

## SHHA Membership

Because you are receiving this GRIT does not mean that you are a member of Sandia Heights Homeowner Association. The GRIT is mailed to each residence in Sandia Heights. SHHA membership dues are \$10 per month. Sandia Heights Homeowners Association is often mistaken for Sandia Heights Services, which is a separate company that provides water, trash, recycling and security services.

## President’s Message

- Ann Zimmerman

Happy Trails.... Zoom, Zoom, Whiz, Whiz, Whiz, Zoom “on your left” – whiz, whiz, zoom, zoom, ring, ring. And so it goes on the multi use path for bicycles and pedestrians. I am both a bicyclist and a pedestrian on the Tramway Blvd. multi use path. On most early mornings, this is a very special place to be. The air is cool and the morning light is reflecting off the trees and native brush, enhancing the joy of a new day. Lizards are busy searching for their morning snack and the new baby bunnies are unsure of their new surroundings their mothers have left them in. The quail parents are directing and herding their covey, which now number in the range of 6 to 10 fleeting feet. What a wonderful place to live!!

All of us, bicyclists (young and old, helmet and no helmet), dogs (on a leash and off leash), walkers, (of all ages), baby strollers, marathon runners and even wheelchairs use and enjoy this paved pathway. This is the essence of a ‘shared path.’ It is important to remind each of its users of our responsibilities in keeping this path safe for all users.

The rules of a shared road are simple-

- Walkers, walk to the right, with the flow of bicycle traffic

- Walkers, walk only two abreast leaving room for walkers, runners, and bicycles to pass on the left.
- Bicyclists, give an audible warning, “on your left” when approaching walkers and runners. A bell signals passing on the left.
- Bicyclists, go with the flow, never ride against traffic.
- Bicyclists, when you pass on the left always have 3 feet of clear space on the right.

Zoom, zoom, whiz, whiz, “On Your Left”, whiz, whiz, whiz, ring, ring, ring – Thank You!

## Update on the amendment to the Bernalillo County Wastewater Ordinance.

**Ordinance Amendment:** The Bernalillo County Commission has deferred action on a proposed amendment to the Bernalillo County Wastewater Ordinance until the September 11, 2012 Commission meeting. This meeting will take place after the New Mexico liquid waste regulations are updated in August. At the meeting, the Commission may 1) table the amendment, 2) defer action in order to allow time to consider the updated New Mexico liquid waste regulations and revise the amendment to incorporate some or all of the changes, or 3) pass the amendment as written.

The proposed amendment to the ordinance requires inspection of septic systems that are 30 years or older and on lots  $\frac{3}{4}$  acre or smaller. If a system passes, no action is required and the system will be inspected again in five years. If a system fails, it must be replaced with an advanced wastewater treatment system.

*Continued on Page 7*



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

### **Officers**

President – Ann Zimmerman  
Vice President – Joe Pappé  
Secretary – George Connor  
Treasurer – Ann Marie  
Caffrey

### **Board Members**

Phil Abshere  
Bob Bower  
Sharon Evanich  
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Michael Pierce  
Josephine Porter  
Ed Stretanski  
Dick Wavrik

### **Office Staff**

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

### **SHHA Office**

2-B San Rafael Avenue  
Albuquerque, NM 87122  
Office Hours: M-F, 9am-4pm  
Phone: 505-797-7793  
Fax: 505-856-8544  
Web site:  
[www.sandiahomeowners.org](http://www.sandiahomeowners.org)  
Email:  
[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

### **GRIT Editorial Policy is:**

- Provide information on subjects of interest to the community.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.

## **Useful Numbers**

Emergency Police, Fire, Rescue	911
Sheriff non-emergency	798-7000
Fire non-emergency	798-7000
Poison Control	272-2222
Sandia Heights Security Office	856-6347
Sandia Heights Security Mobile	263-4654
Sandia Heights Services Refuse, Water, Sewer	857-6419
Sandia Heights Services After hours emergency PNM	888-5336
New Mexico Gas Company	246-5700
Bernalillo County Animal Control	697-3335
Bernalillo County Road Repairs	468-7387
Bernalillo County Snow removal	848-1540
	848-1503

## **Announcements & Notices:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting** – Wed, August 8, at the SHHA office, 7pm
- **Notary, copies and faxes, tram passes, email alerts and contractor evaluation binder** free to members.
- **Committee meetings** are posted on our website:  
[www.sandiahomeowners.org](http://www.sandiahomeowners.org).
- **Classified ads** can be found on the website on the top bar menu under Classifieds.
- **Safety Vests for sale** in the SHHA office. \$2 per vest for members.

**Security Email Alert:** The office has a security email alert that can be emailed to all of those **SHHA members** whose email addresses are in our database. If you would like to receive such an email please call the office at 797-7793 or email us at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net). Also, if you have changed your phone number or email address please notify us. Thank you.

## **On-line GRIT Newsletter**

The GRIT newsletter has been posted on the SHHA website [www.sandiahomeowners.org](http://www.sandiahomeowners.org) for over a year. Posting the on-line version is free. The printed mail GRIT costs the Association over \$20,000 per year. Would you consider receiving the GRIT electronically? The advantage besides reducing mailing and printing costs is that the electronic version is in color. Also, the on-line version is a higher resolution compared to the printed version. To suspend your mailed GRIT please email us at [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net) and put your address in the subject line. Thank you.

## Tram Passes

*There are 6 corporate tram passes per day!*  
Please call the SHHA office at 797-7793 or visit our website for details:  
[www.sandiahomeowners.org](http://www.sandiahomeowners.org).



## SHHA Membership Cards

Check out the entire SHHA Member Benefits Program at [sandiahomeowners.org](http://sandiahomeowners.org) and enjoy discounts at our supporting local merchants. The SHHA Merchant Benefits Program includes the following current participating merchants:

**Asian Café - Bair Medical Spa - Best Way Carpet - Bob's Painting - Black Diamond Taekwondo - Chiropractor, Mark L. Schwartz DC - County Line of Albuquerque - Curves - Dance Fitness Party - Granite Transformations - Hairstyling by Carlos - High Finance Restaurant - Sandiago's Mexican Grill at the Tram - Jade Enterprises - Los Equipales Massage Envy - New Mexico School of Music - Ready Blinds & Shutters - Southwest Propane - The UPS Store - 3B Yoga**



## Renters and Membership Benefits

Did you know that people renting houses in Sandia Heights can participate in many of the benefits of SHHA membership? All that is needed is for the property owner to maintain membership in SHHA. Many property owners mistakenly believe that if they move from Sandia Heights and rent their house to another family, they must cancel their membership in SHHA. Not true! Membership dues will continue to be collected as part of the monthly utility bill for that address, whether the property owner pays the bill or the tenant pays the bill. If you as a property owner pay the bill, you are free to pass along the cost of membership to the tenant if you choose. Renters are eligible for all SHHA membership benefits except voting privileges and filing covenant violation complaints. Be sure you maintain your membership so your tenants can experience

some of the great “perks” of living in Sandia Heights!



## Sandia Heights Coffeehouse Concert Series presents ...

### Steve Gillette & Cindy Mangsen in concert

Church of the Good Shepherd, 7834 Tennyson NE.  
Saturday, September 8, 7:30 p.m.



Steve Gillette and Cindy Mangsen represent the very best in contemporary folk music. They have been featured on National Public Radio and have delighted audiences across North America and Europe with their music, warmth, and humor. He sings in a rich, warm baritone and plays guitar in a unique finger-picking style, using a flat pick and 2 fingers. Cindy is a master interpreter of traditional ballads, rich in myth and legend. Read more about Steve and Cindy and listen to their music on [www.compassrosemusic.com](http://www.compassrosemusic.com).

This will be an all-ages, alcohol-free event, presented by the Sandia Heights Homeowners Association Community Service & Membership Committee ([www.sandiahomeowners.org](http://www.sandiahomeowners.org)). General admission will be \$15/adults, \$10/teens and seniors 60+, \$5/12 & under, under 5 free. Admission for SHHA members & their houseguests will be FREE. Lower Hall doors will open at 6:30 for MEMBERS ONLY. Doors will open to the general public at 7. Admission is at the door only--no advance tickets. Complimentary refreshments will be provided. For more information or to volunteer to help, contact Linda Bolton, 856-7100 or email: [nlightsmgt@aol.com](mailto:nlightsmgt@aol.com).

**SANDIA HEIGHTS SERVICES (SHS) 10 Tramway Loop:** Please be reminded that Sandia Heights Services (they provide water, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You can call Security to confirm your membership with them. If you have questions regarding the following stats, please call Security 856-6347, mobile 263-4654.

**Stats and more from the Sandia Heights Security Patrol:**

Last Month	# of calls	Last Month	# of calls	Last Month	# of calls
Alarms	34	Newspaper pickup	10	Special (extra patrol)	13
Animal control asst.	3	Noise complaints	3	Speeding vehicle	1
Breaking & entering	1	Open door/window	12	Suspicious person	18
Car accident	1	Parking problem	4	Suspicious vehicle	25
Customer assist	2	Pet nuisance	2	Theft	7
Fire	1	Rescue assist	1	Utility Co. assist	4
Front office	5	Salesman problem	6	Vandalism	8
Loud music/party	3	Snake Call	9	Vehicle burglary	7
Lost/found pet	3	Special request	8	Wildlife report	1
Motorist assist	3			<b>Total Calls</b>	<b>195</b>

**Recycling with Sandia Heights Services**

We would like to thank our customers for the overwhelmingly positive response to the new trash and recycle bin service! We will be delivering the new bins in late August, look for updates in your Sandia Heights Services bill and on our website at [www.sandiaheightsservices.com](http://www.sandiaheightsservices.com). Due to the large number of customers who ordered recycle bins, we thought we would review how our recycling program works to make it a great success.

**What can I recycle?**

- ♻️ #1 through #5 plastic bottles and jugs, rinsed and caps removed
- ♻️ Phone books, brown paper bags, cereal boxes (chipboard), newspapers, magazines, catalogs, junk mail, home office paper, paperback and hardback books
- ♻️ Aluminum cans and tin/steel (soup & vegetable) cans rinsed and lids removed
- ♻️ Corrugated cardboard (broken down to fit in the recycle bin without over filling)



Beginning in September, all of the above recyclables should be placed loose in your recycle bin (green lid). We do not accept glass or Styrofoam because the facility we take the recyclables to does not accept those items. The recyclables are sorted by hand by their employees, so the glass would pose an obvious hazard to their employees. Also, in order for glass to be recycled, it needs to be sorted by color of glass (green, blue, brown and clear). Once it is comingled it cannot be recycled as glass, but may be used for other purposes. You may continue to take your glass containers to the City’s drop off bins at Smith’s Grocery stores, etc.

We will continue to offer the recycling program every other week, please see the calendar on our website at [www.sandiaheightsservices.com](http://www.sandiaheightsservices.com) for the correct recycling dates. If you don’t have internet access, please contact our office at 856-6419 and we will be happy to mail you a copy of the calendar.

Thank you for your outstanding participation in our solid waste and recycling programs, your efforts to continue to **reduce, reuse and recycle** are enabling our community to contribute to the sustainability of our planet’s precious natural resources!

**Moving.** First time or fifth, it just doesn't seem to get any easier. Eliminate the hassles... Make it easy on yourself. When planning your move, call Linda. She knows this territory & has a 33 year track record of success.



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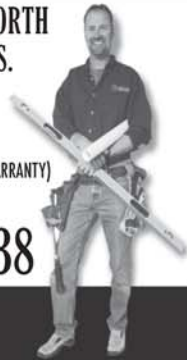


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## Sandia Heights Market Activity • 2005 - 2012

*How is the Sandia Heights Market? Compare the Past 7 years.*

### 2005 - 2012 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS GREATER THAN .50 ACRES

There are currently 18 Sandia Heights homes FOR SALE on lots greater than .50 acres. The average asking price per sq.ft. is \$183.72. There are currently 6 Sandia Heights homes PENDING on lots greater than .50 acres. The average asking price sq.ft. is \$169.57. There have been 14 Sandia Heights homes SOLD on lots greater than .50 acres since January 1, 2012. The average sales price per sq.ft. was \$145.

40 Homes on lots greater than .50 acres SOLD from Jan. 2011 - Dec. 2011. The average sales price per sq.ft. was \$161  
26 Homes on lots greater than .50 acres SOLD from Jan. 2010 - Dec. 2010. The average sales price per sq.ft. was \$165  
25 Homes on lots greater than .50 acres SOLD from Jan. 2009 - Dec. 2009 The average sales price per sq.ft. was \$169  
14 Homes on lots greater than .50 acres SOLD from Jan. 2008 - Dec. 2008. The average sales price per sq.ft. was \$193  
30 Homes on lots greater than .50 acres SOLD from Jan. 2007 - Dec. 2007. The average sales price per sq.ft. was \$202  
39 Homes on lots greater than .50 acres SOLD from Jan. 2006 - Dec. 2006 The average sales price per sq.ft. was \$205  
35 Homes on lots greater than .50 acres SOLD from Jan. 2005 - Dec. 2005. The average sales price per sq.ft. was \$170

### 2005 - 2012 MARKET ACTIVITY • SANDIA HEIGHTS DETACHED HOMES ON LOTS LESS THAN .50 ACRES

There are currently 6 Sandia Heights homes FOR SALE on lots less than .50 acres. The average asking price per sq.ft. is \$151.71. There are 4 homes on lots less than .50 acres PENDING. The average asking price per sq.ft. is \$169.62. There have been 6 Sandia Heights homes SOLD on lots less than .50 acres since January 1, 2012. The average sales price per sq.ft. was \$157.61.

27 Homes on lots LESS than .50 acres SOLD from Jan. 2011 - Dec. 2011. The average sales price per sq.ft. was \$154  
29 Homes on lots LESS than .50 acres SOLD from Jan. 2010 - Dec. 2010. The average sales price per sq.ft. was \$158  
26 Homes on lots LESS than .50 acres SOLD from Jan. 2009 - Dec. 2009. The average sales price per sq.ft. was \$161  
22 Homes on lots LESS than .50 acres SOLD from Jan. 2008 - Dec. 2008 The average sales price per sq.ft. was \$171  
18 Homes on lots LESS than .50 acres SOLD from Jan. 2007 - Dec. 2007 The average sales price per sq.ft. was \$189  
13 Homes on lots LESS than .50 acres SOLD from Jan. 2006 - Dec. 2006. The average sales price per sq.ft. was \$179  
11 Homes on lots LESS than .50 acres SOLD from Jan. 2005 - Dec. 2005. The average sales price per sq.ft. was \$156

### 2005 - 2012 MARKET ACTIVITY • SANDIA HEIGHTS ATTACHED TOWNHOMES

There are currently 3 Attached Townhomes FOR SALE. The average asking price per sq.ft. is \$114.35. There are currently 0 Attached Townhomes PENDING. There was 1 attached Townhome SOLD since Jan. 1, 2012. The average sales price per sq.ft. was \$115.

6 Attached Townhomes SOLD from Jan. 2011 - Dec. 2011. The average sales price per sq.ft. was \$115.  
10 Attached Townhomes SOLD from Jan. 2010 - Dec. 2010. The average sales price per sq.ft. was \$120.  
3 Attached Townhomes SOLD from Jan. 2009 - Dec. 2009. The average sales price per sq.ft. was \$144.  
6 Attached Townhomes SOLD from Jan. 2008 - Dec. 2008. The average sales price per sq.ft. was \$140.  
6 Attached Townhomes SOLD from Jan. 2007 - Dec. 2007. The average sales price per sq.ft. was \$147.  
11 Attached Townhomes SOLD from Jan. 2006 - Dec. 2006. The average sales price per sf was \$151.  
16 Townhomes SOLD from Jan. 2005 to Dec. 2005. The average sales price per sq.ft. was \$112.



*Continued from Front Page*

These advanced systems can be quite expensive.

We would like as many Sandia Heights residents as possible to attend the September 11 meeting to demonstrate our concern regarding this matter. We will post the time and location on the SHHA website.

**Replacing Septic Systems:** SHHA has heard from several homeowners who are upset about having their septic tank pumped and then being told that the septic tank or the leach field is defective and must be replaced with an advanced wastewater treatment system (also known as secondary or tertiary systems). The County Wastewater Ordinance has very specific criteria for requiring such advanced systems (you can find a copy on the SHHA website). You should ask the septic system company to explain exactly what conditions, as listed in the ordinance, lead them to believe the system should be replaced with an advanced system. If you are not satisfied, you may call the Bernalillo County Environmental Health Department at 505-314-0310 and ask them to verify the septic system company’s findings.

**Possible Sewer Line:** The SHHA Wastewater and Septic System Committee met with Sandia Heights Services to explore the possibility of constructing a central sewer line for Sandia Heights. While this would solve septic system issues in Sandia Heights, please be aware that we are in the very preliminary stage of investigating this possibility, and even if it is feasible it will be decades before it becomes a reality. We will continue to keep you informed of new developments as they occur.

## **INCREASE YOUR NQ**

NQ? What’s that? Neighborliness Quotient, of course!

This is the first of a monthly feature that will include ideas for neighborly things to do to enhance our sense of community. We’ll also

print stories of neighborly things people in Sandia Heights have done. Please send us information about neighborly activities you’ve observed or participated in at [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org).

### ***Neighborhood happy hour***

As people in one Sandia Heights neighborhood got to know each other, they had the idea of hosting a Friday night happy hour to give the neighbors a chance to get together informally and get acquainted. *Read more at [www.sandiahomeowners.org/notices-and-information/increase-your-nq](http://www.sandiahomeowners.org/notices-and-information/increase-your-nq).*

### ***Be kind to your neighbors and your dog***

Why do some dogs bark and bark and bark? It drives the neighbors crazy, and causes untold strife and hard feelings. Sometimes people end up in court, and that’s a lose-lose situation if there ever was one.

*Read more at [www.sandiahomeowners.org/notices-and-information/increase-your-nq](http://www.sandiahomeowners.org/notices-and-information/increase-your-nq)*



## **Bernalillo County Ordinance regarding animals:**

The Bernalillo County Ordinance No. 88-16 Section VI. E. states “Animal Nuisances on Sidewalks, Public Parks, Alleys, and Other Places Open to the Public. It is unlawful for the owner of any animal to permit, either willfully or through failure to exercise due care of control, any such animal to commit any nuisance upon the sidewalk or public park; or upon the floor or wall of any common hall in any multiple dwelling; or upon any entrance way, stairway or wall immediately abutting on a public sidewalk, or upon the floor or wall of any theater, shop, store, office building or other building used in common by the public; or upon any private property other than the owners of the animal.” Leaving your dog’s mess is not only unsightly but also inconsiderate. Please be considerate of your neighbors and pick up your dogs waste material.



## ACC Activity Log

Summary of **Approved Projects** activity since the last GRIT:

- 1 Sandia Heights Drive – Gate and Concrete Slab
- 152 Juniper Hill Road – Door Replacement
- 191 Big Horn Ridge Circle – Restucco
- 208 Spring Creek Drive – Photovoltaic Panels
- 213 Spring Creek Place – Reroof, Restucco & Refinish Trim
- 314 Big Horn Ridge Road – Addition
- 371 Bighorn Ridge Road – Evaporative Cooler Replacement
- 510 Roadrunner Lane – Reroof
- 536 Black Bear Road – Roof & Stucco Repair
- 546 Black Bear Loop – Reroof
- 559 Black Bear Place – Resurface Driveway
- 561 Black Bear Road – Reroof, Restucco & Window Replacement
- 574 Black Bear Road - Restucco
- 576 Black Bear Road – Gutter Replacement
- 720 1-29 Tramway Lane – Paint Wood & Trim
- 726-34 Tramway Vista Drive – Roof Repair
- 727-8 Cedar Hill Lane - Restucco
- 804 Tramway Lane – Driveway Replacement
- 806 Tramway Lane – After the fact Landscaping
- 867-B Tramway Lane Court – Gutter Repair and Resurface Driveway
- 875 Tramway Lane Court – Heating Equipment
- 903 Tramway Lane – Garage Door Replacement
- 924 Tramway Lane – HVAC Replacement
- 930 Tramway Lane – Resurface Driveway
- 945 Deer Drive – Reroof
- 1025 Tramway Lane – Garage Addition
- 1103 Marigold Drive – PV Panels & Patio Cover
- 1155 Laurel Loop – Patio, Wall & Landscaping

- 1168 Laurel Loop – Reroof
- 1185 Laurel Loop – Resurface Driveway
- 1187 Laurel Loop – Addition
- 1191 Laurel Loop – Paint Wood Trim & Lintels, Driveway Resurfacing
- 1243 Rockrose Road – Swamp Cooler Screen
- 1465 Bluebell Drive – Addition
- 1560 Eagle Ridge Road – Front Door Replacement
- 1803 Tramway Terrace Loop – Porch Roof Repair
- 1862 Tramway Terrace Loop – Retaining Wall Replacement
- 1866 Tramway Terrace Loop – Fence
- 1946 Quail Run Loop – Garage Door Replacement
- 2038 Tramway Lane – Resurface Driveway
- 2173 Black Willow Drive – Paint Garage Door, Reroof & Stucco Repair
- 2182 Cattail Willow Ave – Landscaping
- 2306 Calle de Rafael – Window Replacement
- 2325 Calle de Gabriel – Window/Door Replacement
- 2447 Tramway Terrace Court – Roof Repair
- 2705 Tramway Circle – Repair Fence & Paint Trim
- 2729 Tramway Circle – Paint Trim
- 2801 Tramway Circle - Patio Roof Repair
- 2815 Tramway Circle – Parapet Repair & Restucco
- Disapproved

355 Live Oak Road – Reroof White Membrane

*Go to the website: [sandiahomeowners.org](http://sandiahomeowners.org). to read about all projects currently under ACC management.*



## **Useful Project Planning Tips—The ACC Design Guidelines**

By Bob Bower, ACC Chairman

Over the past years, the ACC has developed six Design Guidelines for use by all property owners in Sandia Heights.

*Continued on page 11*



**AS OF APRIL 17, 2012**  
**MAX**  
**SANCHEZ**  
 HAS LISTED/SOLD  
**7 OF THE 12**  
 HOMES CURRENTLY UNDER  
 CONTRACT IN SANDIA HEIGHTS!



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Judi Foster	AJ Toepfer
Carol Kaleko	John Vogel
Frank & Lorraine Long	Susan Wyngaard

*Saturday and Sunday, Sept. 8 and 9*  
*10:00am to 5:00pm*

Information and map available at SHHA office  
 and online at [www.sandiaheightsart.com](http://www.sandiaheightsart.com)

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## Community Event Bulletin Board

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

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Looking for a progressive, friendly, and welcoming church? Search no more! Everyone is welcome at **Church of the Good Shepherd**, 7834 Tennyson NE. For more information go to [www.uccco.org](http://www.uccco.org) or call the church office @ 856-1004.

*Continued from page 8*

These Guidelines serve as useful tools that are available to assist the homeowner when planning a project that will change the exterior appearance of the property. They are not meant to supersede any of the Unit covenants. These Guidelines are available at the SHHA office and on the SHHA website. A brief summary of these Guidelines is provided below.

1. **Detached Buildings:** This Guideline ensures that detached structures comply with all covenants, are in harmony with the primary residence, adjacent buildings, and the natural landscape, and do not adversely affect the value of neighboring properties. The Guideline provides a detailed definition of what is included in the definition of detached buildings.

2. **Landscaping:** This Guideline was prepared to ensure that the installation of landscaping is in compliance with the covenants, blends with its surroundings, and uses plant and tree types that are courteous to the neighborhood by considering potential view obstruction, water conversation, pollen emission, etc. The Guideline specifies limitations on location, height, and size of landscaped areas and plant selection in order to minimally impact open spaces and natural vegetation.

3. **Roofing:** This Guideline ensures that roofing materials are in compliance with the covenants, blend with their surroundings, and do not reflect nuisance levels of reflected light

onto nearby properties. The Guideline also establishes standards for the selection of roof colors and finishes.

4. **Setbacks:** This Guideline ensures that residences, outbuildings, walls, and other structures are placed on lots in accordance with the covenants to retain the open and natural character of Sandia Heights. Setbacks are defined for street frontage, side, and rear boundary distances. The Guideline also establishes a process for reducing setback distances for lots that have insufficient buildable areas and that qualify for the granting of a variance, such as oddly-shaped lots, lots with physical impediments, and lots with unusually high amounts of street frontage.

5. **Solar Collectors:** This Guideline addresses the installation of all types of solar collectors to ensure that the devices are in compliance with the covenants, blend with their surroundings, do not unduly obstruct views, and do not produce objectionable light reflections onto neighboring properties. The Guideline establishes limitations on the location, height, color, and finishes of the collectors and their associated mounting hardware.

6. **Walls and Fences:** This Guideline ensures that walls and fences are in compliance with the covenants, blend with their natural surroundings, and are constructed of durable, high quality materials. The Guideline specifies limitations on the location, height, and size of areas to be enclosed within the finished wall or fence.

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

## PHOTO CONTEST!

We are accepting entries for our annual photo contest for the 2013 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 2. If you are the lucky winner, your photo will be featured on the cover of the 2013 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 2012 Directory).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, and may be submitted digitally or by email to [sandiaheights@comcast.net](mailto: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 your photo(s) in the Directory or on our website.

All entries may be picked up at the office once the Directory is published.