

## President's Message by Phyllis Moore

As your new president, I would like to express my thanks to all of you who came out for our annual meeting on 12 June. We easily had a quorum and we were able to conduct our annual meeting and accomplish the items of business we needed to perform. I am sure you also noticed your SHHA Board of Directors and volunteers working hard to provide you with a meaningful and professional meeting, with great snacks and hot coffee this year. All went very smoothly, and again thanks to all of the volunteers who had to come early and stayed late for setup and tear down to ensure we had a professional and effective annual meeting. Again, thank you.

The Town Hall meeting also went very well, and the following issues and concerns were elevated to our attention for action:

- Limit of who can report violations to the SHHA
- Flood plain issue
- Tree issue at corner of Bobcat and Tramway Lane
- Vendors along state highway
- Chinese/Siberian Elms
- Lack of volunteers for Wildflower Club

These topics were assigned to the appropriate individual and/or committee at our 14 July board meeting. At this writing, half the actions are already being worked prior to our board meeting.

For those who were not able to attend, I would like to take this opportunity to introduce you to your new officers and Board of Directors for 2010-2011. Your new Vice President is Kate Fry, who joined the board a

year ago and has been very active with the Architectural Control Committee and has served on the Finance Committee. Michele Munson is our new secretary. Michele too joined the board a year ago and has been serving on the Architectural Control and Covenant Support Committees. Ed Tull has done an excellent job as Treasurer last year and has agreed to continue to serve as your Treasurer this year as well. Ed also serves as the chair of the Finance Committee. We have two board members: our past president, Andy Anderson, and Pete Heinstejn, past chair of the Architectural Control Committee, who have agreed to continue to serve on the board in different roles.

Other board members who will also continue to fulfill their terms are: Bob Bower, ACC Chair; Dick Wavrik, CSC Chair; Mike Winokur, CS&M Chair; and Burt O'Neil, Communications & Publications Chair. Other continuing directors are Phil Abshere and Bruce Childs.

We have five board members who have fulfilled their terms ending at our annual meeting. They are: Marsha Thole, Jim Irving, Frances and Larry Desonier, and Mona Lee Schilling. Again, we want thank each of them for their dedicated service to our SHHA Board as well as to our Sandia Heights community.

We also want to welcome four new board members who were confirmed at our annual meeting, and three who were voted on at the July board meeting. They are already jumping in with both feet to serve. They are: Ana Acosta, Sandra Brown, George Connor, Sarah Pirkel, Jon Cashwell, Joe Pappé and Michael Pierce.

*Continued on page 2*

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We welcome them to refresh the board with new and different ideas. We still could use additional volunteers for our respective committees. At our July board meeting we conducted our first orientation session with all new board members. They got their Director's Manuals and learned about the respective committees, with the intent to help them become familiar with the organization so they better know how and where they might want to serve.

All of this would be nearly impossible to juggle if it were not for our dedicated and professional office staff, Sheraz Saint-Lôt and Betsy Rodriguez, who keep us operating like a high performing system. They are there Monday through Friday (9-4pm) to assist in any way they can (for example, Tram passes, notary service, and copying service for SHHA members) and to answer your questions. I strongly recommend you call upon them as needed. They want to help and will cheerfully help you if they know your need or concern. So please just ask.

They also keep me informed and if you need to talk with me just let them know. I will get in touch with you if you have a question or an issue and concern that you want to discuss. You can reach me by phone at 828-1639 or by email [pamoore367@msn.com](mailto:pamoore367@msn.com).

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**Did you know one of our Sandia Heights residents was honored recently?**

On Tuesday, 29 June Senator Harrison H. Schmitt, a former Astronaut on Apollo 17 to the moon was honored by the Bernalillo County Board of Commissioners and District 4 Commissioner, Michael Wiener. The renaming ceremony was conducted at the Big Sky Hang Glider Park on Wilshire

Avenue, NE. Commissioners Lucero and Wiener and the honored guest, Senator Schmitt all spoke at the ceremony. The new name of the park on Wilshire Avenue will now be: Senator Harrison H. Schmitt Big Sky Hang Glider Park. The SHHA President was invited and attended the ceremony.

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**Street Right of Way Maintenance**

The County right of way usually extends a few feet beyond the paved edge of the street into Sandia Heights properties. Each of us is responsible for maintaining our part of the right of way. Please be reminded about the dangers of thick vegetation along driveways and consider cutting thick vegetation away from the entrance/exit of your driveways so that both you and oncoming cars and pedestrians have better visibility.

As you know, the County has been working closely with 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 or drivers. We want to encourage each of you to call the SHHA office if you note specific areas where either the chamisa is too overgrown or perhaps signs are being blocked by trees and vegetation at intersections. (The County prefers to have one contact with SHHA for reporting such nuisance areas.)

If you have a Siberian elm growing in the County right of way of your property, please call the County directly at 848-1503. They will remove the tree and treat it with Garlon to prevent regrowth. (In this case, the County requires the homeowner to make the request directly to them, rather than by way of the SHHA, to be sure that the homeowner wants the tree removed.)

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**The Sandia Heights**  
**Coffeehouse Concert Series**

will present a spirited evening of bluegrass with Steve Smith and Chris Sanders on Sat., Sept. 18. Steve Smith (mandolin, vocals,



guitar) and Chris Sanders (guitar, vocals) have been performing together for 5 years as a duo and in the Las-Cruces-based group Steve Smith and Hard Road. Their award-winning songwriting has landed them both best gospel and best instrumental at the New Mexico Music Awards. Check them out at [desertnight.com](http://desertnight.com). They will be joined by bassist Anne Luna.

The concert will be at Church of the Good Shepherd at 7:30 p.m. Doors will open for members at 6:45 and for non-members at 7. Admission for SHHA members and their houseguests will be free, and general admission will be \$15/adults, \$10/teens & seniors 60+, \$5/12 & under, under 5 free. For more information, or to volunteer to help, please contact Linda Bolton, 856-7100, [nlightsmgt@aol.com](mailto:nlightsmgt@aol.com).

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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](http://www.sandiahomeowners.org).

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**TRAM PASSES**



**SHHA has purchased 6 corporate tram passes per day!** The Tram just increased their ticket prices from \$17.50 to \$20.00 for an adult. So your free tram passes are a real savings! 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. Once you bring your \$5 deposit per pass (cash or check only) we will issue you an authorization letter stating the number of passes and the specific date you are going on the Tram.

Once this authorization letter is issued you may NOT change the date. If you do not use the authorization letter you will lose your deposit. We will ONLY reimburse you if the Tram is closed. You have thirty days from the time you ride the Tram to come back to the office with all of your Tram ticket stubs to get a refund of your deposit. If you are unable to come to the office during our normal business hours you may mail us the stubs or deposit them in the wooden drop box that is standing next to the front entrance of the office and we will mail you a refund check.



**Officers**

President – Phyllis Moore  
Vice President – Kate Fry  
Secretary – Michele Munson  
Treasurer – Ed Tull

**Board Members**

Phil Abshere  
Ana Acosta  
Andy Anderson  
Bob Bower  
Sandra Brown  
Jon Cashwell  
Bruce Childs  
George Connor  
Pete Heinstejn  
Burt O’Neil  
Joe Pappé  
Michael Pierce  
Sarah PirkI  
Dick Wavrik  
Mike Winokur

**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](mailto: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 June<br>Call Type    | # of<br>calls | Month of March<br>Call Type              | # of<br>calls |
|-------------------------------|---------------|--|---------------|
| Alarms                        | 32            | Noise complaints                         | 1             |
| Animal control asst.          | 2             | Open door/window                         | 3             |
| Breaking & entering           | 1             | Parking problem                          | 2             |
| Assault/Battery               | 0             | Pet nuisance                             | 3             |
| Car accident                  | 0             | Salesman problem                         | 2             |
| Customer assist               | 4             | Snake Call                               | 12            |
| Construction site<br>burglary | 0             | Special (extra patrol<br>or observation) | 16            |
| Dumped/spilled<br>material    | 2             | S.O. assist                              | 2             |
| Family dispute                | 2             | Special request                          | 3             |
| Fire                          | 0             | Speeding vehicle                         | 1             |
| Fireworks complaint           | 2             | Suspicious person                        | 12            |
| Front office                  | 3             | Suspicious vehicle                       | 30            |
| Loud music                    | 2             | Theft                                    | 0             |
| Lost/found pet                | 5             | Threat/personal                          | 1             |
| Lost/found item               | 2             | Utility Co. assist                       | 6             |
| Mailbox vandalism             | 0             | Vandalism                                | 12            |
| Motorcycle nuisance           | 6             | Vehicle burglary                         | 10            |
| Motorist assist               | 3             | Wildlife report                          | 1             |
| Newspaper pickup              | 11            |  |               |
|                               |               | <b>Total Calls</b>                       | <b>194</b>    |

**Security Reminder:**

It is vacation season. We urge our subscribers to please call us before leaving town so that we may add your residence to our vacation watch list. For those of you who are not subscribers, now is a good time to subscribe. Please feel free to visit our website at [www. Sandiaheightsservices.com](http://www.Sandiaheightsservices.com). You can also call us at 856-6347.



**SECURTY ALERT** The office has a security email alert that can be emailed to all of those people 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 email address please notify us so that we can update the database. Thank you.



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## **Love thy neighbor but don't confront them**

The Covenant Support Committee (CSC), with the help of the SHHA attorney, has revised the guidelines and procedures for filing covenant complaints. While a written and signed complaint is still required, you are no longer asked or urged to "work it out" first with your neighbor before filing the complaint. With this change comes clarification as to who can file a complaint. Since the covenants exist for the specific Unit the complainant needs to be part of that Unit or directly affected by a violation (an exception exists for major structural violations handled by the ACC). The guidelines for who can file a complaint are:

1. Must be a member of SHHA. If not a member they must sign up and agree to maintain membership for 1 year (unless otherwise specified in By-Laws).
2. The complainant must be a property owner in the same Unit, in direct line of sight of the violation, or in an adjacent Unit for which the violation is in close proximity to the complainant. [The CSC reserves the right to decline to act on complaints in adjacent Units if the Complainant is not in close proximity to the violation].
3. The BOD or SHHA members may file complaints only on a **significant** violation in progress regardless of the Unit in which they occur. A significant violation is defined as major architectural changes, remodels, re-roof, major landscaping, etc., that if not acted upon immediately would result in a major impact to the home owner or Unit. [Note: this type of violation would generally be referred to the ACC]. If **non-significant** violations (trailers, RV's, trim colors, etc.), which are easily correctable, are submitted by the BOD or SHHA members that are not in the same Unit, in line of sight, or directly affected

by the violation, as defined in Paragraph 2, will be rejected by the CSC.

4. The CSC, Architectural Control Committee (ACC), and Board of Directors has maintained a no-patrolling policy and a non-selective enforcement policy.

If you suspect a violation, and meet the criteria in Paragraph 2, please fill out a complaint form (see SHHA web site or visit the SHHA office).

ALL UNIT COVENANTS PROHIBIT THE PARKING OF RV'S, CAMPING TRAILERS, HOUSE TRAILERS, BOATS, ETC ON THE PROPERTY. If these exist in your Unit or you are directly affected (see Paragraph 2 above) please file a complaint. You do NOT have to confront the violator.



## **SHHA Tree Lottery Results**

### **Congratulations to this year's Tree Lottery Winners:**

Patrice Franklin-Henden - \$240.18  
Bill Waters - \$625.03  
Burt O'Neil - \$533.12  
Jo Fairbanks - \$478.48  
Michelle Runyan - \$750.00  
Hollis J. Gillespie - \$475.00  
Vicki Criel - \$400.00  
Ken Bell - \$750.00  
Colista Reynolds - \$600.00  
Vern & Kathleen Peterschmidt - \$150.00

### **Some interesting lottery statistics:**

Total # of Trees entered – 33  
Tallest tree entered – 80 feet  
Combined total height of all entries – higher than a 100 story building  
Combined total width of the crowns of all entries – longer than 3 football fields placed end to end.  
Species of tree with the highest number of entries – Siberian Elm (24)

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Way to go Sandia Heights! The Community Services and Membership Committee (CS&MC) was pleased to note the many favorable comments on the Tree Lottery expressed at the Town Meeting following the SHHA Annual Meeting in June. It is evident that our members are very aware of the threat to our views, water resources, and water & septic systems infrastructure posed by invasive tree species, particularly Siberian Elm (sometimes misidentified as Chinese Elm). Your CS&MC is working on a follow-up to this very successful lottery. Watch this spot for an announcement soon!

\*\*\*\*\*

## **SHHA Committees Need You!**

Do you want to be more involved in our community? Are you looking for something interesting to do? Would you like to meet other Sandia Heights residents who care as deeply about the community as you do? Volunteer for one (or more) of the committees that support SHHA! Here's a short summary of what the committees do:

### ***Architectural Control Committee (ACC)***

Meets the first and third Wednesday of each month at 1:00 pm to review and approve all plans for new construction, additions, repairs, maintenance, landscaping, and other projects that change the appearance of a property, for compliance with the covenants and their spirit and intent. Also monitors construction for compliance with approved plans.

### ***Communications and Publications Committee (C&P)***

Meets as needed. This committee is responsible for publication of The GRIT newsletter, the annual Resident Directory and Guide, the SHHA website, and other communications with members. It is also responsible for operation and maintenance

of the SHHA office technology infrastructure.

### ***Community Service and Membership Committee (CS&M)***

Meets the last Monday of each month at 7:00 pm. They work to strengthen and develop the community of Sandia Heights by increasing membership in the Association, seeking input and responding to the community's concerns and ideas, sponsoring and organizing community activities such as Meet 'n Greet and Coffeehouse Concert events, and providing additional benefits for Association members.

### ***Covenant Support Committee (CSC)***

Meets the second Tuesday of the month at 7pm. CSC oversees enforcement of the covenants by establishing a process for submitting violation complaints, reviewing complaints and working to resolve them, and recommending a course of action in cases of non-compliance.

### ***Finance Committee (FC)***

Meets the first Tuesday of each month at 1:00 pm. The finance committee oversees SHHA financial matters, including developing proposed annual budget, appropriating funds, paying bills, managing bank accounts, auditing transactions, tax reporting, and keeping records of SHHA membership.

### ***Parks and Safety Committee (P&S)***

Meeting schedule has not yet been determined. This committee works with local and state officials and closely follows legislation on matters affecting Sandia Heights and surrounding communities. They also oversee park-related issues and traffic, road, and safety-related issues.

When you've decided which committees appeal to you, call the SHHA Office at 797-7793 to volunteer. We welcome you to join us in this interesting and satisfying work!

## **Solar Seminar – by EverGuard**

### **Solar**

Items covered

- Tax Incentives
- Utility Incentives
- Electric Power
- Installation

The seminar will be held on Tuesday, August 10 at 7pm at the Church of the Good Shepherd. Please call 505-660-5488 for a reservation.



### **Solar Panels** ~ from the ACC

In January, 2010, the ACC published a revision to the design guidelines for solar collectors. Solar collectors include any of a wide range of devices designed to convert solar radiation into heated gases, liquids, or electricity. Over the last year or so, the ACC has seen an increase in requests for installation of photovoltaic (PV) systems which are solar collectors uniquely designed to produce electrical energy. This article will be limited to a discussion of PV systems for residential use.

So, let's talk about the installation of a PV system for your home. The best way to start is to estimate your annual requirement for electrical power. You can go to the PNM website and get this information. It is available for the last 13 months and is expressed in terms of kilowatt hours (kWh). Once you know about how much energy you use annually, you can size a PV system to generate all or a portion of this demand. A good rule of thumb is that here in New Mexico, a one kilowatt PV system generates about 1800 kWh of electrical power per year. This figure is based on the average number of sunny hours per year that we have. As an example, if you have a medium-sized home where your annual energy consumption is about 10,000 kWh, you will need a PV system sized to produce about 5.5 kilowatts (5,500 watts). Most PV panels

come in a variety of sizes but let's assume that you purchase an array of panels that generates about 200 watts per panel after consideration of losses associated with the conversion of DC power produced by the panels to AC power available for your use and other losses associated with these types of systems. This figure of 200 watts of usable AC power per panel is close to the average output power rating of most PV systems that we have seen installed over the last year or so here in Sandia Heights. This means that you will need an array consisting of just under 30 panels (27.5 to be exact) to produce 5,500 watts which, in turn, will meet your annual need of 10,000 kWh of electrical power.

Obviously, there's much more to the installation of a good PV system than can be discussed in this article, and a knowledgeable contractor will help answer your questions. The ACC encourages the installation of PV panels to help conserve energy that you would otherwise use from non-solar sources. Keep in mind, however, that the ACC is very concerned about the potential annoyance of these panels to your immediate neighbors and, as such, only allows installations with features such as pitch angles, heights, and anti-glare features that reduce or eliminate any negative visual impacts on those neighbors. The ACC design guideline for solar collectors was established to ensure that solar collectors are in compliance with your unit covenants and do not produce any objectionable effects on neighboring residences. Keep in mind that in addition to aesthetic reasons, there are technical reasons (i.e. shading) for locating solar panels some distance away from parapets. The guideline contains a sample illustration specifically designed for the installation of PV panels. When submitting an application for installation of a PV system for your residence, be sure to include the information requested in the guideline.





## ACC Activity Log

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

15 Sandia Heights Drive – Replace Gutters. Approved

212 Spring Creek Place – Re-stucco. Approved

427 Live Oak Lane – Replace Swamp Cooler with HVAC units. Approved

503 Black Bear – Skylights. Approved

553 Black Bear Road – Window Replacement. Approved

611 Cedar Hill Road – Sidewalk. Approved

726-3 Tramway Vista Court – Window Replacement. Approved

726-16 Tramway Vista Drive – Re-stucco. Approved

727-17 Tramway Lane – Garage Door Replacement. Approved

780 Tramway Place – Paint Stucco. Approved

806 Tramway Lane – Re-Stucco, Driveway and Wall. Approved

890 Tramway Lane – Replace Heat Pump. Approved

903 Tramway Lane – Driveway. Approved

1121 Marigold Drive – Re-roof. Approved

1193 Bobcat Blvd. Re-stucco. Approved

1238 Rockrose Road – Landscaping & Playset. Approved

1241 Rockrose Road – Swamp Cooler Screen Replacement. Approved

1403 San Rafael Place – Landscaping and Driveway. Approved

1459 Bluebell Drive – Window Replacement. Approved

1461 Bluebell Drive – Refinish Trim. Approved

1550 Eagle Ridge Lane – Stucco Repair. Approved.

1697 Quail Run Court – Window Replacement & Stucco. Approved

1715 Quail Run Court – Addition. Approved

1913 Quail Run Loop – Garage Door Replacement. Approved

2413 Tramway Terrace Court – Stucco Repair. Approved

2414 Tramway Terrace Court – Portable Spa. Approved

2444 Tramway Terrace Court – Re-stucco. Approved

2446 Tramway Terrace Court – Re-stucco. Approved

2726 Tramway Circle – Wall. Approved

2828 Tramway Circle – Re-Stucco & Roof Repair. Approved

7704 Cedar Canyon Place – Window Replacement. Approved

7712 Cedar Canyon Place – Re-stucco. Approved

8252 Raintree Drive – Parapet Repair, Stucco and Trim. Approved

9108 Lynx Loop – Addition. Approved

9111 Lynx Loop – Wall. Approved

*Check the ACC Project Log at the Sandia Heights Homeowners (SHHA) website*

*sandiahomeowners.org. Click on [THE A.C.C.](#) then on [Architectural Control Committee Project Log](#) and read about all projects currently under ACC management.*

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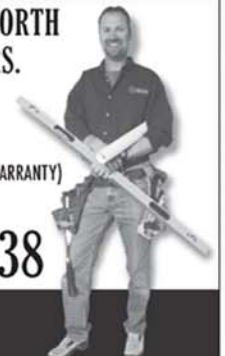
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## Community Event Bulletin Board

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

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**Church of the Good Shepherd - Vacation Bible School** -- The Church of the Good Shepherd, UCC, 7834 Tennyson St. NE (S of Tramway/Paseo) will be hosting "**A Journey to India**" July 19<sup>th</sup> through the 23<sup>rd</sup> from 9AM -11:30AM for classes preschool through grade 8. Call the church office @ 856-1004 for more information or to register.

**Sandia Heights Artists News...** Hang in there! The wait is almost over – the spectacular, scintillating, sizzling Sandia Heights Art Tour is scheduled for September 25 and 26, the last weekend in September. You'll see beautiful art for purchase created for you by your Sandia Heights friends and neighbors. See examples of our work at [www.sandiaheightsart.com](http://www.sandiaheightsart.com)

### **Sandia Heights "Cork & Fork" Dining Activity**

This fall represents the sixth year of our Sandia Heights "Cork & Fork" couples dining activity. We meet bimonthly in small groups in the homes of our members. Each small group consists, typically, of three couples plus a host couple, with each couple contributing to some part of the dinner menu. By "couple" here, we mean any twosome that makes sense! The emphasis is on food and fun rather than formal elegance. Our 2010 - 2011 season kicks off on Saturday, September 11 with a get-acquainted cocktail party. We're always looking for new couples to join us, so if this sounds like an activity that might appeal to you, please call or e-mail Larry Anderson (821-3158; [andersnm@aol.com](mailto:andersnm@aol.com)) for more information.

### **ANNOUNCEMENTS & NOTICES:**

- **Office hours:** Monday – Friday 9am – 4pm.
- **Notary** free to members.
- **Office services** (faxes – copies) free to members.
- **Tram passes** free to members.
- **Contractor Evaluation binder** free to members.
- **Classified ads**, free for members, can be found on the website under the News and Information page.
- **Safety Vests for sale**
- **Tree Lottery**
- **September 25 – Meet n Greet:** details to follow



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## **PHOTO CONTEST!**

We are accepting entries for our annual photo contest for the 2011 Sandia Heights Resident Directory & Guide. Submissions are due to the SHHA office by Friday, November 5. If you are the lucky winner, your photo will be featured on the cover of the 2011 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 2010 Directory).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, and may be submitted digitally, as a hardcopy or by email to [sandiaheights@comcast.net](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.