Gross Receipts Tax	24.27	Checking	6,268.51
Membership Dues	13,145.46	Cash Accounts	1,697.77
TOTAL INFLOW	\$13,649.26	Money Market	21,955.71
		Total Bank & Cash	\$186,949.79
OUTFLOW		ASSET ACCOUNTS	
Community Service & Membership	1,189.28	Miscellaneous	1,379.21
Communications & Publications	1,132.62	Office Equipment	4,973.06
Executive Committee	2,927.49	Office Furniture	5,651.99
Office Expenses	6,692.75	Software	932.34
TOTAL OUTFLOW	\$11,942.14	TOTAL Asset Accounts	\$12,936.60
		Liability Accounts	
		Improvements & Legal Reserve	147,317.00
OVERALL TOTAL	\$1,707.12	OVERALL TOTAL	\$52,569.39

Nuisance Trees ~ Ed Whitten

Last month our President wrote an excellent article regarding overgrown and unwanted trees in our neighborhood. As Sy Caudill mentioned in his article, many of the planted trees have reached heights of 30-40 feet. In addition to the tall trees, very invasive, non-native trees have proliferated in our community. In a drive around the neighborhood, it was noted that many of these trees actually block the owner's views of the mountain or city lights. Some obstruct a neighbor's view as well. Sy commented that he had several of his trees trimmed "not because any of my neighbors asked me to—just because it was the right thing to do." We applaud that attitude.

In addition to the view issue on large trees, there have been numerous inputs regarding damage to leach fields and septic systems because of invasive roots. Septic system repairs can be very expensive, as many of you know. Sandia Services has noticed significant problems in the water distribution system, which are costly repairs also. These issues cost all of us in the end.

Many people have expressed a desire to have some of their trees trimmed or removed. In an effort to help facilitate this desire, the Community Services and Membership Committee has been discussing ways to assist in this effort. One action we plan is to have a professional arborist come to our next Meet 'n' Greet to provide residents with ideas on tree maintenance, as well as an idea of the cost for trimming or removal. Please plan to attend our next Meet 'n' Greet on March 28, 2009. In addition, the committee is investigating ways to have some of the more commonly used tree services in our area provide a discounted cost for trimming or removal. The committee has also considered helping with the cost of such services, if the interest is great enough. Members who might be interested in assistance of this nature should call our office to let us know.

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Parks & Safety Committee

~ Frances Desonier, Chair

Howdy, Neighbors, just a reminder that the SHHA office has safety vests for sale that have reflector strips down the front and back. These are sold below cost at \$2 for SHHA members and \$4 for non-members. I am told we have already sold nearly 100 such vests! Go, Neighbors!



We certainly hope to see pedestrians wearing these vests as they walk our lovely neighborhood. Know, however, that our roads really are not designed for pedestrians, hence the lack of sidewalks or paths along our roads. So, PLEASE, be extra cautious as you walk our streets. Please, wear your safety vest (particularly in low visibility conditions - like at night or in bad weather), **face traffic** and step off of the road whenever a car needs to pass you by.

As you know, the County has been working closely with the P&SC and SHHA to cut along all roadsides at a 45-degree angle in order to help improve visibility. This has helped a great deal, but it does not solve all problems for pedestrians.

The Parks & Safety Committee asks that each of you clear obstructions from your property adjacent to streets; clear anything that would prevent a pedestrian from stepping off the street and out of the way of oncoming vehicles. There is already a county law that specifies that it is the homeowner's responsibility to maintain the first two to three feet of the property that is along the road. Please clear at least two feet of space between the edge of the road and any obstruction or vegetation that would not

allow a walker to safely step off of a road in order to avoid a dangerous situation.

I sincerely hope that this message finds each of you healthy and happy. All of us at the P&SC wish each of you a Happy New Year!

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Covenant Support

Committee ~ Pete Heinstein, Chair

The Covenant Support Committee (CSC) is charged with following up covenant complaints filed in the SHHA office by members of the homeowners association. In most of these cases the CSC can resolve the disagreements in an amiable fashion by discussing the covenants for the respective units with the alleged violator as well as the complainant. The CSC refuses to get involved in neighbor disputes that do not directly involve alleged covenant violations. Furthermore, CSC does not "patrol" Sandia Heights to look for covenant violations

The majority of alleged violations involve trees blocking views, RV's and/or trailers parked on the property, lights shining into neighbors houses, and complaints about barking dogs and owners not picking-up after their pets.

The issue of trees and views produces the most difficult arguments to resolve. The covenants in some units clearly spell out that certain trees are not allowed. However, if such clear directions are not in the covenants the CSC attempts to mediate a resolution by talking with both parties, the complainant and the alleged violator. Since these complaints can be looked at as landscaping problems the CSC works together with the Architectural Control Committee (ACC) to come up with a solution.

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Executive Committee

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

Board Members

Phil Abshere
Kerney Bolton
Bruce Childs
Alyson Clark
Frances Desonier
Pete Heinstejn
Jim Irving
Phyllis Moore
Burt O’Neil
Mona Lee Schilling
Marsha Thole
Mike Winokur

Office Staff

Betsy Rodriguez – ACC
Administrative Assistant
Sheraz Saint-Lôt – Publications
& Communications Editor

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www.sandiahomeowners.org
Email:
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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 November Call Type	# of calls	Month of November Call Type	# of calls
Breaking & entering	0	Salesman problem	2
Alarms	17	Theft	2
Family dispute	0	Utility Co. assist	2
Fire	0	Special request	2
Loud music	1	Customer assist	2
Lost/found item	1	Dumped/spilled material	1
Lost/found pet	2	Noise complaints	1
Mailbox vandalism	1	Parking problem	2
Motorcycle nuisance	2	Vandalism	6
Open door/window	3	Vehicle burglary	1
Pet nuisance	5	Newspaper pickup	35
Loud disruptive party	1	Special patrol	18
Snake call	1	Homeowners on vacation	187
Suspicious person	9		
Suspicious vehicle	14	Total Calls	318

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. You can call Security to confirm your membership with them.

Community Services and Membership Committee News

~ Kerney Bolton, Chair

Tram Passes are available for SHHA Members. The world’s longest aerial tramway, an attraction for visitors from around the world and located right in our own backyard, has become a little more accessible to Sandia Heights Homeowners Association members. Up to 4 round-trip Tram Passes are available for SHHA members, each day, free of charge! (A \$17.50 value for adults, \$15.00 for seniors, \$10.00 for kids under 12, for a total savings of up to \$70.00 per day.) Call the office to see how it works.



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The covenants for all units in Sandia Heights state that recreational vehicles, trailers and boats cannot be parked or stored in the open, or not shielded from view, on any property in Sandia Heights. However, the temporary presence (1 to 2 weeks) of RV's, etc. for loading or unloading, is acceptable.

The majority of covenants of the individual units in Sandia Heights state that "no unshaded flood lights shall be maintained which cause light to shine directly into the living units of any residence....". The temporary activation of security lights set at a 2 to 3 minute cycle is acceptable. The problem arises with motion activated (security) lights. Due to the often windy conditions in Sandia Heights such lights are turned on by movement of trees, bushes or grass. The CSC recommends the installation of a cut-off switch to turn off these lights when windy conditions persist. It should be mentioned that Bernalillo County has an ordinance that prohibits the positioning and use of lights that shine into living areas of adjoining properties and CSC has referred a number of complaints to the county for action.

Complaints concerning barking dogs are referred to the County Animal Control Department for action. Bernalillo County has an ordinance that requires dog owners to clean-up after their dogs. Recent complaints about excessive dog droppings especially along the AMAFCA (Albuquerque Metropolitan Arroyo Flood Control Authority) owned properties but used by many Sandia Heights residence to walk their pets, has resulted in the placement of signs in these areas. The signs, erected by AMAFCA, remind dog owners to clean-up after their pets. The County approved a new Animal Control Ordinance and Fee Structure on 12/9/08 that goes into effect 6/809. It can be found at http://www.bernco.gov/upload/images/animal_control/animal_control_ordinance_2008_120908.pdf.

All owners of Sandia Heights property should have received a copy of the covenants, reservations and restrictions upon purchase of their property. If not, a copy can be downloaded from the SHHA website or obtained from the SHHA office. The CSC hopes that all residents of Sandia Heights understand that the covenants, reservations and restrictions have been established and are enforced by the CSC as benefit for all residents to maintain the beauty and the lifestyle in this unique subdivision, as well as protect property values.



Letter to the Editor

ref: Article in GRIT Dec 08 by Burt O'Neil

In the December issue of The GRIT, Mr. O'Neil spoke to an issue regarding safety and in the article he makes the following (good) comment, "**For accident avoidance, both the walker and driver must see each other in time to take evasive action.**" As a resident in SH, I drive the roads daily so the issue of safety is always a consideration. I would like to offer some observations and mention a couple of ideas/suggestions for anyone using the roadway for pedestrian use, walking, jogging, pet exercise, etc.

1. Pedestrians should always walk on the side of the road facing oncoming traffic; that would be on the left side of the road. By doing so both the pedestrian and the oncoming vehicle operator can make early eye contact and both help to avoid any mishaps. It is also true, in most cases, when an approaching vehicle operator sees pedestrian/s walking towards them in the same lane then the vehicle operator tends to yield sooner and give pedestrians a wider berth when passing. This alone reduces the odds of a mishap by nearly 100%!

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ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- Notary services free to members.
- SHHA Board Meeting – Wednesday, January 14 at 7pm in the SHHA Office.
- **Coffeehouse** – Saturday January 17 at the Church of the Good Shepherd at 7:30pm.
- Committee meeting dates and times are posted in the monthly calendar found on our website: www.sandiahomeowners.org under the News and Information page.
- Classified ads can be found on the website under the News and Information page.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members and \$4 per vest for non-members – we have already sold 100 and have a limited supply left.

ACC Activity Log

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

18 Juniper Hill Loop – Re-stucco. Approved

57 Rock Point Place – Re-stucco & refinish trim. Approved

92 Juniper Hill Road – Freestanding wall partially constructed without the prior

written approval of the ACC. Stop work issued. Owner immediately complied.

206 Spring Creek Drive – Replace roof, re-stucco. Approved

442 Live Oak Loop – Re-stucco house & freestanding wall, & refinish trim. Approved

752 Tramway Lane – Resurface driveway. Approved

808 Tramway Lane – Replace roof. Approved

1215 Rock Rose Road – Replace a portion of roof & repair stucco. Approved

1705 Quail Run Court – Construction on previously disapproved fence restarted. Stop work issued. Owner immediately complied. Owner directed to remove.

1805 Tramway Terrace Loop – Re-stucco. Approved

1907 Quail Run Drive – Repair wall & remove tree. Approved

2323 Calle de Gabriel – Re-stucco. Approved

8209 Indigo Court – Replace windows and garage door. Approved, with condition

12626 Colony Place – Replace roof. 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.

Sandia Heights Coffeehouse Concert Series presents . . .



Acoustic Eidolon in Concert

Saturday evening

January 17, 2009, at 7:30 PM

Church of the Good Shepherd

7834 Tennyson St. NE

Free to SHHA members and their guests!

(All others \$15/adults, \$10/teens & seniors, \$5/12 and under, under 5 free.)

This will be an all-ages, alcohol-free event featuring 2 sets by Acoustic Eidolon and an intermission. Refreshments will be provided.

Hannah and Joe perform music from Bach to the Beatles on cello and Joe's unique double-neck guitar. This internationally-renowned Colorado duo has performed at the Kennedy Center in DC, St. Paul's Cathedral in London, and the Spandau Theatre in Berlin. Their recordings have been featured on NPR's "All Things Considered". Preview them at www.acousticeidolon.com.

Doors to the Lower Hall will open at 6:45. No reservations are required, there is plenty of seating. For more information or to volunteer, contact Linda Bolton, 856-7100 or nlightsmgt@aol.com.

Directions: From Tramway Boulevard, Take Tramway Terrace (second traffic light south of Paseo del Norte) to the west, then right (north) onto Tennyson and follow signs to the church.

The *Sandia Heights Coffeehouse Concert Series* is a production of the SHHA Community Services and Membership Committee.

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2. Those pedestrians choosing to ignore this 'age-old-advice' and continue to walk in the middle of the road or in the right-hand lane with their back/s to traffic are placing themselves at a severe disadvantage in the case of a distracted or careless vehicle operator. I have noticed that some of our residents and guests not only walk with their backs to traffic but do so while wearing headphones, exercising their pets or simply enjoying the scenery! This is a very dangerous practice in today's climate of cell-phone users and in general the fast-paced environment we live in.

3. Please, try to remember that using the 'middle of the road' is not advisable for pedestrians or vehicles on our roadways here in SH.

Please practice common sense when walking, running, exercising your pets and **'take-a-walk-on-the-safe-side'!**

I am not advocating that vehicles have any more right to be on the roads than pedestrians. If we share the road then perhaps it would be easier if we all were on the same page and subscribed to some basic, common sense safety practices.

Patrick Lancione, Resident

Community Event Bulletin Board

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

The **TRIBUTE TO WOMEN IN THE MILITARY** will mark its 24th anniversary at the Kirtland AFB Mountain View Club on March 6, 2009. This non-profit multi-service activity is chaired by volunteers from all military branches, including civilians, and honors military women--past, present, and future. The one-day program presents a keynote speaker, seminars, exhibits, luncheon, awards, door prizes, and other acknowledgements. Registration forms and awards submission information are on the website (www.TributeToWomenInTheMilitary.org). Pre-registration is required and due by February 19. If you are a business and would like to make a donation of a door prize or small items, including your business promotional information/items, for the tote bag that each participant receives, please call the chair, Marsha Thole, 856-3352

Sandia Heights Wildflower Club

The next meeting will take place Wednesday January 21st, 2009, at 7:30 p.m. [place TBA]; and Jan Phillips of Shady Lakes Water Lily Gardens will speak on fountains, ponds, and other water-feature installations. Interested persons, prospective members, and guests may call Dan Caudillo, President, for further information. 856-6617.



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

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Thank you to everyone who submitted a photo for the 2009 Directory. The photo chosen for the cover is by Lief Isaacson. His photo along with the other submissions will be featured on our website. I encourage you to go to the website: sandiahomeowners.org and take a moment to enjoy all of the beautiful photographs!

Just a note of clarification, we mail the GRIT to both members and non-members as a courtesy to those who are non-members to encourage them to join. However, the services and benefits of membership are limited to members of the association. If you are a non-member we encourage you to join.