

# **SBHA GOOD NEIGHBOR GUIDELINES**

## **2022**

**ALWAYS CALL 911 immediately when safety is an issue**, such as home break-in, illegal drug activity, violence. Report the issue in writing (email, text, snail mail) to SBHA Board noting date, time, address and incident for follow-up with the property owner or management company.

**CALL 311 to report non-emergency situations**, such as graffiti, disruptive parties. Again, contact the Board for follow-up.

**CALL 311** for City Animal Services to handle excessive dog barking or loose or aggressive animals near your property.

**GARAGE DOORS** should be kept closed unless someone is present to prevent theft and home entry.

**GARAGE SALES:** The City of Albuquerque limits garage sales to 2 sales in a 12 month period lasting no more than 3 consecutive days for each sale. Only your own household goods are to be sold.

In San Blas, attendees' vehicles **MUST NOT PARK IN OR BLOCK OTHER HOMEOWNERS' DRIVEWAYS and they MUST NOT BLOCK THE STREET or MAILBOXES.** *Those hosting the sale should pick up all trash left by attendees. All signage should be removed on San Blas and elsewhere at the end of the sale.*

**PARKING:** Homeowners/tenants are required to park in the garage or in the driveway. **65th Street should be used for additional parking of any vehicle.** Guests may park in front of your home for up to 48 hours; extended visits require parking on 65th Street if there is no space in the host's driveway. ***THIS IS A SAFETY ISSUE AS EMERGENCY RESPONSE VEHICLES, ESPECIALLY FIRE TRUCKS, CANNOT MANEUVER IN OUR SUBDIVISION AS PARKING IN THE STREET RESTRICTS ACCESS.*** Street parking such that tires are on the sidewalk rather than on the curb is NOT ALLOWED; sidewalks are to be kept clear for pedestrians. **Homeowner and/or guest parking in front of mailboxes is not allowed, Monday - Saturday, as carriers will not deliver mail if mailbox is blocked.**

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**RECREATIONAL ACTIVITIES:** Although SBHA does not wish to discourage recreational activities on San Blas Place by residents or guests, be advised that they are undertaken at one's own risk.

**SBHA is not liable for any injury sustained while walking, running, playing catch, etc. in our street, islands, or front-entrance planters which are not intended for recreational use. Every driveway and front planter are private property, not a playground. Children's activities should be monitored by an adult.**

**Note that basketball hoops, portable or permanent, are not allowed on the street nor on any homeowner's property due to safety concerns and the private enjoyment of one's property per our by-laws.**

**FRONT YARDS:** Maintenance of the area in front of the home, including stucco, garage door, driveway, courtyard gate, sidewalk and planter bed, is the responsibility of each homeowner

**OIL SPILLS:** Oil is very damaging to asphalt and, therefore, to our street. As San Blas Place NW is a private street, our homeowners, not the City of Albuquerque, are responsible for all costs for the upkeep of the street. Please clean up, as soon as possible, any oil spill, small or large, that occurs on your driveway, sidewalk, curb, and/or the street in front of your property. Clean up also prevents oil from flowing into the storm drains and polluting our rivers and aquifer.

**TRASH AND RECYCLABLES COLLECTION:** Pick-up day is Friday. Have black trash container and blue recyclables container at the curb by 7 am, separated by at least 5 feet. Do not place containers in front of a next-door neighbor's front planter. Do not add any materials to a neighbor's containers unless you have permission to do so. Call Solid Waste Management Department on Thursday for large item pick-up on Friday at no charge. Move containers off the street and out of sight as soon as possible after collection. Nothing signals "not at home" like a container left in the street. Please clean up anything that spilled. A list of materials that can and cannot be placed in each container can be viewed on [www.cabq.gov/solidwaste/trash-collection](http://www.cabq.gov/solidwaste/trash-collection).

**WHEN WALKING YOUR PETS, PLEASE PICK UP AFTER THEM.**

**Homeowners who lease or rent their homes are responsible for passing on to their tenants this information along with the Covenants, and ensuring that their tenants understand them.**