

THE

GRIT



Sandia Heights Homeowners Association

December 2010

Meet and Greet With Santa Claus!



Sandia Heights Homeowner's Association

(SHHA) is holding its very first "Meet and Greet with Santa!" Sandia Heights children under 10 and their parents are invited to attend this special event. Parents do not have to be SHHA members. If you plan on attending, please RSVP by calling (505) 797-7993 or going to the office by Thursday Dec. 9.

- Meet your neighbors! Bring children under 10 to meet Santa!
- Each child will have his/her picture taken with Santa Claus. We can send your child's photo to your e-mail!
- Each child will receive a small gift from Santa Claus.
- Enjoy hot chocolate and cookies
- Pick up SHHA membership information if you are not already a member

This event will take place on Saturday, December 11, 2010 from 10:00 am to 1:00 pm at the SHHA office located at 2-B San Rafael Ave.

Additionally, it would be great if all participants could bring a non-perishable food item for our *Roadrunner Food Drive*.

Roadrunner Holiday Food Drive

Be a part of taking action this holiday season and get involved in our food drive! The Holidays can be difficult for many New Mexicans with more than 20% of the population living in poverty. Food drives enable the food bank to provide a wide variety of high quality, nutritious food items throughout the year. The Roadrunner Food Bank of New Mexico distributes more than 22 million pounds of food a year to hundreds of nonprofit agencies throughout New Mexico. Each one of us can make an impact. Please help by bringing non-perishable food items to the Sandia Heights Homeowners Association office located at San Rafael and Tramway. Office hours are Monday through Friday 9am-4pm. Look for the big red drop box inside.

Most Needed Items:

Macaroni & Cheese, Canned Fruits, Canned Vegetables, Canned Meats, Canned Entrees, Cereal Bars, Rice, Sugar, Pastas, Soups, Baby Food, Boxed Meals. Plastic, boxed, bagged and canned containers present less chance of breakage and less loss of good food.

MANY THANKS IN ADVANCE FOR YOUR GENEROSITY.!



*Sandia Heights Coffeehouse Concert -
Series presents...*

The Chapmans in concert



This award-winning, internationally-touring 5-piece bluegrass band currently has the #1 hot single on the Bluegrass Music Profiles Chart and will be appearing at the *Church of the Good Shepherd* on Saturday, January 15, 2011.

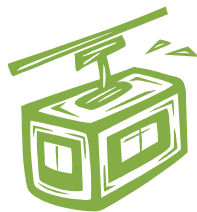
The Chapmans have been entertaining audiences worldwide for over 20 years and deliver some of best picking and singing to be found on the bluegrass circuit. Their CDs have climbed into the top 5 of the Bluegrass Unlimited National Bluegrass Survey. Listen to their music on www.Chap-TV.com or www.reverbnation.com/thechapmans.

Showtime is 7:30 p.m. Doors will open for members at 6:45 and for non-members at 7:00. Admission for SHHA members and their houseguests will be free. General admission will be \$15/adults, \$10/teens & seniors 60+, \$5/12 & under, free/under 5. For more information, or to volunteer to help, please contact Linda Bolton, 856-7100, nlightsmgt@aol.com.

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TRAM PASSES:

SHHA has purchased 6 corporate tram passes per day! We cannot make your reservations



over the phone but you can call the office and find out if passes are available for the date you want.

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**Enjoy Your New SHHA
Member Benefit:
Swim
and
Tennis
Passes
for 2011
at the Sandia Heights Four
Seasons Club!**



Beginning January 1, 2011, Sandia Heights Homeowners Association members may enjoy free passes to use the tennis and swimming facilities at the Sandia Heights Four Seasons Club. SHHA member-families will be eligible for up to 3 visits (free passes) during 2011. Each pass will be good for 4 family members and/or their house-guests per visit.

Passes will be available at the SHHA office and will be issued for a specific date on an as-available basis. Four passes will be available for each date. Unlike the Tram passes, there will be no deposit required. However, members are reminded that an unused pass will count as one of the three allowed per family and might also deny someone else a pass for that day. Complete details will be available at the SHHA office and on the website sandiahomeowners.org.

Enjoy yet another great benefit provided by your Sandia Heights Homeowners Association. Not yet a member? Sign up for immediate access to the many benefits of membership. If you enjoy your free passes to the Four Seasons Club why not buy an annual membership in the Club and enjoy unlimited use of this great facility?

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SHHA Membership Cards & Merchant Benefit Program

Your SHHA member benefits and services include: office and notary services, annual classified ads, Coffeehouse Concert Series, Sandia Tram passes, tree lottery, covenant enforcement, no-fee ACC applications, and discounted safety vests.

The SHHA Merchant Benefits Program includes the following current participating merchants:

Bair Medical Spa
Best Way Carpet
Black Diamond Taekwondo
Bob's Painting - Chiropractor, Mark L. Schwartz DC
County Line of Albuquerque
Curves
Granite Transformations
High Finance Restaurant & Sandiago's Mexican Grill at the Tram
Jade Enterprises
Massage Envy
The UPS Store
Yoga with Marcy

To see the discounts offered by each merchant visit our website:
www.sandiahomeowners.org.

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President's Message by Phyllis Moore

I want to inform you of some of the activities going on within our Sandia Heights community and keep you informed to how many of our precious volunteers and Board members are serving their community. Firstly, we got several interested residents to serve on the ad hoc committee we organized to address the waste water and septic tank issue and concerns presented to our community at our last Meet and Greet on September 25th. This committee's purpose will be to address possible solutions and alternatives while working with our county and, in turn, meeting the imposed requirements. If you were not able to attend the Meet and Greet regarding this subject, the County presentation is available at our webpage. I am pleased to inform you that Bob

Francis will be chairing this committee. In fact the committee has already met and started their research by the time you are reading this article. Again, a special thanks to Bob for spearheading this effort and to each resident serving with him on this committee. It truly takes all of us working together to improve and preserve our natural setting. Also I want to extend a big thank you to Pete Heinsteinst for the planning and executing the kickoff meeting. We have a great group of interested residents!

Secondly, we have learned about a potential proposed change to a county ordinance for amplified sound introduced by our 4th District Commission, Michael Wiener. We have notified by mail Units 6, 7, 7CC, 27, 28 and Sandia Heights north 1, 2, 3 of the planned hearing on Tuesday, 14 December at 5pm so interested residents can attend. Also an article about this proposed ordinance change appears in this GRIT edition as well.

Thirdly, and maybe the most important to our young residents, we have planned a Meet and Greet with Santa on December 11th at our SHHA office. Hopefully you have made your reservation or have plans to do so? This is just a sample of all the efforts behind the scenes that are working to enhance and promote our community. I am so pleased we are trying different ways to build community within our neighborhood, and we recognize that our demographics are changing.

With my position, I hear from many of you and I enjoy hearing what is on your minds. However, one phone call did disturb me when I learned of a resident needing help regarding a fall and residents just kept walking. The fall was the result of a dog not being on a leash which is a requirement within our community. My hope is that we are kind and helpful to our neighbors, and when you see an emergency or a need that we do pitch in and help out quickly.

Lastly by the time you read this we will be in the Holiday Season and all of us at the Sandia Heights Homeowners Association hope you have had a good year and are looking forward to 2011. Happy Holidays!



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Betsy Rodriguez – ACC
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Communications Editor

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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 October Call Type	# of calls	Month of October Call Type	# of calls
Alarms	34	Noise complaints	0
Animal control asst.	1	Open door/window	2
Breaking & entering	1	Parking problem	
Assault/Battery	0	Pet nuisance	9
Car accident	0	Rescue assist	2
Customer assist	3	Salesman problem	0
Construction site burglary	0	Snake Call	3
Dumped/spilled material	0	Special (extra patrol or observation)	15
Fire	3	S.O. assist	0
Fireworks complaint	0	Special request	5
Front office	8	Speeding vehicle	1
Loud music/party	1	Suspicious person	12
Lost/found pet	8	Suspicious vehicle	15
Lost/found item	4	Theft	3
Mailbox vandalism	0	Threat/personal	0
Motorcycle nuisance	0	Utility Co. assist	4
Motorist assist	2	Vandalism	3
Neighbor Dispute	0	Vehicle burglary	1
Newspaper pickup	15	Wildlife report	0
		Total Calls	155



Security Reminder:

Whenever possible park your car in the garage rather than just in the driveway and remember not to leave valuables in your car (particularly gifts visible in the car at this time of the year).



Phone numbers to keep handy:

Emergency – 911 (when using cell phone ask to be passed to BCSO)
Non-Emergency – 798-7000
Sandia Heights Security – 856-6347
Security Mobile – 263-4654

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Member Benefits

- Copies, Faxes and Notary Services
- Annual Resident Directory & Guide
- ACC applications at no charge
- Free Classified Ads and Sandia Peak Tram Passes
- Merchant Benefits Program: great discounts with cooperating merchants
- Tree Lottery
- Free Admission to the Sandia Heights Coffeehouse Concert Series
- Covenant and Architectural Control
- \$8 Monthly dues conveniently added to your water bill

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NOISE ORDINANCE CHANGE NOTICE:

This notice is to inform you that County Commissioner Michael Wiener is proposing a change to the county's current amplified sound/noise ordinance, Section 30-125. If approved, permitted amplified sound levels would be increased from 45 decibels to 75 db in commercial zoned areas. In addition to the increased sound level, the proposed duration would also increase to allow concerts up to three times per week for three hour periods ending at 9:30 pm. These changes would allow restaurants such as the County Line, which is zoned commercial, to expand their outdoor music concerts which might affect your neighborhood.

The Bernalillo County Commissioners will vote on this proposal on Tuesday, December 14 at 5:00 pm. SHHA is requesting a 30 to 60 day deferral. The address of the City/County Government Building is 1 Civic Plaza. There is underground parking available. The commissioners meet in the Griego Chambers in the basement. There will be public input at that time.

You may also contact the commissioners at the following, and **please copy** www.sandiahomeowners.org:
Michael Brasher at 468-7212, email: rdoucette@bernco.gov
Maggie Hart Stebbins at 468-7108, email: wobrien@bernco.gov
Michael Wiener at 688-7230, email: mcwabq@aol.com
Alan Armijo at 468-7185, email: agonzales@bernco.gov
Art De La Cruz at 468-7448, email: dherrera@bernco.gov

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COMMUNICATIONS & PUBLICATIONS: The online GRIT has been available on our web-site for over a year. All our residents, SHHA members and non-members, receive the monthly GRIT newsletter in the mail. Some of our residents ignore the mailed GRIT and only read the

GRIT online. The online GRIT is in color and in the near future will incorporate audio and video to supplement our printed articles.

While there is NO intention of discontinuing the printed mailed out version of the GRIT, some of our residents want to have the online GRIT and cancel the mailed printed version. This is consistent with the trend to reduce the harvesting of trees for paper and to avoid the unnecessary cost of inks, printing and postage.

If you do decide to cancel your mailed GRIT, an adult household member need only email the SHHA office at sandiaheights@comcast.net with your name and address and request to be taken off of the GRIT mailing list. Any time you wish to return to receiving the printed mailed GRIT, you may do so, again via an email requesting to be added to the mailing list.

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MAIL THEFT

Mail theft is a continuing problem! We advise that you take your outgoing mail to the Post Office. If the option is available it might be best to have sensitive information like checks, insurance and mortgage papers sent to your bank branch and you can pick them up from there, rather than having them sent to your house. Likewise, consider opening a post office box and have your mail sent there. Otherwise, keep your eye out for the postman and get your mail out of your box quickly.



The MO of the perpetrators has been early mornings, when folks are out walking. Please be alert to anyone in a vehicle checking mailboxes. A license number on a vehicle along with a vehicle description would go a long way to putting an end to this activity.

If you experience mail theft, notify the BCSO (798-7000), the USPS inspector (1-877-876-2455), and Sandia Heights Security (856-6347 and 263-4654). If you witness a crime in progress notify BCSO and Security.



Covenant Support Committee

Happy holidays from the Covenant Support Committee. In several weeks the treadmill of the season turns on, and we are off and running, trying to get everything checked off our 'To Do' lists. That goes for the CSC as well.

Our mission is to promote the common welfare and interests of the homeowners, property owners, and residents within Sandia Heights. We do this by investigating covenant violations reported by SHHA members that reside within the units, and we strive to assist homeowners resolve the violations.

There are 37 units within Sandia Heights, each with their own set of covenants. There is little consistency from unit to unit except for parking and storing RV's, boats and camper/trailers. In all units this is a violation, unless they are stored in a garage--hidden, folks. Throwing a tarp over said items does not count.

During the months when residents use these items, you are allowed 2 days to load and unload. After that, you must find a home for your toys off-site (or again, inside your garage). You may NOT park said items on the street or easements. Most streets in Sandia Heights are owned by Bernalillo County. They can and have sited homeowners who are illegally parked.

The CSC has recently developed an observation log to be filled out by the person issuing the complaint. This log was developed following advice from SHHA's lawyer in case we have to go to court. CSC members will also do periodic checks during that time which will be recorded. As over half our members work full or part time, they are unable to go by a property on a

daily basis.

We could all save ourselves time and trouble by following the covenants initially. To be clear these Declarations of Restrictions or Covenants apply to everyone, including renters. Let us be good neighbors and do what is right.



LIGHTING ORDINANCE:

A number of our Sandia Heights Homeowners have, over time, installed flood lights and motion sensor lights on their properties. Some of the Covenants state that "no un-shaded flood lights shall be maintained which cause light directly into the homes of other residents in the subdivision". As a good neighbor, please check and redirect your lights and/or shield them downward to alleviate this problem.

Bernalillo County Code Chapter 30 – Environment Article VI section 30-186 (1.)

All outdoor light fixtures and illuminated on-premises signs shall be (1) designed and operated as cutoff or shielded aimable fixtures, (2) equipped with and controlled by light and motion sensors or automatic timing devices, and (3) shall remain off between 11:00 p.m. and sunrise except for illuminating walkways or driveways.

Sec. 30-183. Intent and purpose.

This division is intended to create standards for outdoor lighting so that its use does not unreasonably interfere with the enjoyment of adjacent property owners, and with astronomical observations, and to promote energy conservation without jeopardizing safety, utility, security and productivity. The purpose of this division is to minimize light pollution, which has a 2 detrimental effect on the night sky environment, interferes with the enjoyment of the night sky, and causes unnecessary illumination of adjacent properties.

(Ord. No. 1997-18, § 3, 11-4-97)



**Albuquerque Community
Emergency Response Team
(CERT)**

CERT is comprised of trained citizen volunteers. Their training promotes a partnering between emergency services and the people that they serve. The Community Emergency Response Team (CERT) Program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills. The nationally recognized FREE 20-hour Basic CERT Training Course covers: Disaster Preparedness, Fire Safety, Disaster Medical Operations–Triage and Treating Life Threatening Injuries; Disaster Medical Operations–Assessment, Treatment, and Hygiene, Light Search and Rescue, Team Organization, Disaster Psychology, Terrorism and CERT, Course Review and Disaster Simulation. Upon completion of CERT training, members are encouraged to continue training, drilling and develop neighborhood networks of resources so their team may build, grow and flourish within the community.

For More information about education and training opportunities, contact the CERT Coordinator at 505 833-7247 or log on to <http://www.cabq.gov/emergency/community-emergency-response-team>. Applications are available on line.



Below is an article written by one of the local contractors who is active in the Albuquerque area. It is a noteworthy article and I think that the information is important enough to pass on to the SHHA community. I hope it is helpful. Sincerely, Bob Bower, Chairman, ACC.

Hire Licensed and Insured Contractors! By Jessica Speck

Contracting without a license in the state New Mexico is against the law. With setbacks in our current economic conditions,

we are all cutting corners with our spending. Many homeowners are choosing to remodel their current homes as opposed to purchasing new homes, which is wonderful. But in order to save a little money, they are choosing to hire inexperienced, unlicensed, uninsured individuals often becoming a sizeable liability to the homeowner and the completed home project. While it seems reasonable to spend less and find any cost deals available, this approach has devastated the home-remodeling industry.

Recently there has been a rise of unlicensed individuals entering the home-remodeling market with a set of tools, a truck and minor remodeling skills who have begun delivering bids to the homeowner at prices too good to be true! Remember the old adage: “You get what you pay for”, it still carries great validity, even in the home-remodeling industry. Low-quality material and workmanship often go unnoticed for months or even years often times resulting in the cost of demolition of the poor workmanship and paying again for a licensed contractor to build what the “Scope of Work” actually called for. Unfortunately however, no insurance is one of the most obvious and devastating ways construction costs are cut. This means that if anyone should fall off the homeowner’s roof, use faulty materials and methods, or damage the homeowner’s home or belongings, there is no coverage to protect the homeowner. In these circumstances, the unlicensed or uninsured remodeler cannot afford to pay for the damages leaving the homeowner with an uncompleted project and large mistakes to pay for. This can be related to the liability incurred when we get in a car accident with an individual who has failed to purchase car insurance. Who then pays for your personal injuries or damages to your car and their car? You or your insurance company will then be responsible for the damages.

Continued on page 8

Continued from page 7

If you have been a victim of unlicensed contracting or you would like more information on the topic, you can visit the New Mexico Regulation and Licensing department's "Construction Industries Division" Web site at: www.rld.state.nm.us/CID/unlicensed.htm
Note: When hiring a contractor look for **license #, Liability Coverage, and Workers Compensation**. You may also request a **Builders Risk Policy** be taken out on your project.



ACC Activity Log

The following is a summary of activity since the last GRIT.

Approved Projects:

- 16 Juniper Hill Loop – Front Door and Deck Step Replacement
- 30 Juniper Hill Loop – Garage
- 44 Rock Ridge Court – Landscaping
- 48 Pinon Hill Place – Replace Door
- 68 Pinon Hill Place - Reroof
- 113 White Oaks Drive – Landscaping
- 190 Big Horn Ridge Drive – Lintel Repair
- 192 Big Horn Ridge Drive – Landscaping
- 332 White Oaks Drive – Door & Window Replacement
- 524 Live Oak Place – Window Replacement
- 631 Cougar Loop – Reroof
- 673 Bluebird Lane - Reroof
- 720-3 Tramway Lane – Gate Replacement
- 725-9 Tramway Lane – Reroof
- 760-6 Tramway Lane – Fence
- 830-C Live Oak Court - Reroof
- 1035 Red Oaks Loop – Solar Collectors
- 1042 Red Oaks Loop – Patio Cover

- 1052 Red Oaks Loop – Stucco Repair
 - 1065 Tramway Lane – Restucco and Replace Garage Door
 - 1128 Marigold Drive - Restucco
 - 1231 Goldenrod – Photovoltaic Panels
 - 1412 Bluebell Place – Reroof and Restucco
 - 1465 Bluebell Drive - Reroof
 - 1470 Morning Glory – Driveway
 - 1703 Quail Run Court – Window and Door Replacement
 - 1719 Quail Run Court – Restucco
 - 1864 Tramway Terrace Loop – Fence
 - 2126 Globe Willow Avenue – Window and Door Replacement
 - 2173 Black Willow Drive – Canale Repair
 - 2325 Calle de Gabriel – Replace Swamp Cooler
 - 2535 Tramway Terrace Court – Window Replacement
 - 2447 Tramway Terrace Court – Restucco
 - 7715 Cedar Canyon Court- - Photovoltaic Panels
 - 7718 Cedar Canyon Court - Reroof
 - 12626 Colony Place – Garage Door
- Check the ACC Project Log at the 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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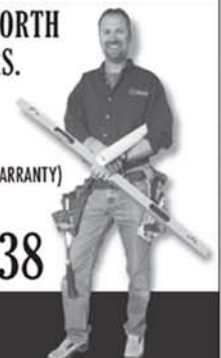
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**Rev. William D. Ingraham
Pastor and Teacher**

CHURCH OF THE GOOD SHEPHERD UCC

AN OPEN AND AFFIRMING CONGREGATION

Sunday Services: 8:30 & 10:30 a.m.

7834 TENNYSON ST. NE • ALBUQUERQUE, NM 87122

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Community Event Bulletin Board

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

The Church of the Good Shepherd's Chancel Choir and instrumental ensemble will present "The Promise of Light," a Christmas Musical by Joel Raney, on Sunday, December 19 at 10:30 a.m. The musical blends traditional Christmas carols with the composer's original "world" music to tell the story of the birth of Jesus. The church is located at 7834 Tennyson NE. To find out more information about the church call 856-1004 or visit www.goodshepherdunitedchurch.com.

Sandia Heights Artists News...Thanks to all our friends and neighbors for making our second annual Holiday Show so enjoyable. Church of the Good Shepherd made it possible for us to show our work in a spacious and pleasant venue. We so enjoyed meeting and talking with the many people who came to the show to purchase beautiful, affordable pieces of art for giving this holiday season.

Sandia Presbyterian Church WELCOMES you to join us Sundays and for the Holidays. **Sunday Morning Schedule:** Worship – 8:30 and 9:45 am; Classes for All Ages – 9:45 am; Children's Music – 10:40 am; Contemporary Worship – 11:15 am; Adult Class – 11:00 am. **Special Events:** Walk-Through Nativity Displays, Saturday, Dec. 4, 3-6 pm, and Sunday, Dec. 5, 8 am-noon; Christmas Play, Sunday, Dec. 12, 6:30 pm; Choir Cantata, Sunday, Dec. 19, 8:30 and 9:45 am; Christmas Eve Candlelight Services – Family Carol-Oriented Service, 4:00 pm, and Worship Services with Communion, 7:00 and 9:00 pm. Many weekly fellowship, service, and spiritual study programs for you and your family. Call for more information, 856-5040. **How to find us:** 10704 Paseo del Norte NE, on the frontage road south of Paseo between Eubank and Browning; www.sandiapres.org.

ANNOUNCEMENTS & NOTICES:

- Office hours: Monday – Friday 9am – 4pm. The office will be closed for the holidays on: Thursday, December 23 and will reopen on Monday, January 3.
- Notary, copies and faxes free to members.
- Tram passes free to members, please check with the office for your reservation.
- Contractor Evaluation binder free to members. We are in need of evaluations for handymen and septic tank contractors. You may download the form from the website or contact our office and we can email you one.
- Committee meeting dates and times are posted in the monthly calendar found on our website: www.sandiahomeowners.org.
- Classified ads and lost and found notices can be found on the website under the News and Information page. Classified ads are free for members.
- Safety Vests for sale in the SHHA office. \$2 per vest for members.
- Septic Tank information: you may view the slide presentation and partial list of contractors on our website: www.sandiahomeowners.org.
- Tree Lottery – go to our website for details.



Sandia Heights Homeowners Association
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*HAPPY HOLIDAYS ~
AND
HAPPY NEW YEAR
FROM THE SHHA
OFFICE*

