

THE GRIT

Sandia Heights Homeowners Association

September 2011



Four Seasons Pool closes on September 15!

Free swim and tennis passes are now available at the SHHA office for Association members, their families, and house guests.

- Up to 4 persons per visit, 3 visits per season
- Up to 16 persons per day, no deposit required
- Get your passes in advance or the same day, space permitting

Not a member? Join now and take immediate advantage of the many benefits offered by the association.

Visit the SHHA office or sandiahomeowners.org for complete details. This is another great benefit from your Community Services and Membership Committee.



President's Message

~ **Kate Fry**

School is back in session, and the kids are not the only ones who need to readjust their brains for the school year routine. We

all need to be aware of children walking to and from school bus stops, and remember to yield to buses loading and unloading passengers. The earliest buses will soon be picking up kids in near darkness, so please be extra watchful as you navigate our picturesque winding streets. Please also be on the lookout for residents enjoying a walk during the cooler hours of dawn and dusk.

The days are starting to get shorter, and soon we will notice the crispness of fall in the air. Fall is traditionally a good time to plant trees and shrubs, because the plants can establish strong root systems and be ready to grow vigorously in the spring. You might be thinking of replacing plants that were killed by the sub-zero temperatures last winter. However, many forecasters are talking about another dry winter with very cold temperatures, so you might want to wait until next year to think about new plantings. To help established plants make it through a harsh winter, water deeply about once a month. Watering plants is probably the last thing we think about when we're snug indoors in the winter, but water will really help your landscaping survive. Dry conditions are more likely to kill plants than cold weather alone.

The outdoor concerts at The County Line restaurant this summer have generated intense discussions in Sandia Heights, with SHHA members having many different views. Bernalillo County issued a Notice of Violation of the noise ordinance to the County Line, followed by a criminal complaint which is scheduled for trial on September 8. *Continued on page 2*

Continued from front page

The County also issued a Notice of Violation of the zoning ordinance as a consequence of the concerts being conducted within the off-street parking area of the restaurant. SHHA investigated other complaints associated with the concerts, and in August our attorney sent a letter to the County Line advising them that SHHA fully concurs with and supports the activities of Bernalillo County, and requested that the County Line discontinue the outdoor concerts and that no outdoor concerts be held in upcoming years. We will continue to appraise the situation and to keep you informed as information becomes available.

We continue to need volunteers to serve on the Board of Directors and our committees. We have many different opportunities for volunteers, and we welcome people who have the time and energy to help keep Sandia Heights a great place to come home to. If you would like to join in to serve your community, please call the SHHA office or contact any of the Board members to sign up.

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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. Tram passes are among the most popular member benefits, so be sure you maintain your membership so your tenants can experience some of the great “perks” of living in Sandia Heights!



ATTENTION!
SHHA
Meet ‘N’ Greet



On SATURDAY, October 15, 2011 at the Church of the Good Shepherd, 9 to 11 a.m. **This is a don’t miss event!**

Dr. Richard E. Peck is an Author, Playwright and retired academic, which includes President of the University of New Mexico. His 10 novels celebrate the places he’s lived: Philadelphia, Rome, New Mexico and Wisconsin. He writes – all day, every day – when he’s not golfing or visiting his grandchildren.

His best-selling book, TRAVELING AT MY DESK, is the basis for his talk. It’s titled: “I was Italian for two years, but I’ve recovered.”

We guarantee entertainment, food, fun, and great door prizes. Please RSVP by calling the office at 797-7793 by Friday, October 7.



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TRAM PASSES: *There are 6 corporate tram passes per day!* Please call the office or visit our website for all the details: www.sandiahomeowners.org.

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Sandia Heights Coffeehouse Concert Series presents...

SPRING CREEK
in concert Saturday, Sept. 10



Spring Creek is an exciting up-and-coming band from Lyons, Colorado. The group jumped headfirst into success by winning awards and prestigious band contests early on. They have performed at the biggest roots music celebrations across the country, including the Telluride Bluegrass Festival, Merlefest and Strawberry Music Festival. Band members Taylor Sims (guitar), Alex Johnstone (mandolin, fiddle), and Chris Elliott (banjo) have recently been joined by Danny Booth on upright bass, also a young veteran of the bluegrass stage. They have released their 4th album, with Grammy-winning dobro player Sally Van Meter producing. Listen to their music: www.springcreekbluegrassband.com.

This will be an all-ages, alcohol-free event, presented by the Sandia Heights Community Service & Membership Committee (www.sandiahomeowners.org). Showtime will be 7:30 pm. For preferred seating, SHHA members will be admitted starting at 6:30. Doors will open at 7 for non

members. Admission is free for SHHA members and their houseguests. General public admission is \$15/adults, \$10/teens & seniors 60+, \$5/12 & under, under 5 free. Admission is at the door only, there are no advance tickets. Complimentary refreshments will be provided, and artists from the Sandia Heights Art Association will be displaying their work in the hallway. For more info or to volunteer to help, contact Linda Bolton, 856-7100, nlightsmgt@aol.com.

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SHHA member benefits

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.

Check out the entire SHHA Member Benefits Program at 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**
- Black Diamond Taekwondo**
- Bob's Painting**
- Chiropractor, Mark L. Schwartz DC**
- County Line of Albuquerque**
- Curves**
- Dance Fitness Party**
- Granite Transformations**
- High Finance Restaurant**
- Sandiego's Mexican Grill at the Tram (\$1 parking fee will be reimbursed with purchase of lunch)**
- Jade Enterprises**
- Los Equipales**
- Massage Envy**
- The UPS Store**
- Yoga with Marcy (Closed until September)**



Stats and more from the Sandia Heights Security Patrol:

Officers

President – Kate Fry
 Vice President – Andy Anderson
 Secretary – Sarah Pirkl
 Treasurer – Ann Marie Caffrey

Board Members

Phil Abshere
 Ana Acosta
 Bob Bower
 George Connor
 Sharon Evanich
 Pete Heinstein
 Burt O’Neil
 Joe Pappe
 Michael Pierce
 Dick Wavrik
 Ann Zimmerman

Office Staff

Betsy Rodriguez – ACC
 Administrative Assistant
 Sheraz Saint-Lôt – 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

Email:

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.


Last Month Call Type	# of calls	Last Month Call Type	# of calls
Alarms	40	Open door/window	5
Animal control asst.	0	Parking problem	3
Breaking & entering	2	Pet nuisance	3
Assault/Battery	1	Rescue assist	0
Car accident	0	Salesman problem	0
Customer assist	0	Sheriff office assist	2
Dumped/spilled material	1	Snake Call	12
Family dispute	0	Special request	15
Fire	3	Special (extra patrol)	16
Fireworks complaint	5	Speeding vehicle	0
Front office	3	Suspicious person	8
Loud music/party	3	Suspicious vehicle	37
Lost/found pet	6	Theft	3
Lost/found item	0	Threat/personal	0
Mailbox vandalism	0	Utility Co. assist	7
Motorcycle nuisance	0	Vandalism	8
Motorist assist	5	Vehicle burglary	1
Neighbor dispute	0	Wildlife report	10
Newspaper pickup	27		
Noise complaints	2	Total Calls	228

Security Tip:

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.

From a self defense expert: Keep a can of wasp and hornet spray near your front door. If someone tries to break in simply spray them in the face. It will shoot up to 20 or 30 feet and temporarily blinds the perpetrator until he can get medical attention. It is also not as obvious as a can of mace or pepper spray and is more accurate.

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Marta Burckley	Carol Kaleko	Terry Mathews	Rudy Rudolph	Carol Wawersik
Lynda Burch				Susan Wyngaard

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information/map at www.sandiaheightsartists.org and SHHA office

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SECURITY ALERT

The office has a security email alert system by which SHHA can send notices to people whose email addresses are in our database. If you would like to receive email alerts, please call the office at 797-7793 or email us at sandiaheights@comcast.net.

Also, if you have changed your phone number or email address please notify us so that we can update the database. Thank you.



CHOOSING YOUR HOME'S EXTERIOR COLORS

A large percentage of applications received by the ACC for exterior modifications to residential homes relate to colors for garage doors, stucco, trim paint, etc. When contemplating these tasks, many homeowners assume that an application is not needed if the existing colors remain the colors of choice for restuccoing and repainting and that by using the same colors, the exterior appearance of the residence is not being changed. This is absolutely correct, but the ACC and your neighbors do not know this and when your contractors show up to restucco or repaint, the SHHA office often gets phone calls from nearby residents who state that “something is going on and I do not see an application for this address on the ACC project log.” These inquiries precipitate a phone call to the resident where the work is occurring and the resident is asked to file an after-the-fact application for the work. These applications can be approved within a day or so for a replacement-in-kind of the stucco or paint being used and will be noted in the ACC log of approved projects.

Bottom Line: For exterior repainting or restuccoing jobs, even if the new colors will

match the existing ones, submit an application—it is quick and easy and can usually be administratively approved within a day or so.

Now, let us say that you want to change the existing garage door, trim, and/or stucco colors. Most of the Unit covenants specify that the color schemes for a proposed structure must be “in harmony” with the general surroundings. The ACC interprets this subjective language to mean that which is harmonious is that which tends to blend into the natural terrain and vegetation, thus mimicking the colors of the landscape in the proximity of the proposed structure. Obviously, there is lots of “give and take” here due to the subjective nature of this matter. As such, the ACC has established a list of proposed colors that meet the intent of “harmonious” to provide some form of guidance when making decisions on color schemes proposed by residents for items such as stucco, trim, garage doors, etc.

If you are not sure that your color selections will pass the “ACC test”, check with the SHHA office concerning the list of approved colors. Over the years, many new products have come on the market especially in the area of external coatings such as acrylic and elastomeric stucco. Many of these products come in a variety of colors that, for the most part, are close to the list of colors that the ACC will approve. With the exception of white, very light colors, and very dark colors, most colors fall within the range of what is acceptable to the ACC. In general, these applications can be administratively approved within a few days of submission.

Again, Bottom Line: If you are not sure about your proposed colors, take the time to consult with the ACC and avoid the risk of using colors which may not be approved and that you may be asked to remove.

Continued on page 8

Continued from page 7

Remember, however, that the ACC will not force you to change colors if your residence has existing colors which fall outside the range of colors that the ACC will approve. In essence, you are “grandfathered” if you prefer to retain these colors.



ACC Activity Log

Summary of Approved Projects activity since the last GRIT:

- 18 Cedar Hill – Awning
- 37 Rock Ridge Drive – Stucco Repair
- 49 Cedar Hill Road – AC Installation
- 60 Juniper Hill Loop – Restucco
- 61 Juniper Hill Court – Second Story Addition
- 80 Juniper Hill Place – Retaining Wall
- 165 Juniper Hill Road – Landscaping & Wall
- 216 Spring Creek Place – Addition
- 368 Big Horn Ridge – Reroof & window replacement
- 424 Live Oak Court – Playground equipment
- 605 Cedar Hill Road – Reroof
- 657 Roadrunner Lane – Restucco
- 808 Tramway Lane - Driveway
- 865-1 Tramway Lane - Fence
- 869-D Tramway Lane Court – Paint Wall
- 910 Tramway Lane – Restucco
- 945 Deer Drive – Landscaping
- 969 Antelope Avenue – Remodel/Addition
- 990 Lynx Loop – Awning
- 1229 Rockrose Road – Landscaping
- 1404 San Rafael Place – Restucco
- 1532 Eagle Ridge Drive – Portal
- 1914 Quail Run Drive – Second Story Office Addition
- 2024 Quail Run Drive - Restucco

Go to the website: sandiahomeowners.org. to read about all projects currently under ACC management



Gnats Bugging You?



If you have lived in Sandia Heights for any length of time, you’re uncomfortably familiar with our gnat population. When the gnats are at their worst, outdoor activities become increasingly unpleasant as the gnats swarm around us and dive into eyes, ears, and noses. Thankfully, there appears to be a solution to the problem that is environmentally safe and nontoxic to humans and pets. Cedar oil, which is extracted from the bark of cedar trees, is a safe and natural insect repellent that is effective against gnats. Several companies make cedar-based insect repellents for the yard, and we have heard reports from a number of residents that these products do a good job of keeping the gnats at bay. Two companies we have heard good reviews about are Cedaricide Industries, Inc. (www.cedaricide.com) and Greenbug All Natural Pest Control Products (www.greenbugallnatural.com). These companies also make repellents for use by people and pets.



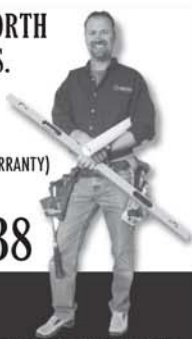
Mirasol Subdivision

SHHA recently received notification of plans for a new development, the Mirasol Subdivision, on the vacant land south of the Futures for Children complex on Tramway Boulevard. This land is not part of SHHA and therefore is not bound by any of our covenants. The developer has asked for County approval to change the existing zoning (C-1 permissive uses with a special use permit owned by Futures for Children) to C-1 with a special use permit for a planned development area allowing up to 14 single family residences. The County has notified all residents within 1500 feet of the property of the zoning hearing scheduled for September 7, 2011. If you are interested in the details of the planned development, please visit the SHHA office to view the drawing package.

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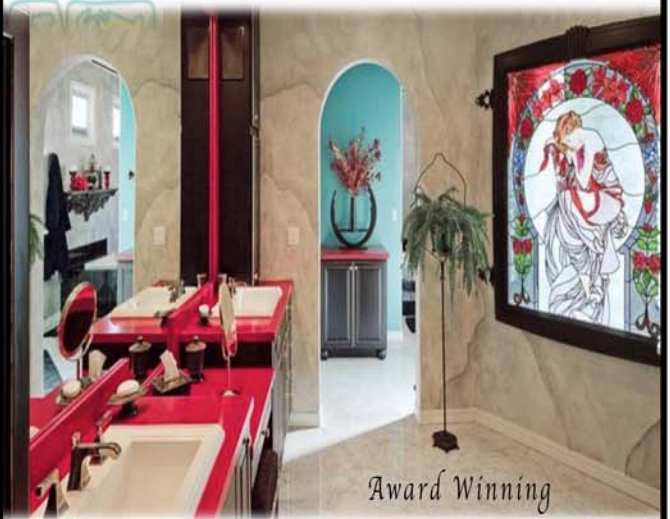
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Community Event Bulletin Board

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

Sandia Heights Art Tour - SEPTEMBER 10 -11

Are you looking for something Made in America? Join us for the art tour: stained glass, landscape and travel photography, fabric baskets, gourd art, contemporary ceramic sculpture, fiber art, wheel-thrown pottery, hand-bound books and journals, weaving, beaded jewelry, collage, water colors, acrylic and oil paintings. Tour maps will be available on-line and at the Sandia Heights Homeowners office. Watch for signs around the neighborhood. websites: sandiaheightsart.com and sandiaheightsartists.org

The Church of the Good Shepherd offers Sunday School every Sunday morning for children to adults. The classes are inclusive and interactive regardless of where you are in your journey. Come join us on Sunday from 9:30 to 10:30 for learning, sharing, and growing.

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Board Meeting:** September 14 at 7pm in the SHHA office. Open to SHHA Members
- **Notary, copies and faxes** free to members.
- **Tram passes** free to members.
- **Swim and Tennis passes** – call the office for details. The pool closes on September 15.
- **Contractor Evaluation binder** free to members. We are in need of evaluations for Handymen, Propane and Septic Tank contractors.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!
- **Safety Vests:** still available for \$2 per vest for SHHA members.

Be Bear Aware!

Bears are still visiting our neighborhoods looking for food. Please stay alert and don't do anything to attract bears to your home. Keep trash indoors until the morning of pickup, bring bird feeders indoors at night, and keep kitchen doors and windows closed after dark. ***Please understand that a trapped bear does not transplant well. A high percentage of bears die after being relocated.*** Simply seeing a bear is not a reason to call Game and Fish. If there is no food to be found, the bear will probably go back into the mountains. Please only call Game and Fish if a bear is trying to get in your house or does not run away when it sees you.





Sandia Heights Homeowners Association
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PHOTO CONTEST!

We are accepting entries for our annual photo contest for the 2012 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 4. If you are the lucky winner, your photo will be featured on the cover of the 2012 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 2011 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.
- 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.