

# Sandia Heights 2023 Resident Guide and Directory



Published for SHHA Members by:



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

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Albuquerque, NM 87122

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## **Welcome**

### Newcomers and Long-Term Residents

Welcome, newcomers to Sandia Heights! And welcome back, neighbors, to the annual Resident Guide and Directory! You have chosen to live in a unique community that respects individuality and is committed to preserving the beautiful setting that we all live in and enjoy. From its inception, Sandia Heights was intended to have a unique community feel, with large individual lots and deeded covenants that were established for each unit before sales started.

Sandia Heights has proven to be an attractive alternative to tract-type developments. Property values have steadily increased over the years based largely upon our community's ability to maintain its character and a quality of life not commonly found in other areas. Much of the credit for Sandia Heights' reputation as one of the more desirable communities in Albuquerque is due to the individual efforts of all home and property owners as well as to their collective initiative in establishing, maintaining, and growing the Sandia Heights Homeowners Association (SHHA) into a vibrant community association. The Architectural Control Committee and Covenant Support Committee play important roles in maintaining property values and in making Sandia Heights a highly desirable neighborhood.

The SHHA is dedicated to preserving and enhancing the Sandia Heights community as it continues to grow. We invite you to join the SHHA and become active in your community. The SHHA is a volunteer organization run by a Board of Directors elected by the members of the Association. The SHHA provides a number of services to the community such as architectural review, covenant support, community activities, discounted Tram passes, publications, and other services of value to its members as well as to the community as a whole. In addition to the Architectural Control Committee and the Covenant Support Committee, SHHA has a Finance Committee, Environment & Safety Committee, Community Service & Membership Committee, Communication & Publications Committee, and a Nominating Committee. We always welcome volunteers for all committees.

We hope you will find the information in this guide useful. We invite your comments, questions, and suggestions on how to make this guide more useful to you. Please feel free to stop by the SHHA Office to meet the office staff. They will be happy to answer your questions and to help you in any way that they can.

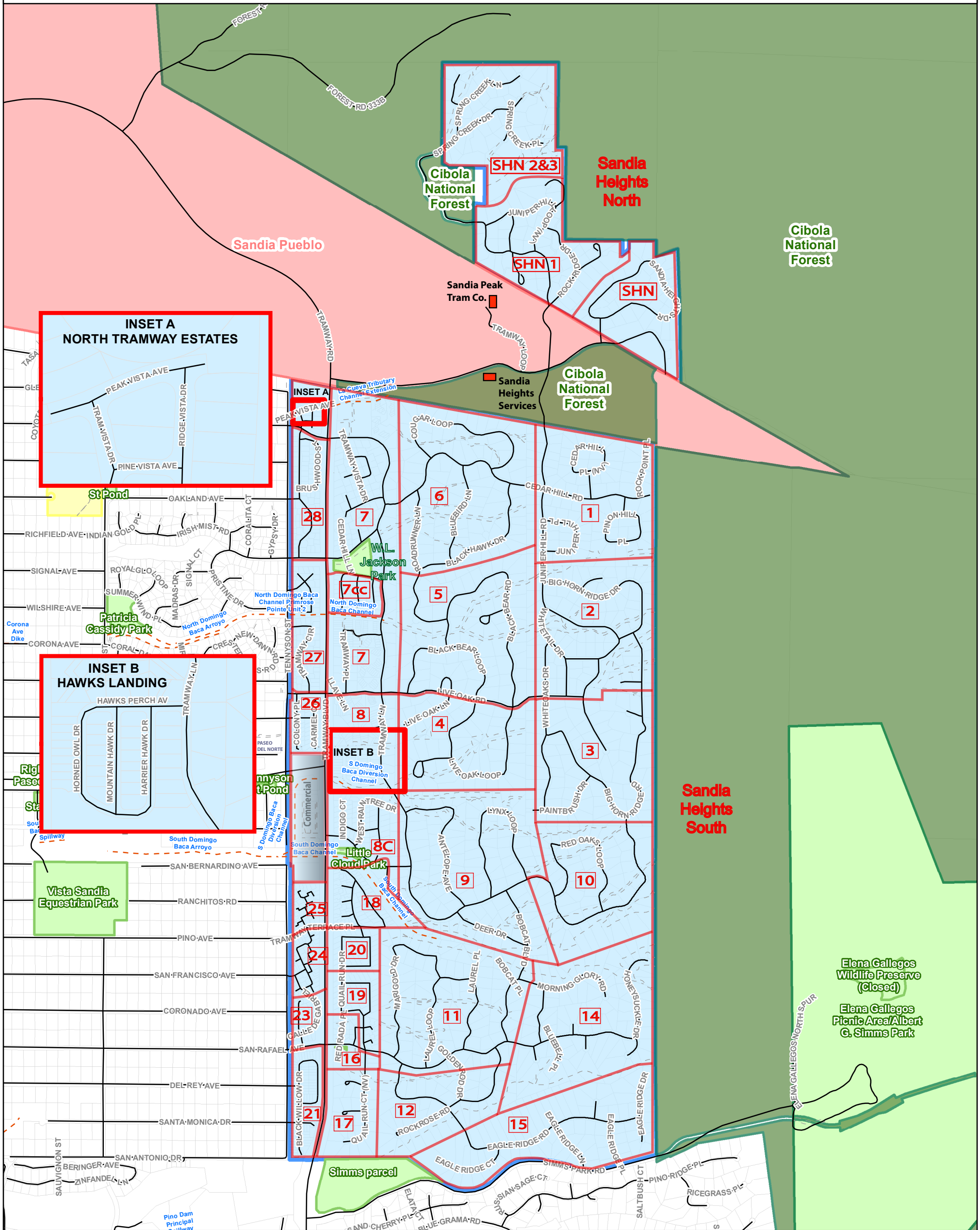
Again, we hope that you will share some of your time to be active in your community and your Association.

SHHA Board of Directors



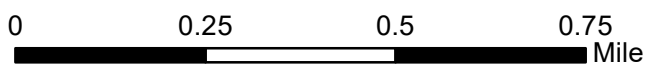
# Sandia Heights Homeowners Association

## Bernalillo County, NM



Zone Atlas Pages: B23, B24, C23, D23, E23

- AMAFCA Drainage Lines
- Easements
- Parcels
- Public Schools
- Cibola National Forest
- Sandia Heights Homeowners Association
- Unit Numbers



NOVEMBER 2021

Planning & Development Services  
GIS Technology Section

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data from Bernalillo County and the City of Albuquerque. For current information visit: [www.berncounty.gov/planning/neighborhood-](http://www.berncounty.gov/planning/neighborhood-) Adapted for SHHA by: Emily B. Rudin, MLA  
December 2021

# How to Use This Directory

This Directory includes three sections –

(1) See The Resident Guide: (Pages 1-20) for:

\* Useful Phone Numbers and Internet Addresses

\* A brief history of Sandia Heights and an overview of the Sandia Heights Homeowners Association (SHHA), including the services the SHHA provides to residents and members.

\* General information about local utility services, emergency and government services, schools, libraries, and county ordinances applicable to our community.

(2) An alphabetical listing by last name of all Sandia Heights residents (Pages A-1 to A-43), except for those who have specifically requested to be unlisted, and

(3) A numeric listing of all Sandia Heights residences by Unit and address (Pages N-1 to N-54). Note: This section is sorted first by unit number starting with Sandia Heights North units (north of Tramway Road), followed by Sandia Heights South units.

The unit number is *usually*, but not always, the first digit of a 3-digit address or the first two digits of a 4-digit address. All Sandia Heights properties are listed in this section. Residents who have specifically requested to be unlisted and tenants in rental homes are listed as “Resident.”

There are 38 units in Sandia Heights. Because development has occurred over more than four decades, covenants are specific to each separate unit. You can find which unit your property is located in by using the numeric listing section to find your property address and then the unit that your address is listed under.

Covenants for all units are listed on the SHHA website at [www.sandiahomeowners.org](http://www.sandiahomeowners.org).

## NOTICE

**This directory is provided for the express purpose of communication within the community of Sandia Heights. By using this directory, all residents agree to abide by this stated purpose and to refrain from any other use or sharing of the information contained in this directory, including for purposes of commerce, marketing, or solicitation. Use of this directory for any purpose beyond the above stated purpose is considered illegal. SHHA Members or Sandia Heights Residents who believe that any individuals or businesses are using this directory for commercial purposes are encouraged to notify the SHHA office.**

The Sandia Heights Homeowners Association (SHHA) publishes this directory annually.

One copy of the Directory is distributed without charge to SHHA Members.

Additional copies are available for purchase to SHHA Members or Sandia Heights Residents.

Member price is \$5.00 per copy. Non-Member price is \$15.00 per copy.

*Cover photograph by Vicki Penneman*

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## Useful Numbers and Internet Addresses

<b>Emergency Services</b>	<b>Phone Numbers</b>	<b><i>Internet Addresses</i></b>
Fire Department <b>emergency</b> <i>(District #5, Station #35)</i>	911	
Fire Department <i>Station #35 non-emergency</i>	505-468-1310	<a href="https://www.bernco.gov/fire/">https://www.bernco.gov/fire/</a>
Police/Sheriff <b>emergency</b>	911	
Sheriff <i>non-emergency</i>	505-798-7000	<a href="https://www.bernco.gov/bernalillo-county-sheriff/">https://www.bernco.gov/bernalillo-county-sheriff/</a>
New Mexico Poison Center Poison Control	505-272-2222 1-800-222-1222	<a href="https://nmpoisoncenter.unm.edu/">https://nmpoisoncenter.unm.edu/</a>
Agora UNM Crisis Center	505-277-3013	<a href="http://www.agoracares.org/">http://www.agoracares.org/</a>
<b>Sandia Heights Homeowners Association (SHHA)</b>		
Sandia Heights Homeowners Association (SHHA) Office	505-797-7793	<a href="https://www.sandiahomeowners.org/">https://www.sandiahomeowners.org/</a>
SHHA Fax	505-856-8544	
<b>Sandia Heights Services</b>		
Sandia Heights Security <i>Office</i>	505-856-6347	<a href="https://www.sandiaheightsservices.com/security.aspx/">https://www.sandiaheightsservices.com/security.aspx/</a>
Sandia Heights Security <i>Mobile Phone</i>	505-263-4654	
Sandia Heights Services <i>Billing / Water / Sewer / Trash Mon-Fri 8AM-12PM; 1-5PM</i>	505-856-6419	<a href="https://www.sandiaheightsservices.com/">https://www.sandiaheightsservices.com/</a>
Water / Sewer Emergency (Mon-Fri 7AM-4PM) AFTER HOURS	505-856-6345 505-888-5336	
<b>Sandia Peak Tramway</b>		
Tram Information	505-856-7325 or 505-856-1532	<a href="https://sandiapeak.com/">https://sandiapeak.com/</a>
Tram Gift Shop	505-856-6544	
<b>Utilities</b>		
PNM Customer Service <i>and Outage/Emergency</i>	1-888-342-5766	<a href="http://www.pnm.com/">http://www.pnm.com/</a>
New Mexico Gas Co. Customer Service NM Gas Co <b>Emergencies</b>	505-697-3335 or 1-888-664-2726	<a href="http://www.nmgco.com/">http://www.nmgco.com/</a>
New Mexico 811 Digging Damage Prevention Center	1-800-321-ALERT (2537)	<a href="http://www.nm811.org/">http://www.nm811.org/</a>
<i>Phone &amp; Internet:</i> Century Link New Service Century Link Support	1-866-963-6665 1-800-244-1111	<a href="http://www.centurylink.com/">http://www.centurylink.com/</a>
<i>Phone, Internet &amp; Cable:</i> Comcast Xfinity	1-800-934-6489	<a href="http://www.xfinity.com/">http://www.xfinity.com/</a>
Dish TV	1-866-994-1020	<a href="https://www.dish.com/">https://www.dish.com/</a>
DirecTV	1-888-777-2454	<a href="https://www.directv.com/">https://www.directv.com/</a>

<b>Schools</b>		
Albuquerque Public Schools	505-880-3700	<a href="http://www.aps.edu/">http://www.aps.edu/</a>
Albuquerque Academy	505-828-3200	<a href="http://www.aa.edu/">http://www.aa.edu/</a>
Central New Mexico Community College	505-224-3000	<a href="http://www.cnm.edu/">http://www.cnm.edu/</a>
Desert Ridge Middle School	505-857-9282	<a href="https://www.aps.edu/schools/schools/desert-ridge/">https://www.aps.edu/schools/schools/desert-ridge/</a>
Double Eagle Elementary School	505-857-0187	<a href="https://www.aps.edu/schools/schools/double-eagle/">https://www.aps.edu/schools/schools/double-eagle/</a>
La Cueva High School	505-823-2327	<a href="https://www.aps.edu/schools/schools/la-cueva/">https://www.aps.edu/schools/schools/la-cueva/</a>
New Mexico Public Education Dept.	505-827-5800	<a href="https://www.webnew.ped.state.nm.us/">https://www.webnew.ped.state.nm.us/</a>
New Mexico State Univ.	575 646-0111	<a href="https://www.nmsu.edu/">https://www.nmsu.edu/</a>
University of New Mexico	505-277-0111	<a href="https://www.unm.edu/">https://www.unm.edu/</a>
<b>Media</b>		
Albuquerque Journal (newspaper)	505-823-4400	<a href="https://www.abqjournal.com/">https://www.abqjournal.com/</a>
KASA Ch 2 (Telemundo KASA-TV2)	505-884-5353	<a href="https://www.telemundonuevomexico.com/">https://www.telemundonuevomexico.com/</a>
KNME Ch 5 (PBS)	505-277-2121	<a href="https://www.newmexicopbs.org/">https://www.newmexicopbs.org/</a>
KOAT Ch 7 (ABC)	505-884-7777	<a href="https://www.koat.com/">https://www.koat.com/</a>
KOB Ch 4 (NBC)	1-844-562-4639	<a href="https://www.kob.com/">https://www.kob.com/</a>
KRQE Ch 13 (CBS)	505-243-2285	<a href="https://www.krqe.com/">https://www.krqe.com/</a>
Ch 19 (CW)	505-243-2285	<a href="https://http://www.krqe.com/new-mexico-cw-my50tv/">https://http://www.krqe.com/new-mexico-cw-my50tv/</a>
New Mexico Magazine	505-827-7447	<a href="https://www.newmexico.org/nmmagazine/">https://www.newmexico.org/nmmagazine/</a>
Santa Fe New Mexican (newspaper)	505-983-3303	<a href="https://www.santafenewmexican.com/">https://www.santafenewmexican.com/</a>
<b>Local Gov't Services</b>		
AMAFCA – Albuquerque Metropolitan Arroyo Flood Control Authority	505-884-2215	<a href="https://www.amafca.org/">https://www.amafca.org/</a>
City of Albuquerque	311	<a href="https://www.cabq.gov/">https://www.cabq.gov/</a>
City of Albuquerque Air Quality	505-768-1972	<a href="https://www.cabq.gov/airquality/">https://www.cabq.gov/airquality/</a>
City of Albuquerque Hazardous Waste	505-349-5220	<a href="https://www.cabq.gov/solidwaste/household-hazardous-waste/">https://www.cabq.gov/solidwaste/household-hazardous-waste/</a>
Bernalillo County Assessor's Office	505-222-3700	<a href="https://www.bernco.gov/assessor/">https://www.bernco.gov/assessor/</a>
Bernalillo County Clerk	505-468-1290	<a href="https://www.bernco.gov/clerk/">https://www.bernco.gov/clerk/</a>
Bernalillo County Hazardous Waste	505-848-1500	<a href="https://www.bernco.gov/public-works/public-works-services/trash-recycling/household-hazardous-waste/">https://www.bernco.gov/public-works/public-works-services/trash-recycling/household-hazardous-waste/</a>
Bernalillo Co. Parks and Recreation	505-468-7767	<a href="https://www.bernco.gov/community-services/parks-recreation.aspx/">https://www.bernco.gov/community-services/parks-recreation.aspx/</a>
Bernalillo Co. Roads & Street Signs	505-848-1500 or 505-848-1503	<a href="https://www.bernco.gov/public-works/public-works-services/road-safety-conditions/streets-traffic-signals/">https://www.bernco.gov/public-works/public-works-services/road-safety-conditions/streets-traffic-signals/</a>
Bernalillo County Voter Registration	505-243-VOTE (8683)	<a href="https://www.bernco.gov/clerk/voter-registration/">https://www.bernco.gov/clerk/voter-registration/</a>



NM Motor Vehicle Division	888-683-4636	<a href="https://www.mvd.newmexico.gov/">https://www.mvd.newmexico.gov/</a>
New Mexico Dept. of Workforce Solutions	505- 843-1900 (ABQ office)	<a href="https://www.dws.state.nm.us/en-us/">https://www.dws.state.nm.us/en-us/</a>
New Mexico State Government		<a href="https://www.newmexico.gov/">https://www.newmexico.gov/</a>
State of New Mexico Taxation & Revenue	505-827-0700	<a href="https://www.tax.newmexico.gov/">https://www.tax.newmexico.gov/</a>
NM Voter Registration	800-477-3632	<a href="https://www.sos.state.nm.us/voting-and-elections/voter-information-portal/voter-registration-information/">https://www.sos.state.nm.us/voting-and-elections/voter-information-portal/voter-registration-information/</a>
US Post Office <i>6255 San Antonio NE</i>	505-346-1230	
<b>Legislators</b>		
County (District 4) Commissioner Walt Benson	505-468-7010	eMail: <a href="mailto:district4@bernco.gov">district4@bernco.gov</a>
State Senator District 20 Martin Hickey	505-986-4702	eMail: <a href="mailto:martin.hickey@nmlegis.gov">martin.hickey@nmlegis.gov</a>
State Senator District 21 Mark Moores	505-986-4856	eMail: <a href="mailto:mark.moores@nmlegis.gov">mark.moores@nmlegis.gov</a>
State Rep. District 31 Bill Rehm	505-986-4214	eMail: <a href="mailto:bill.rehm@nmlegis.gov">bill.rehm@nmlegis.gov</a>
NM Governor Michelle Lujan-Grisham	505-476-2200	<a href="https://www.governor.state.nm.us/contact-the-governor/">https://www.governor.state.nm.us/contact-the-governor/</a>
Congressional District 1 U.S. Rep. Melanie Ann Stansbury DC Office	505-346-6781 202-225-6316	<a href="https://stansbury.house.gov/">https://stansbury.house.gov/</a>
U.S. Senator Martin Heinrich DC Office	505-346-6601 202-224-5521	<a href="https://www.heinrich.senate.gov/">https://www.heinrich.senate.gov/</a>
U.S. Senator Ben Ray Lujan DC Office	505-346-6791 202-224-6621	<a href="https://www.lujan.senate.gov/">https://www.lujan.senate.gov/</a>
<b>Animals/Wildlife</b>		
Animal Care Bernalillo County ( <i>pets &amp; strays</i> )	505-314-0280	<a href="https://www.bernco.gov/animal-care/">https://www.bernco.gov/animal-care/</a>
Animal Humane Assoc. of NM	505-255-5523	<a href="https://www.animalhumanenm.org/">https://www.animalhumanenm.org/</a>
NM State Game & Fish <i>To report a violation</i>	505-222-4700 800-432-4263	<a href="http://www.wildlife.state.nm.us/">http://www.wildlife.state.nm.us/</a>
Wildlife Rescue Inc of NM	505-344-2500	<a href="https://www.wildliferescuenm.org/">https://www.wildliferescuenm.org/</a>
<b>Arts &amp; Leisure</b>		
ABQ/Bernalillo County Public Libraries	505-768-5141	<a href="https://www.abqlibrary.org/home/">https://www.abqlibrary.org/home/</a>
Albuquerque Youth Symphony	505-875-1319	<a href="https://www.aysmusic.org/">https://www.aysmusic.org/</a>
New Mexico Philharmonic (NMPHIL)	505-323-4343	<a href="https://www.nmphil.org/">https://www.nmphil.org/</a>
New Mexico State Univ Cooperative Extension	575-646-3015	<a href="https://www.extension.nmsu.edu/">https://www.extension.nmsu.edu/</a>

# **Sandia Heights and Homeowners Association (SHHA) History**

## **Sandia Heights**

Sandia Heights is a unique residential development covering 1,600 acres in the foothills of the Sandia Mountains. In 1965, the Sandia Peak Tram Company started and developed the community under the guidance of the late Robert Nordhaus, the late Ben Abruzzo, and Bob Murphy. The land was purchased “piecemeal” over a long period of time, accounting for the many subdivisions and numerous versions of the Declarations of Restrictions controlling the Sandia Heights community.

The community has a colorful history highlighting a respect for individuality and a commitment to the preservation of the wildlife and native vegetation. There are currently over 2,200 homes with a population of approximately 5,200 residents. Sandia Heights is divided into 38 residential subdivisions (units). At full build-out, it is projected that Sandia Heights will have some 2,400 homes and a population of about 6,000.

## **Sandia Heights Homeowners Association**

The Sandia Heights Homeowners Association (SHHA) began in 1972 with a small group of residents who were interested in preserving the unique character and quality of life of the area. It was incorporated as a New Mexico non-profit organization in 1975 and represents the interests of all Sandia Heights residents. The SHHA was established to promote the common interests and welfare of the homeowners, property owners, and residents located in the Sandia Heights development of Bernalillo County, New Mexico, and to preserve the unique character and quality of life of the community.

The Association depends upon an active and involved membership. Your ideas and participation are encouraged! By joining the Association, you are showing your support for the volunteers who put in many hours to ensure that you and your neighbors continue to enjoy the many benefits that come with living in Sandia Heights. *If you live in Sandia Heights but are not a member, contact the office about joining.*

The history of the Association is inextricably entwined with the growth and development of the Sandia Peak Tram Company and its subsidiary companies, including Sandia Peak Utility Company and Sandia Properties. For a number of years, the major stockholders and operating officers, who were also founders and residents of Sandia Heights, were key members on the Association’s Board of Directors. Sandia Heights was a close-knit community outside the city limits and lacked many of the services that city dwellers took for granted such as mail delivery, snow removal, paved roads, and road maintenance. As the community grew, Sandia Properties met many of these needs by going well beyond services generally provided by a real estate developer.

By the early 1990s, the SHHA had achieved a certain degree of independence and took on more of the responsibility for functions previously provided by Sandia Properties, including covenant enforcement, and coordination with city, county, and state government agencies on such matters as zoning, utilities, and roadways. To help provide funds for these services, Sandia Properties agreed to include billing for Association dues in the regular water bills from Sandia Peak Utility Company. This consolidated billing continues today in the SHHA contractual agreement with Sandia Heights Services. Since then, other service functions formerly provided by Sandia Properties—snow removal and maintenance of roads—have been turned over to Bernalillo County.

## **SHHA Organization**

The SHHA is a non-profit community association. An elected, volunteer Board of Directors governs it. A brief overview of SHHA's structure and committees follows.

### **Board of Directors**

The SHHA Directors are elected by Association members at the Annual Meeting or, between Annual Meetings, by the current Board of Directors at a Board meeting. The Board consists of a minimum of eleven Directors to a maximum of twenty-five Directors.

### **Officers**

The SHHA has four Officers: President, Vice President, Secretary, and Treasurer. Officers are elected from among the members of the Board of Directors at the December Board Meeting.

### **Committees**

Committees do the work of the SHHA. Board Members are selected to serve on committees based on their interests, skills, available time, and the needs of each committee. Each committee chooses its Chair at the first committee meeting following the election of SHHA Officers. Committees' business is conducted in accordance with their Charters, approved by the Board of Directors. All committees report on a monthly basis to the Board and periodically to all Sandia Heights members in *The GRIT*, the Association's monthly newsletter.

### **Executive**

The elected Officers of the Board and the Chairpersons of the Architectural Control and Covenant Support Committees constitute the Executive Committee. The Executive Committee is authorized to conduct such routine business of the Association as it may deem necessary and expedient between meetings of the Board. When necessary for the legal representation of the Board, its Officers and Committees, or the Association and its employees, the Executive Committee can authorize the retention of outside legal counsel. The Executive Committee has final editorial rights to all SHHA publications. The President is responsible for supervision of the staff.

### **Architectural Control**

This committee reviews and approves all plans for new construction, additions, repairs, maintenance, landscaping, and other projects that change the external appearance of property for compliance with and in the spirit and intent of the relevant covenant provisions. All such projects must be approved in writing by the Architectural Control Committee (ACC) prior to the start of work. The ACC monitors construction for compliance with approved plans.

### **Communications and Publications**

This committee is responsible for publishing *The GRIT* newsletter, the annual *Resident Guide and Directory*, the SHHA website [www.sandiahomeowners.org](http://www.sandiahomeowners.org), and other communications with members such as utility-bill stuffers, flyers, and email alerts. The committee is also responsible for operating and maintaining the SHHA Office's technology infrastructure.

### **Community Service and Membership**

This committee seeks to strengthen and develop the Sandia Heights community. This involves increasing membership in the Association, supporting and encouraging social events that build a sense of community, communicating frequently with residents through the website and *The GRIT* newsletter, seeking input and involvement from members.

### **Covenant Support**

This committee oversees enforcement of the Declarations of Restrictions (covenants), including procedures for handling violations and recommending action in cases of non-compliance.

## **Environment and Safety**

### **“Country, Cars, Critters and Crime”**

This committee is charged with protecting and improving the two county-owned parks within the community and for maintaining the safety of Sandia Heights neighborhoods. The committee works with homeowners and local government entities to enhance safety, monitor parks issues, and preserve our natural environment. To these ends, it fosters communication between the county and residents and educates residents about traffic, safety, and environmental issues.

## **Finance**

This committee oversees SHHA’s financial matters, including the annual budget process, appropriation of funds, bill payment, bank account management, audits of transactions, tax reports, record-keeping of SHHA membership, and other financial matters, as necessary. The Treasurer is the Chair of the Finance Committee and submits a monthly report to the Board.

## **Nominating**

This committee manages the nominating process of the Board of Directors. It is responsible for recruiting Association members to fill vacant Director positions and for verifying that all candidates are property owners within Sandia Heights, are members in good standing of the Association, and are willing and able to serve in these positions. The Vice President serves as the Chair of this committee.

## **Meetings**

This section briefly describes the types of SHHA meetings and the schedule of regular meetings. All regularly scheduled SHHA meetings are open to all SHHA members. *If you wish to attend a meeting, please notify the office in advance.*

### **Board Meetings**

Meetings of the Board of Directors are usually held the second Wednesday of every month at 6:30 PM at the SHHA Office, 12700 San Rafael Avenue NE Suite 3. SHHA members wishing to attend should notify the Office at least 24 hours in advance. Due to Covid restrictions, meetings may be virtual via Zoom. The office will know the status of upcoming meetings.

### **Annual Meeting**

The Annual Meeting of members is held per the Bylaws on a Saturday in February, at a location and time announced in *The GRIT* and posted on the SHHA website. All SHHA members are encouraged to attend.

### **Committee Meetings**

Each committee establishes its own meeting schedule. Some committees meet monthly, others more or less frequently. If you wish to attend a committee meeting, call or email the SHHA Office for information about the date and time.

## **SHHA Member Services**

The SHHA provides a variety of services for the benefit of its members. These services include covenant enforcement, architectural control, homeowner publications, voter registration, copies, faxes, notary services, and community events.

### **Office**

The SHHA Office is located at 12700 San Rafael Avenue NE, Suite 3, on the southeast corner of San Rafael Avenue and Tramway Boulevard. The Office staff is available to answer questions; disseminate information; receive applications to the Architectural Control Committee for construction, landscaping, and other projects; expedite SHHA membership applications; coordinate member benefits; assist at SHHA events; and direct member concerns to the appropriate Board directors. The Office is open Monday through Friday, excluding holidays. Current hours are 9 AM to 4 PM, and are subject to change. Office hours are posted at the Office and on the SHHA website, and are noted in the SHHA after-hours voicemail message.

Phone: (505) 797-7793, Fax: (505) 856-8544

Emails: [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org), and [sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)

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

Mailing address: 12700 San Rafael Avenue NE, Suite 3, Albuquerque, NM 87122.

### **Publications**

The SHHA produces and distributes *The GRIT* monthly newsletter, the annual *Resident Guide and Directory*, and *Rules and Regulations for the Association*. It maintains a website to provide its members and Sandia Heights residents with information about events and activities of interest.

#### ***The GRIT* Newsletter**

The official SHHA newsletter, *The GRIT*, is posted each month on the website, [www.sandiahomeowners.org](http://www.sandiahomeowners.org). It is also printed and mailed monthly to those SHHA members who opt for print versions. The online version supersedes the print version, in that it is in high-resolution color and contains updates and corrections after print publication. It also may contain more detailed articles and can include video/audio. The website features a 5-year archive of previous *GRIT* issues. *The GRIT* covers the latest topics facing the SHHA Board of Directors and of interest to residents, including zoning changes, new commercial and residential development, the status of city/county/state projects affecting Sandia Heights, neighborhood programs, social activities, and special-interest group activities. **We welcome suggestions and articles from SHHA members and local officials, organizations, and people with information appropriate to our area.**

#### **Resident Guide and Directory**

The annual SHHA *Resident Guide and Directory* lists Sandia Heights residents, both Association members and non-members. In the Directory portion, households are listed alphabetically by name and numerically by address for your convenience. Members who have set up an online account on the SHHA website can view the Directory online. Contact the Office for more information. The Resident Directory is distributed without charge to SHHA members and may be purchased by non-member residents. It may not be used for commercial solicitation, mass mailing, or similar purposes.

#### **Website**

The SHHA maintains a website at [www.sandiahomeowners.org](http://www.sandiahomeowners.org). The website supplements and is kept more current than print communications and enables access for members and residents at any time. Documents such as the Restrictive Covenants for each unit; ACC Design Guidelines and application

forms; SHHA forms, meeting minutes, notices, and other useful information are available on the website for downloading or printing. Information about SHHA's compliance with the New Mexico Homeowners Association Law can be found under the Board tab.

## **Restrictive Covenants**

Deed restrictions (also known as restrictive covenants) for each of the 38 units in Sandia Heights are tied to the title and ownership of all property in Sandia Heights, as well as to all lease or rental agreements. If you are a Sandia Heights property owner, homeowner, or lessee, you have entered into a legally binding agreement to abide by the deed restrictions applicable to your unit. The terms of the various unit covenants are similar, but they sometimes differ in important details. A copy of the Declaration of Restrictions for your unit is included in the Welcome Packet for new residents. They can also be downloaded from the SHHA website, [www.sandiahomeowners.org](http://www.sandiahomeowners.org), or picked up at the SHHA office. Some of the units contain enclaves which may have additional covenants that you may be subject to. These should have been given to you when you purchased your property.

## **Covenant Enforcement**

SHHA's legal authority and obligation to enforce deed restrictions are carried out by two Association committees. The Architectural Control Committee manages the approval and monitoring of projects that change the external appearance of property, such as construction and landscaping. The Covenant Support Committee manages property-use restrictions.

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

The Covenant Support Committee is comprised of SHHA residents who volunteer their time to maintain the unique character of Sandia Heights by ensuring residents' adherence to deed restrictions. The CSC welcomes and encourages volunteers from the community to join. The CSC does not patrol the neighborhood searching for violations of the covenants. It can act only after receiving written complaints from SHHA members.

SHHA members who suspect covenant violations in their unit, in an adjacent unit, or in a line-of-sight from their property, may file a written complaint as outlined below. It is the CSC's policy to NOT divulge to the alleged violator the name of the complainant filing this report. The identities of both complainant and alleged violator are kept confidential by the CSC.

Once a written complaint is received, the CSC is responsible for follow-up. A CSC member will validate the complaint by visiting the property. If the complaint is found to be valid, the CSC will notify the offending resident via a letter. If the complaint is considered invalid, but is under the jurisdiction of the County, the CSC will encourage the complainant to file with the County. At the discretion of the CSC, the CSC may follow up with the County. The offending resident should view these CSC communications in the spirit in which they are conveyed, as a neighborly reminder based on a sincere desire to preserve the beauty and property values within Sandia Heights. In general, violators are given 30 days from CSC notification to remedy the violation, and the file will then be closed if the violation is remedied. The CSC makes compliance inspections and follow-up contacts on an as-needed basis.

In the event violators refuse to comply with the remedial action, they are subject to legal action based on the individual situation. The SHHA will consider initiation of legal action for enforcement of the covenants on behalf of SHHA property owners based on the following criteria: severity of the violation, inability to clear up the violation through routine methods and procedures, and the potential for success.

Complaints regarding covenant violations should be submitted to the SHHA office on a form available from the SHHA office or website. Only SHHA members may file a CSC complaint. No anonymous complaints or complaints by phone will be accepted.

## Architectural Control Committee (ACC)

All Sandia Heights covenants contain the following paragraph which sets forth, in general, the scope of the ACC's authority and its responsibility to interpret the specifics of the covenants.

**“THE COMMITTEE SHALL HAVE THE RIGHT TO DISAPPROVE PLANS AND SPECIFICATIONS... IF A DESIGN OR COLOR SCHEME IN THE PROPOSED STRUCTURE IS NOT IN HARMONY WITH THE GENERAL SURROUNDINGS OF SUCH LOT OR THE ADJACENT STRUCTURE, OR IF THE STRUCTURE SHALL UNDULY INTERFERE WITH THE VIEW FROM NEARBY RESIDENCES..., OR IF THE COMMITTEE DEEMS SAID PLANS AND SPECIFICATIONS TO BE CONTRARY TO THE SPIRIT AND INTENT OF THESE RESTRICTIVE COVENANTS OR CONTRARY TO THE INTEREST AND THE WELFARE AND RIGHTS OF ALL OR ANY PART OF... SANDIA HEIGHTS.”**

The restrictions placed upon the development of property in Sandia Heights are for the benefit of each landowner. The restrictions set standards that help to create the unique qualities of the community and to protect the value of everyone's property. The following are among the goals of the covenant restrictions:

- To minimally impact the land during construction and to restore the land to its former natural state upon completion.
- To preserve open space by restricting landscaping—including walls, pergolas, and fences—to areas outside of setbacks and adjacent to buildings.
- To limit building height and vegetation so as to preserve our magnificent views.
- To build using materials, colors, forms, and plant species that are in harmony with their surroundings.

## Construction

Before anyone—whether an SHHA member or not—shall begin any architectural and/or landscape construction, additions, remodels, or other exterior changes to their property, they shall submit an application and supporting documentation to the Architectural Control Committee for approval. This requirement includes residences, walls and fencing, outbuildings, pathways, planting, pools, re-roofing, re-stuccoing, window replacements, painting, driveway paving/repaving, air conditioning, and solar panels. No work is to begin on such projects until written ACC approval is received.

All property owners—whether SHHA members or non-SHHA members—are responsible for knowledge of and compliance with the provisions of the covenants for their unit. All applications shall be prepared in accordance with the covenants and with the ACC's Design Guidelines (available on SHHA's website). Care must be taken to see that the application is fully completed and supported by the required documentation at the time of submission.

To obtain an application and instructions for submitting plans for architectural review, you may download the form and guidelines on SHHA's website at [www.sandiahomeowners.org](http://www.sandiahomeowners.org), or contact the SHHA office at 797-7793. Please note that an application fee is required for non-members of the SHHA.

The ACC recommends that an application for *preliminary* approval be submitted to the ACC—particularly for new construction and major addition projects—at the earliest possible point in the design process. Typically, this point is at the completion of a schematic design and before preparation of detailed design and construction drawings. Doing so will make it possible to correct any compliance problems before incurring further cost.

Depending upon the nature of the project, the ACC may conduct a Neighborhood Review and call for a Neighborhood Review Meeting as part of its review process.

The ACC exercises due diligence in reviewing applications and strives to render a decision within 30 days of receipt of complete applications. The ACC may extend the normal 30-day response time, at its sole discretion, if such extension is deemed necessary in order to render a fully informed decision.

Note: All proposed projects must comply with generally accepted standards for custom or luxury construction and must be in compliance with Bernalillo County ordinances and standards, including appropriate permits. Soundness of structure and durability of materials will be considered.

## **Landscaping**

Sandia Heights is based on an open-space concept where the natural landscape is of great importance. Natural vegetation that is disturbed during construction or other improvements must be replanted and restored to its natural state. Planting drought-tolerant, native grasses, such as grama or buffalo grass, is an appropriate option for this purpose. Because property-line setbacks are meant to preserve view corridors, landscaping in these areas is subject to highly specific restrictions. Please refer to your unit covenants, the *ACC Design Guideline for Walls and Fences*, and the *ACC Design Guideline for Landscaping*. These documents are available for review at the SHHA office, or you can download them from the SHHA website: [www.sandiahomeowners.org](http://www.sandiahomeowners.org).

Landscaping projects that include significant changes to the appearance of your property are subject to application to and approval by the ACC. All projects that include walls and fences, retaining walls, paving, water features, planting of trees, shrubs, and groundcover, and restoration of land disturbed by construction must be approved by the ACC prior to the start of work.

Please consider the potential for view obstruction by vegetation when planning your projects. The ACC will not approve the planting of tree species that can be expected to grow higher than 26 feet at maturity. Siberian elms are considered to be highly invasive and should be removed as soon as the seedlings appear. Please be a good neighbor and take a look at trees that you or a previous owner might have planted and, if they are obstructing your neighbor's views, seriously consider pruning or removal.

All residents, whether SHHA members or non-members, are required to keep their properties clear of dead trees and vegetation. Some species, such as Chamisa, can become a driving-safety hazard by obstructing drivers' vision if you allow them to grow unchecked and intrude into our roads—a violation of County ordinances. Certain species can also constitute a fire hazard by becoming easily ignited and burning with great heat and rapidity. Please take maintenance measures to control these dangers to our community.

## **Community Service and Membership (CSM)**

The Association depends upon an active and involved membership. The CSM Committee serves to increase the value of your Association membership and to attract new members to the Association.

If you are unsure of your membership status, please call the SHHA office at 797-7793 or check your Sandia Heights Services monthly water bill. A charge on your bill for *SHHA Dues* will confirm that you are a member. If you are not a member, please consider joining with your neighbors to support the Association and the volunteers who work hard to serve and protect our community. Call the SHHA office to sign up.

## **Member Benefits**

Membership benefits (also found on the website) include:

- No application fee for projects submitted to the ACC
- Discounted Sandia Peak Tramway passes, subject to availability
- Free *SHHA Resident Guide and Directory*
- Access to SHHA office, notary services, fax and copy service, voter registration, members' contractor evaluations, and information on issues affecting Sandia Heights
- Merchant Benefits Program: great discounts with cooperating merchants
- Safety vests for sale in the SHHA office—\$2.50 for members
- Free classified ads on the SHHA website



## **Contractor Evaluations**

The SHHA maintains a large file of contractor evaluation forms. Covering a wide range of services—from carpenters and masons to plumbers and roofers—the file is available as a benefit to Association members. We encourage all members to share with others their good and bad service experiences by completing an evaluation form each time they have work completed by a contractor. A sample of the Contractor Evaluation Form is available on the SHHA website and at the SHHA office.

## **Community Representation**

The Association keeps abreast of key issues impacting Sandia Heights, represents the interests of the entire community at city, county and state levels, and reports on developments to the membership.

## General Information

This section of the guide provides a variety of useful information for residents. See the Useful Numbers and Internet Addresses on pages 1-3 for contact info for the following services.

### Utilities

Several utility companies provide services to Sandia Heights. One of these companies, Sandia Heights Services (SHS), provides consolidated billing for water, sewer, and refuse-collection services, as well as Sandia Heights Security Services, and SHHA dues.

The utilities in Sandia Heights are underground. *Before digging on your property, you must call New Mexico One Call (at 811 or 1-800-321-2537) to find out whether there are any utility lines where you are planning to dig.* Otherwise, you risk being injured or causing damage if you hit a utility line. The call is free. You can find additional information at the New Mexico 811 Damage Prevention Center website: <http://www.nm811.org/>.

### Water/Sewer

Water and sewer services are provided by Sandia Heights Services. Sewer service starts with the initiation of water service. Sewer service is not available in all areas of Sandia Heights; many properties have septic systems. Check with SHS to determine whether your property has sewer service.

### Garbage

Garbage and recycling collection services are provided by SHS. Garbage is collected once per week and is billed monthly. Recycling is collected every other week and is included in the monthly charge. The pickup and recycle schedule are on the Sandia Heights Services website.

Per Bernalillo County ordinance, trash and recycling must be at the road edge, in the bins provided by SHS, no later than 7 AM on the day of scheduled collection, and no sooner than 5 PM on the day prior to collection. *Putting garbage bags in a trash container will not deter bears from getting into them. Between late April and early November, **DO NOT** put garbage outside until the morning of scheduled collection. Bears that receive “food rewards” in the form of garbage may become aggressive toward humans or cause property damage. To protect people and their property, these bears may end up being destroyed. Please help keep bears wild and safe by not making garbage available to them.*

Sandia Heights Services provides trash and recycle bins to customers. Please see their website for size options and charges. Loose bags are not allowed for collection; all trash and recycling must be in the bins provided. The trash bin has a dark brown lid, and the recycle bin has a green lid. **All trash within the trash bin should be placed and secured in plastic bags** to prevent spills and help to keep the bin clean. Lawn clippings and branches must be bagged or bundled in the trash bin to prevent them from being blown around and/or scattered. The most important point to remember is to be sure the bin can be emptied, with nothing impeding the contents (for example, large branches). **Recyclables must be placed loose in the recycle bin, not bagged, with the exception of shredded paper, which must be secured in bags.** **For those instances when you have additional uncontained trash or appliances, furniture, etc., you may request a special pickup service on Mondays for a minimum charge of \$20.** Special pickup requests must be made no later than 4:30 PM the Friday prior to the pickup on Monday. Additional charges may apply, depending on what you have for collection. Contact the SHS office to schedule the special pickup. *Also, please do not spray paint or mark the outside of your bin with your address or name. You may mark the inside of the bin or lid with your address to identify your bin, but please do not mark up the outside of the bin.*

## Trash and Recycling Collection Days:

### North Units

Sandia Heights, North 0, North 1, North 2, North 3, Peak Apartments, &  
North Tramway Estates: Monday

### South Units

Units 3, 4, 9, 10, & Sandia Colony: Tuesday  
Units 11, 12, 14, 15, 24, 25, 27, 27B, 27C, 28, 28B, & 28C: Wednesday  
Units 7, 8, 16, 17, 18, 19, 20, 21, 23, Sandia Haciendas, & Cedar Canyon: Thursday  
Units 1, 2, 5, 6, & Quail Ridge (8C): Friday

If your garbage-collection day falls on a holiday, pickup will be on the following business day.

## Trash Disposal Facility:

Eagle Rock Convenience Center  
6301 Eagle Rock NE  
857-8318  
Open 7 days a week, 8 AM – 5 PM.

## Other Recycling and Hazardous Waste

Recycling in Sandia Heights is done on a voluntary basis. Recyclable items are tin and aluminum, plastics 1–5, and paper including newspaper and cardboard. **NOT glass.** You may sign up for the recycling program with Sandia Heights Services at [www.sandiaheightsservices.com](http://www.sandiaheightsservices.com), or take your recyclables to the Bear Canyon Senior Center at 4645 Pitt St. NE, Albuquerque, NM 87111 (off of Eubank and Osuna). For additional recycling centers, including those that accept glass, refer to the city website at [www.cabq.gov/solidwaste/recycling/recycle](http://www.cabq.gov/solidwaste/recycling/recycle).

Take your household hazardous waste—including used batteries and motor oil—to the Household Hazardous Waste Collection Center, located at 6137 Edith Boulevard NW. Hours of operation are Mon, Wed, and Fri 8:30 AM – 4:30 PM, and Saturday 8 AM – 3 PM. For additional information, call the center at 349-5220. If you have questions about proper handling, use, and/or disposal of household hazardous waste, contact the Bernalillo County Office of Environmental Health at 314-0310.

## Electricity and Natural Gas

Electrical service is provided by Public Service Company of New Mexico (PNM). Contact info to start or stop service, or to report an emergency or damages involving an electric line, is in the Useful Numbers section on page 1.

Natural gas service is provided to some areas of Sandia Heights by New Mexico Gas Company. Contact info for NM Gas Co. is in the Useful Numbers section on page 1.

Areas not served by natural gas or electricity use butane or propane in external tanks. All external tanks must comply with the provisions of the restrictive covenants applicable to your unit and to county and state environmental regulations.

## Telephone, TV, and Internet Services

CenturyLink, Comcast/Xfinity, Dish and DirecTV provide telephone, TV, and Internet services to Sandia Heights. Their contact numbers and websites are listed in the Utilities section of Useful Numbers on page 1. Other services may also be obtained through various companies.

And don't forget that straight above us on North Sandia Peak are broadcast antennas for television and radio stations. Small, indoor digital reception antennas work very well at these short distances.

## Emergency Services

Sandia Heights is an unincorporated area of Bernalillo County, and the County provides all emergency services. **Call 911 for emergencies** and tell the dispatcher that you are in unincorporated Bernalillo County. *This last step shortens the response time of County fire and emergency personnel.*

### Fire

***In case of an emergency, call 911 and say that you are in Sandia Heights in unincorporated Bernalillo County.***

Sandia Heights is served by Bernalillo County Fire Department District #35. The fire station is located at 11700 Paseo del Norte NE and is staffed by paid firefighters 24 hours a day, 7 days a week. Its non-emergency number is listed on page 1, under Useful Numbers and Internet Addresses.

A colored flag flying beneath the American flag at the station indicates the current fire hazard. A **RED** flag means extreme caution.

*The Fire Department recommends that addresses be clearly posted on each residence and in 3-inch reflective white numbers on every mailbox. We recommend that you trim away any vegetation, including tree branches, that blocks your address numbers.*

### Sheriff

Sandia Heights is under the jurisdiction of the Bernalillo County Sheriff's Department.

Dial 911 only in an emergency, and tell the 911 operator the address and that your emergency is in Bernalillo County, so that County responders can be notified directly.

The non-emergency number and website are in Useful Numbers and Internet Addresses section, page 1.

### Security

Sandia Heights Services (SHS) offers a private Community Patrol Service on a subscription basis. **Being a member of SHHA does NOT include security.** Patrol officers are well-trained and interested in your well-being. They are on duty in the area approximately 123 hours per week. Upon request, the Patrol will provide additional patrols to subscribers who are away. Contact the Security Office numbers on page 1 of this Guide for current subscription rates and further information.

Please be aware of the type of security system in your home. Most security calls in any given month can be attributed to house alarms that are triggered inadvertently by nature (wind, storms, etc.), animals, service people, wiring malfunctions, or the homeowners themselves. Many times, housecleaners or pet sitters are given different, obsolete, or incorrect codes and needlessly set off alarms. If you are going on vacation, please leave a key with a neighbor or emergency contact who can provide security officers a way into your home if an alarm is sounding. If you are a Patrol subscriber, it is also wise to include Sandia Heights Security as a contact with your alarm service. Most likely, they will be the first to arrive to handle an alarm problem. Please help preserve the peace and quiet in our community. Silent alarms are highly recommended.

## Government Services

This section provides information on city, county, and state government services available to Sandia Heights residents.

### Arroyos

Please direct any questions concerning the maintenance of arroyos or other drainage issues either to the Bernalillo County Public Works Drainage Department (848-1500, [www.bernco.gov/public-works](http://www.bernco.gov/public-works)) or to AMAFCA, the Albuquerque Metropolitan Arroyo Flood Control Association (884-2215, [www.amafca.org](http://www.amafca.org)).

In accordance with county ordinance, skateboarding is prohibited in arroyos. *Arroyos can fill very quickly, even with very little rainfall. It is dangerous to be in an arroyo whenever there is any chance of rain. Please instruct your children never to play in arroyos.*

## **Employment**

The New Mexico State Department of Labor maintains a Workforce Development Center at 501 Mountain Road NE in Albuquerque. The center provides information about local employment, and can be reached at 843-1900 or [www.dws.state.nm.us](http://www.dws.state.nm.us).

## **Libraries**

A consortium of the City of Albuquerque and Bernalillo County operates the Rio Grande Valley Library System (main phone number: 768-5141). The library has branches throughout the Albuquerque metropolitan area. The closest branch to Sandia Heights is Cherry Hills at 6901 Barstow NE. The Lomas-Tramway branch is on the SW corner of Tramway Blvd. and Lomas NE (908 Eastridge NE).

You may obtain a library card at any branch. You may check out or return books at any branch. All branches have public computers with internet access. The library maintains a very good website where you can locate branches, find hours of operation, search the catalog, use online databases to which the library subscribes, ask questions of a librarian, renew books, and access many other services. The library's website also provides useful links to homework help sites for children.

## **Motor Vehicle Registration**

You can renew your vehicle registration online at [www.mvd.newmexico.gov](http://www.mvd.newmexico.gov). For military personnel, including retirees, there is also an MVD office in the consolidated support building on Kirtland AFB.

## **Roads**

The Public Works Department of Bernalillo County maintains Sandia Height's roads. You can call 848-1503 to inquire about snow removal or to report maintenance concerns for county roads outside of the Albuquerque city limits. To report a downed traffic light or traffic sign, call 848-1504. The website is [www.bernco.gov/public-works](http://www.bernco.gov/public-works).

## **Schools**

The public schools for Sandia Heights are Double Eagle Elementary School, Desert Ridge Middle School, and La Cueva High School, which are all part of the Albuquerque Public School system. Their phone numbers and websites are listed on pages 1–2.

**Double Eagle Elementary School**                      8901 Lowell Street NE

*Double Eagle Elementary gets its name from the Double Eagle II balloon, piloted by Ben Abruzzo, Maxie Anderson, and Larry Newman, who made a successful transatlantic crossing on August 11, 1978.*

**Desert Ridge Middle School**                      8400 Barstow Street NE

**La Cueva High School**                              7801 Wilshire Avenue NE

## **Taxes**

### **Property Tax Exemptions**

Two exemptions may reduce the amount of property tax you have to pay. The first is available to homeowners who reside in their home. This is the homestead exemption, which reduces the taxable assessed value of your home by \$2,000. The second exemption is available to veterans of the US Armed Forces (or the surviving spouse) who received an honorable discharge (for further information and to download the application, see the state website [www.dvs.state.nm.us/benefits.html](http://www.dvs.state.nm.us/benefits.html)). This exemption will

reduce the taxable assessed value of your home by \$4,000. The same benefit can be used for a 1/3 discount when registering a vehicle in New Mexico.

You can claim the homestead exemption by simply signing a form at the County Assessor's office (at 501 Tijeras NW), or by downloading and submitting the form to the Assessor's website. Instructions for the veteran's exemption are on the NM State website. You will need to complete a form and submit a copy of the veteran's DD-214 discharge form showing dates of service and proof of New Mexico residency, to the Veteran's Service Office in Santa Fe. That office will then return a certificate that you take to the County Assessor's office to claim your exemption. You only have to claim these exemptions once (and on only one property, even though you may own more than one in New Mexico) and you will receive the exemption(s) so long as you occupy your home.

*For your convenience, we have obtained the application form for the veteran's certificate of exemption. Members may pick up this form at the SHHA Office.*

### **Other Taxes**

You may obtain information about New Mexico taxes from the New Mexico State Taxation and Revenue Department at [www.tax.newmexico.gov](http://www.tax.newmexico.gov). The department provides a guide for new residents that you can obtain online.

### **Voting**

You may obtain a voter registration application form from various places, including the Bernalillo County Clerk's Office, the League of Women Voters, all public libraries, and the Motor Vehicle Division. The County Clerk is at One Civic Plaza NW, 6<sup>th</sup> Floor, Albuquerque, NM 87103, at the intersection of Fifth and Marquette. The County Clerk's office contact info is on page 2.

*You may register to vote or you may obtain a voter registration application at the SHHA office.*

### **Other Useful Information**

#### **Burning**

The Bernalillo County restrictions on burning in your fireplace or wood stove run from October through February. Call 768-2876 (768-BURN) to hear a recorded message on whether it is okay to burn for that day. The message is updated daily at 11 AM, and is applicable for 24 hours. From March 1 through September 30, you may burn in the fireplace or wood stove at your convenience, as long as there is not excessive smoke.

You can find additional information on burning and air quality at: [www.cabq.gov/airquality](http://www.cabq.gov/airquality).

#### **Driver Safety Course**

Drivers age 55 and above, besides learning defensive driving techniques, are eligible for a discount on their auto insurance premiums after taking the AARP Driver Safety Course. The classroom course is open to everyone for a small fee, regardless of membership in AARP. The course is offered at various senior centers in the Albuquerque area. Visit their website and type in "87122" to find a convenient location, date, and time. The closest ones to Sandia Heights are the Bear Canyon Senior Center and the Presbyterian Healthplex (at San Pedro and Forest Hills NE).

The website is [www.aarp.org/applications/VMISLocator/searchDspLocations.action](http://www.aarp.org/applications/VMISLocator/searchDspLocations.action).

## **Light Pollution**

Preventing light pollution is very important in Sandia Heights to preserve our dark night sky. Many residents live in Sandia Heights because we have less light pollution than many locations around Albuquerque. Residents of Sandia Heights are protected by light-pollution provisions in almost all of the 38 SHHA unit covenants and in a 1997 Bernalillo County ordinance covering Sandia Heights and North Albuquerque Acres.

*Preventing and reducing light pollution—allowing all residents to see our beautiful, dark night sky—is the responsibility of every Sandia Heights resident. You are encouraged to review your SHHA unit covenants and the Bernalillo County lighting ordinance, and ensure that the lighting on your property is in complete compliance. An excerpt from the Bernalillo County ordinance follows:*

- Bernalillo Code - Sec. 30-181. – Title - This division shall be known as the North Albuquerque Acres and Sandia Heights Light Pollution Ordinance.
- 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 detrimental effect on the night sky environment, interferes with the enjoyment of the night sky, and causes unnecessary illumination of adjacent properties.

Contact the zoning administrator at 314-0350 if you have questions about the County Ordinance or wish to file a lighting complaint with the County under this ordinance.

## **Mail Service**

Your mail will be delivered only if you have a mailbox located on the street in front of your home, except for some locations that have a central mailbox. Please make sure that your mailbox is accessible by truck and not hidden or encumbered by vegetation or blocked by vehicles, including service and construction vehicles. Any blockage of the mailbox will result in non-delivery. The U.S. Post Office, Academy Station, 6255 San Antonio NE, must be notified to begin delivery or to request that your mail be held during absences. *(Please note: the maximum time that your mail can be held is 30 days.)* Visit <https://holdmail.usps.com/holdmail/> to make this ‘hold’ request, or you may fax your request to 346-1226, along with your stop and restart dates, and follow up with a phone call to ensure your carrier has received the request. *Note: You must set up an account on the USPS website BEFORE you can submit a Hold request.*

The ZIP code for Sandia Heights is 87122. Post Office boxes are available for rent at the Academy Station. The lobby is open 24/7. *If you are contemplating any changes to your mailbox, such as in design or location, you must submit an application to the SHHA Architectural Control Committee, as well as ensure that your plans do not violate any postal regulations, such as a changed height or specific location.*

## **Motorcycles, etc.**

Motorcycles, off-road vehicles, go-carts, motorized toys, etc. may not be operated on lots, in the arroyos, or on National Forest land, including private land backing up to the Forests. In addition, these vehicles may not be operated on the streets without proper mufflers and licenses, and in accordance with deed restrictions and county ordinances.

## **Noise Ordinance**

### **Construction Projects**

It is unlawful for any person within a residential zone, or within a distance of 500 feet therefrom, to operate equipment or perform any outside construction or repair work (e.g., pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hose, or other construction-type device) between the hours of 6 PM and 8 AM, unless they have obtained a permit from the County Manager.

## **Machinery, Equipment, Fans, and Air Conditioning**

It is unlawful for any person to operate or permit to operate any machinery or equipment (pump, fan, compressor, air conditioning apparatus, or similar mechanical device) that creates a noise level at the property line exceeding the ambient noise level by more than five decibels.

## **Parks and Forest Land**

Sandia Heights is fortunate to have both County parks and nearby National Forest and Wilderness. Many homes back up to National Forest land with hiking and picnic facilities. Access to the parks is clearly marked, and access to the National Forest is via public trailheads. *Please note that there is no public access to any park or forest through private property.* You must use public access points if you wish to use these recreational areas.

## **Pedestrian Responsibilities**

Both pedestrians and drivers must share responsibility for the safety of pedestrians. Even when pedestrians are in marked crosswalks, they must still exercise due care for their own safety. To minimize their risk, pedestrians should:

- Yield to drivers sharing the roadway
- Walk single file along the left side of a roadway, *facing oncoming traffic*
- Wear light colors or reflective material and carry a flashlight at dawn, dusk, or night

## **Pets**

Please be a responsible pet owner and good neighbor by abiding by Bernalillo County Ordinance No. 99-4, 4-6-99, Sections 6-49 to 6-60, which state that pet owners must pick up after their pets. The County ordinance also prohibits pet owners from allowing their animals to run at large; animals must be confined or kept on a leash at all times. Residents who take their dogs with them while walking, biking, or jogging are required to keep them on a leash and off private property. *Licenses are required for all pets and a current rabies certificate is necessary to obtain these permits.*

If you have questions regarding your animals, please call Bernalillo County Animal Control at 314- 0280. Report violations of the County ordinance at the same number. You may also find answers to your questions online at [www.bernco.gov/animal-care](http://www.bernco.gov/animal-care). Although the Bernalillo County ordinance applies to all animals, *the restrictive covenants for each unit within Sandia Heights allow residents to keep only domestic dogs and cats.*

## **Disturbing the Peace**

You may not allow your animal to persistently or continuously bark, howl, or make other noises that disturb other residents. You may not maintain an animal in any manner that causes odors which disturb other residents. Please direct all calls for this type of activity to Animal Control (see above). Ordinance No. 99-4, 4-6-99 Sec. 6-49.

## **Animal Waste**

You may not permit an animal to relieve itself on property other than your own. If you are walking your animal on County or State land, you must immediately remove and properly dispose of any animal waste in accordance with Bernalillo County Ordinance No. 99-4, 4-6-99 Sec. 6-56. Please, pick up after your pet and *take the bag with you.*



## **Penalties**

Violations of the ordinance are a misdemeanor and are subject to a fine of up to \$1,000 or imprisonment for up to 90 days. Each day the ordinance is violated is considered a separate offense. Bernalillo County has enacted an ordinance requiring pets to be kept exclusively upon their own premises. Pet owners should also note that coyotes (as well as bobcats, mountain lions, and great horned owls) are common in the area, and cats and small dogs are among their preferred food. Please read the covenants for your unit and ACC Design Guideline for Walls and Fences at the SHHA Office or on the web at [www.sandiahomeowners.org](http://www.sandiahomeowners.org) to ascertain acceptable materials for use in the construction of fences and walls to restrict your pets.

## **Animal Resources**

Bernalillo County Animal Control and Protection: 505-468-7387, Fax 505-873-6709, email: [animal@bernco.gov](mailto:animal@bernco.gov), website: [www.bernco.gov](http://www.bernco.gov). All animals picked up by Animal Control officers are taken to one of the two City of Albuquerque Animal Shelters. If you are searching for a missing pet, call 768-1975.

## **Plague**

Plague is a naturally occurring disease found in rodent (and sometimes predator) populations here in Sandia Heights. The bacteria are transmitted by the bite of an infected flea or animal. Infected rodents usually die leaving the infected fleas to find a new host—a cat, dog, or even a human. Human cases can occur throughout the year, but most often appear during the warm months of May through September when rodents, fleas, and people are active outdoors. Rabbits, mice, chipmunks, wood rats, and rock squirrels can all be carriers. If you find any wild animal that has died for no apparent reason, do not touch it. Call the Albuquerque Environmental Health Department for information on pickup and testing at 768-2600 x 311. Plague is curable if diagnosed early.

Cats are particularly susceptible because of their rodent-hunting activities. Keep cats confined for their health as well as yours. Dust your pets with flea powder weekly. Clean up woodpiles (always handle wood with gloves) and do not leave uncovered garbage or pet food outside. Be sure to have your pet examined yearly by a veterinarian.

Hantavirus, also carried by rodents, is in New Mexico all thought it has not yet been found in Sandia Heights. Use similar precautions as with Plague to avoid touching or inhaling rodent droppings or urine.

## **Speed Limits**

Vehicles and pedestrians must share the roads in Sandia Heights. Our roads do not have separate pedestrian pathways, and visibility is often restricted. Speed limits on most Sandia Heights roads are 15–25 mph. Please abide by these limits, as there are many pedestrians (including children) who use our roads and may be blocked from a driver's view by vegetation along the road. *Please keep our community safe: slow down, drive responsibly, and do your part to ensure that vegetation is pruned back from road shoulders.*

## **Wildlife**

Sandia Heights shares habitat with an impressive array of wildlife to observe, enjoy, and learn to live alongside on a daily basis. Bears, coyotes, bobcats, deer, and the occasional mountain lion are visitors to our area, along with smaller animals like rabbits, rock squirrels, turtles, raccoons, bridled weasels, wood rats, and various species of mice, depending on the weather and food sources. Bull snakes, rattlesnakes, and coachwhip (red racer) snakes are part of our environment, helping keep the rodent population in balance. Numerous bird species, from jays, quail, owls, and roadrunners to hawks and other raptors, make their home here. By choosing to live in Sandia Heights, our residents embrace both the thrill of seeing wild animals outside our windows and the responsibility to coexist harmoniously with our wild neighbors. One aspect of living with the wildlife component of our neighborhood is preserving the natural habitat in Sandia Heights through which the wild neighbors move and live.

Care must be taken with any poisons or devices used to trap rodents, as children, pets and wildlife can be endangered. Do not leave any garbage exposed, and secure your trash containers in an enclosed area. Bird feeders (even empty) and birdseed storage containers, hummingbird feeders, pet food, garbage, fruit trees, and your trash barrel all attract bears. Please be careful to keep these items from being available to bears. You may obtain detailed information on coexisting with bears and other wildlife at the SHHA Office or on SHHA's website.

Deer mice infected with Hantavirus have not been found in Sandia Heights, but Plague is a factor during certain seasons and you should take precautions with pets. (See the "Plague" section above for more details.) Snakes are common and are very helpful in controlling the rodent population. Please do not overreact to a sighting near your house. Bull snakes look similar to rattlesnakes, but are harmless and shy away from humans. King snakes up to 6 feet long have also been sighted, particularly in the area of Sandia Heights on the west side of Tramway Boulevard. If you are a subscriber to Sandia Heights Services and have a problem snake, call Mobile Security at 263-4654 for identification or removal.

Lizards, newts, geckos, and skinks often provide Southwest adornment on our adobe walls and patios. Over 100 species of birds can be seen in our area, including the ubiquitous scaled and Gambel quails and the dashing roadrunner, our state bird. If you find an injured bird or wild animal (*which would not be best handled by returning it to its nest or leaving it for its mother to retrieve*), call the Wildlife Rescue Group at 505-344-2500. A recording will give you the phone number of the person on call.

***You may not keep any animals that are dangerous in the wild without a special permit. Sandia Heights' restrictive covenants prohibit keeping any animal except domestic dogs and cats.***

Please exercise caution when you have small pets and children outdoors. Wildlife such as hawks and owls have been known to swoop in on small animals, and could frighten children as well. Do not leave your pets or children unattended.

You have chosen a very special place to live, so please respect and protect our wild creatures.