



September 2025

Vol. 41 – No. 9

Unit numbers shown in parentheses

Officers

President – Jim Stewart (7)
Vice President – Kathleen McCaughey (5)
Secretary – Larry Dragan (23)
Treasurer – Charles Ewing (14)

Board Members

Paul Baumgartner (4)
Andrea Edmonds (7)
Stan Davis (10)
Martin Kirk (23)
Heidi Komkov (8)
Phil Krehbiel (14)
Larry Layne (7)
Claudia Mitchell (5)
Arthur Romero (7)
Randy Tripp (18)
Terry Walker (11)
Cathy Yandell (3)

Committee Chairs

Architectural Control Committee (ACC) –
Phil Krehbiel
Communications & Publications Committee
(C&P) – Claudia Mitchell
Community Service & Membership
Committee (CS&M) – Cathy Yandell
Covenant Support Committee (CSC) –
Stan Davis
Environment & Safety Committee (E&S) –
Kathleen McCaughey
Finance Committee (FC) – Charles Ewing
Governance Committee (GC) -- Kathleen
McCaughey
IT Committee (ITC) – Heidi Komkov

Editor, The GRIT

Claudia Mitchell

Office Staff

Lead Administrator – Trish Lovato
Administrator – Anna Levchuk

SHHA Office

12700 San Rafael Avenue NE, Ste. 3
Albuquerque, NM 87122

Office Hours: Mon–Thurs, 9 AM–4 PM
Fri, 9 AM–noon

Closed on federal holidays.

Phone: 505-797-7793

Website: www.sandiahomeowners.org

Email: office@sandiahomeowners.org

Message from the President, September 2025

Jim Stewart

Howdy Neighbors,

As we move into September, I want to highlight a truly special event that showcases the incredible talent right here in our community: the **22nd Annual Art Tour**. This beloved tradition is a unique opportunity to visit the studios of our fellow residents, discover the diverse and inspiring artwork being created in Sandia Heights, and connect with the artists themselves. It's a wonderful reminder of the creativity that thrives among us and a fantastic way to support our neighbors. Mark your calendars for **September 6-7, 10 AM - 5 PM**.

It was wonderful to see so many of our neighbors at the recent SHHA cookout! Approximately 150 residents gathered at Highpoint Sports and Wellness for an afternoon of great fun, delicious grilled hamburgers and hot dogs, and lively conversation. It was a fantastic opportunity for old friends and new neighbors alike to connect, and we were very pleased to see such a strong turnout from the community. A tip of the SHHA Hat to Greg Lobberegt for sponsoring this event.

Once again, a short reminder of our need for volunteers to join the SHHA Board of Directors and our various committees. This is a fantastic opportunity to use your skills, meet fellow residents, and directly influence the decisions that affect our property values and quality of life. **Your participation is key to keeping SHHA a thriving community.** We encourage you to share your energy and ideas to help our neighborhood thrive!

Remember, our website at <https://www.sandiahomeowners.org/> is full of information, and our office staff (Trish and Anna) are available at office@sandiahomeowners.org. You can easily contact the appropriate committee chair directly, with your questions, comments, and suggestions, under the "contact" tab on our website homepage. Of course, you can also reach me at my email, president@sandiahomeowners.org. I promise you will receive a response.

Board Notes

New Board Member Job Description Brings Clarity and Transparency

To strengthen our community's governance and ensure consistent leadership, the Sandia Heights Homeowners Association has developed a formal **Board Member job description**. This new resource outlines the **role, authority, duties, and qualifications** expected of Directors serving on the Board.

Why does this matter?

Clarity about Board responsibilities helps build trust between the Board and the community. It ensures that every Board member understands their obligations and that residents know what to expect from those elected to serve. This effort supports transparency, consistency, and ethical governance—all key to maintaining Sandia Heights as a thriving and well-managed neighborhood.

Here are a few highlights from the new document that may interest you:

“Board Members are stewards of the Association’s purpose... They provide leadership, set direction, and ensure the consistent and lawful operation of the Association in service to all lot owners.”

“Each Director is expected to act in the best interests of the entire community—placing the Association’s welfare above personal interests, and upholding the principles of fairness, transparency, and respect.”

“Board service is both a privilege and a responsibility.”

The job description also lays out the time commitment (about 8–12 hours/month), expectations around community engagement, financial oversight, and committee participation. Importantly, it reinforces the fiduciary duties of care, loyalty, and compliance, which are essential to good governance.

We hope this helps demystify the work of the Board and encourages more lot owners to get involved—whether by serving on a committee, attending meetings, or even running for the Board.

To read the full Board Member Job Description, contact the office at office@sandiahomeowners.org or visit the SHHA website at <https://www.sandiahomeowners.org/information/resources/community-documents>

The Board welcomes Andrea Edmonds as its newest member. After living in High Desert for 15 years, Andrea joined the Sandia Heights community four years ago. She has served on the Finance Committee, where her background as a CPA and her expertise in computer systems have been a great asset.

New “Useful Numbers” Magnets Available

Ever want to find the right number when you see a crippled deer behind your house, or need to call Sandia Heights Services with a question? Yes, those numbers and more are all in your Sandia Heights Resident Guide and Directory hardcopy and online... but you need them NOW. Well, all those useful numbers have been updated and put on a convenient magnet for the refrigerator. They are available at the SHHA office. Come get yours today.

| Useful Numbers: | |
|---|--|
| Sandia Heights Homeowners Association 12700 San Rafael Ave. NE, Ste.3, Albuquerque, NM 87122 (505) 797-7793 Email: office@sandiahomeowners.org Website: https://www.sandiahomeowners.org/ | |
| Sandia Heights Services (water, sewer, trash and recycling collection) | (505) 856-6419 After-hours emergency: (505) 888-5336 |
| Sandia Heights Security | Office: (505) 856-6347 Mobile: (505) 263-4654 |
| Bernalillo Cty. Sheriff (non-emergency) | (505) 798-7000 |
| Bernalillo County (Roads/Snow/Misc) | (505) 848-1503 |
| Bernalillo County Animal Care Services and Lost & Found Animals | (505) 314-0281 (505) 468-7387 |
| NM Gas Co. Emergencies | (505) 697-3335 |
| PNM Outage & Emergencies | (888) 342-5766 |
| Emergency Police/Fire/Rescue: | 9-1-1 |

*New phone magnets are available at the SHHA Office.
Just stop by 12700 San Rafael Ave NE, Suite 3.*

Meeting with Bernalillo County Manager Strengthening the Handshake Editor, the GRIT

Being an unincorporated development outside the city limits of Albuquerque, we have a unique relationship with Bernalillo County (BernCo) which is the most populous county in New Mexico and provides essential local support for Sandia Heights. Since taking on the job as BOD President in Feb 2024, Jim Stewart, with a background in Army intelligence, and in law enforcement as a Sheriff in Texas, has worked to develop and foster a closer connection with the county to include forging a strong working relationship with the BernCo Fire and Rescue, Emergency Management, and Sheriff's Department.

In line with this goal, Jim set up a meeting for the new Bernalillo County Manager, Cindy Chavez, and the BOD on July 15. It was a key opportunity to highlight the scale and unique needs of Sandia Heights as one of the largest unincorporated census-designated places in the county (after South Valley and North Valley) and to build a strong working relationship with Ms. Chavez and her team, enabling us to collaborate efficiently on future SHHA matters.

As stated on the Bernalillo County website: *The county manager's mission is to manage and coordinate all county government operations and other activities as specified by federal, state and local law, and as directed by the Board of County Commissioners in order to provide services to the people of Bernalillo County. Bernalillo County has six divisions, 25 departments and approximately 2,600 employees.*

This is a huge and complex mandate, and Ms. Chavez has come to her position with all the right experience. She was born in New Mexico, graduated from San Jose State University, and began her career as a policy analyst for the Santa Clara County Board of Supervisors. Her leadership and ability led to serving as Santa Clara County supervisor before she accepted her current position at the end of 2024. Ms. Chavez's accomplishments are impressive and can be appreciated in full at [County Manager's Bio - County Manager](#).

As an introduction for the meeting, Jim explained the origin and evolution of Sandia Heights and Sandia

Heights Services; and Sandia Heights Homeowners Association operations. He expressed his appreciation for the cooperative efforts by the Fire & Emergency Management services in our ongoing emergency planning for Sandia Heights and past fire seminars, as well as support from the county sheriff. He then outlined some key areas where BernCo could assist Sandia Heights residents. These include help for residents who are unable to maintain their properties due to disabilities; motorcycle and auto racing on Tramway; improvement of some roadways in serious disrepair, and mowing of fire flash fuels along county roadways in Sandia Heights. These topics were discussed in more depth by the seven board members in attendance.

Ms. Chavez was appreciative of our information so that she could better understand our foothill neighborhood and its unique needs. She proposed meeting with our board president/board semiannually to evaluate progress on issues and to support the relationship between our community and the county.

The only way for improvement to occur is to open the lines of communication among the parties who are involved, inform them on issues and concerns, discuss possible solutions, and foster a dialog of cooperation and respect. This initial meeting met those goals, and the board of directors looks forward to more in the future.



Cindy Chavez, Bernalillo County Manager, addresses Sandia Heights board members, as Jim Stewart, Board President, looks on.

Helpful Contact Magnets Available at the Office.

Sandia Heights Homeowners Association (505) 797-7793

office@sandiahomeowners.org
<https://www.sandiahomeowners.org/>

For dues-paying SHHA members, provides discounted tram tickets, community events, book of contractor reviews, notary services, The GRIT newsletter, member directory, and more.

For all residents, they provide covenant and architectural enforcement, plus coordination with local officials on fire safety, traffic, and other resident concerns.

Address: 12700 San Rafael Ave. NE, Ste.3

Sandia Heights Services (505) 856-6419

After-hours emergency:

505-888-5336

Provides water, sewer, trash and recycling collection.

Sandia Heights Security

Office: (505) 856-6347

Mobile: (505) 263-4654

For a monthly security fee, separate from SHHA membership, provides neighborhood patrol, special watch for homeowners on vacation, assistance with lost pets, suspicious activity reports, etc. Residents can call to see if they have security membership.

Emergency Police/Fire/Rescue Emergency: 911

Bernalillo County Sheriff Non-Emergency: (505) 798-7000

NM Gas Co. Emergency: (505) 697-3335

PNM Outage & Emergencies: (888) 342-5766

Bernalillo County Animal Care Services and Lost & Found Animals (505) 314-0281 or (505) 468-7387 <https://www.bernco.gov/animal-care-services/lost-found-animals/>

Bernalillo County Roads/Snow/Misc: (505) 848-1503

Announcements & Notices

- **Office hours:** Mon – Thur 9 AM - 4 PM. Fri 9 AM – 12 PM
- **All property owners, regardless of SHHA membership, must submit an online or physical ACC application before starting any work that changes the exterior of their property.**
- **Notary services (members)** are by appointment only, Tue-Thur. Call or email the office to schedule. Documents should already have lines for the notary signature block.
- **Discounted Tram Passes (members)** are sold in the SHHA Office for **\$10.00 per ticket**. Only checks and credit cards are accepted. To view tram pass availability, visit the website: <https://www.sandiahomeowners.org/tram-pass-availability>
- **Physical Contractor Evaluation Binders (members)** are available to view for free in the SHHA office. Members can also add their positive or negative reviews on our website using the “Contractor Evaluation Form.”
- **All new or updated HOA information can be viewed at** www.sandiahomeowners.org/announcements
- **Board Meeting:** The next Board meeting will be held at the SHHA office on **Sept 10th, 2025, 6:00pm**.
- **Office Closures for Holiday(s):** Sept 1st.

July Calls to Sandia Heights Security Patrol

Latest statistics since the last GRIT

| July 2025 | # of calls | July 2025 | # of calls |
|--------------------------------------|------------|------------------------------|------------|
| Alarms | 6 | Snake Call | 1 |
| Animal Control Assist | 1 | Special extra Patrol | 1 |
| Customer Assist | 5 | Special request/ Vacation | 113 |
| Customer Inquiry | 2 | Suspicious Activity | 4 |
| Fire/ Smoke | 1 | Suspicious Person | 8 |
| Fireworks Complaint | 2 | Suspicious Vehicle | 4 |
| Lost/ Found Pet | 1 | Threat/Personal | 1 |
| Miscellaneous Call | 1 | Utility Co. Assist | 6 |
| Motorist Assist | 1 | Vandalism | 1 |
| Newspaper/ Package pickup | 25 | Vehicle Burglary/Break in | 1 |
| Noise Complaint/ Suspicious Noise | 1 | Welfare Check | 3 |
| Open Door/Window/Garage | 1 | Wildfire report | 1 |
| Salesman Complaint | 1 | | |
| Total: | 192 | | |

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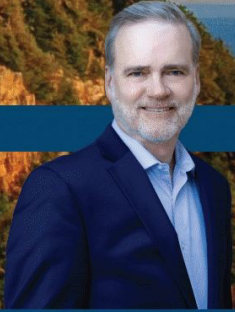
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51 Rock Ridge Dr NE
4181 SQ FT 3BR 4BA .93 Acres


FOR SALE



\$1,200,000

213 Spring Creek Pl NE
4844 SQ FT 4BR 5BA .76 Acres

PENDING



166 Juniper Hill Pl NE
2727 SQ FT 4BR 4BA .82 Acres

SOLD



304 Spring Creek Pl NE
4414 SQ FT 4BR 4BA 1.38 Acres

SOLD



2865 Tramway Circle NE
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\$1,000,000

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August 5 Public Meeting re: Tramway Blvd (NM 556) Operations and Safety Study

As reported to the Editor by Kathleen McCaughey,
Chair, Environment & Safety Committee

On August 5, the New Mexico Department of Transportation (DOT NM) held a public meeting about the work being done on Tramway Blvd as part of an ongoing safety study.

Our Board of Directors' Vice President and Chair of the Environmental and Safety Committee, Kathleen McCaughey, attended this meeting and provided the following report.

The stated purpose of the NM556 Corridor Study is to identify physical, operational, and safety improvements along Tramway Blvd. The need is based on geometric improvements, non-compliant Americans with Disabilities Act (ADA) facilities, aging signal infrastructure, deteriorating system performance, and crash history.

The goal of the study is to identify high-priority improvements for safety (e.g., crash mitigation for accidents involving left-turns, which are the most severe; and accidents involving rear-end collisions, which are the most frequent), and accessibility. Kathleen felt that the main focus will be on crash mitigation (at Montgomery), fixing queuing problems, and making ADA improvements. Our recently finished intersection at Paseo and Tramway has some of these improvements.

Kathleen reported that attendees from our area were most concerned about speeding and noise. DOT is not responsible for putting up speed cameras. Some residents were hoping for more roundabouts replacing signals and reducing the long expanses on Tramway to discourage the high-speed vehicles at night. The DOT did listen.

The expanse of Tramway bordering Sandia Heights has the least number of vehicles, but up to second highest pedestrian counts, and up to the highest bicyclists counts. However, it does not have the highest accident frequency. South of San Rafael, the highest speeds were 66 mph with an average of 45-56 mph. Speeds over 65 mph along the length of our bordering section starts at 6pm and continues to early morning—but we know that! Compared to Tramway at Lomas, we

had a much higher percentage of speeding, up to 60% at San Rafael, compared to the 40% at Lomas.

A first draft of the report will be issued Fall/Winter 2025. Another public meeting will be held in Winter/Spring 2026, with design and construction to follow. If you would like to comment you can do so at: www.dot.nm.gov/projects/tramway-study/.

REMINDER: 2026 Cover Photo contest!

It's time to submit your photos for the annual cover photo contest. The winning photo will be on the cover of the 2026 Sandia Heights Resident Guide and Directory, and the photographer will be acknowledged. Subject matter must reflect something unique about living in Sandia Heights. Submission deadline is **November 7, 2025**.

Submission criteria are as follows:

- You may submit up to three photos
- You must be a member of the Sandia Heights Homeowners Association, and you must be an amateur photographer.
- Photos must be uniquely related to the Sandia Heights area.
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color and may be submitted digitally to office@sandiahomeowners.org or as a hard-copy print to the office (hardcopy entries may be picked up at the office after the contest period.)
- The resident must submit a statement that the photograph is an original taken by the homeowner, that they are not a professional photographer (i.e., in business as a photographer), and that they grant permission to SHHA to use their photo(s) in the SHHA Directory, website, and/or GRIT newsletter.



Amateur photos welcome!

ACC Activity Log

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

| | |
|-------------------------|--|
| 16 Juniper Hill Lp | 1) sand deck, apply clear sealant; 2) replace dead trees, refresh flower garden |
| 23 Cedar Hill Rd | construct new fence |
| 42 Cedar Hill Pl | replace existing double and single garage door |
| 46 Cedar Hill Rd | stucco patching around the entire house |
| 48 Pinon Hill Pl | add one room A/C with small compressor not visible from street or neighbors |
| 54 Rock Point Pl | replace handrails, spindles and treads on exterior stairwells and fences with metal. |
| 54 Rock Ridge Ct | 1) replace windows and sliding glass doors; 2) patch and paint stucco |
| 55 Rock Point Pl | install 12kwh rooftop solar system, project approved by PNM |
| 66 Pinon Hill Pl | re-stucco Dryvit, color fall foliage #418 |
| 156 Juniper Hill Rd | re-color TPO to a tan/brown |
| 175 Big Horn Ridge Dr | replace existing 60' long 3' tall railroad tie wall with gabion wall, same dimensions |
| 203 Spring Creek Dr | replace septic tank, all city permits completed |
| 301 Spring Creek Pl | re-stucco whole home |
| 337 Whiteoaks Dr | install 3 narrow sliding patio doors |
| 377 Big Horn Ridge Dr | 1) re-roof garage; 2) repair stucco in multiple areas; 3) paint exterior |
| 528 Live Oak Pl | 1) replace/repair east facing windows; 2) repair/replace stucco; 3) paint garage door to match stucco; 4) paint window trim. |
| 726-21 Tramway Vista Dr | 1) remove weeds, install weed block fabric; 2) install gravel dry creek bed; 3) replace asphalt driveway with concrete |
| 795 Tramway Ln #L | 1) install flush-mounted rooftop solar panels; 2) replace A/C unit; 3) route electrical conduit |
| 908 Tramway Ln | install mini-split |

| | |
|-------------------------|--|
| 929 Tramway Ln | repair, seal, paint crack above window on the west facing wall |
| 941 Bobcat Blvd | install flush-mounted rooftop solar panels |
| 942 Bobcat Blvd | construct new custom house; <u>partial approval</u> |
| 1148 Marigold Dr | add gravel/rock to missing areas in back yard |
| 1553 Eagle Ridge Ln | replace second floor rear balcony with new Trex decking |
| 1710 Quail Run Ct | 1) replace three garage doors; 2) repair 16' section of garage concrete |
| 1718 Quail Run Ct | install railing on front steps |
| 1802 Tramway Terrace Lp | construct patio shade structure |
| 1863 Tramway Terrace Lp | re-stucco, same color |
| 1866 Tramway Terrace Lp | replace furnace and evaporative cooler |
| 2318 Calle de Gabriel | install removable tan sunshade to west side of home/pergola |
| 2815 Tramway Cir | reseal driveway, repair cracks, maintain same color |
| 2899 Tramway Pl | 1) replace rock with artificial turf and concrete path, front and back; 2) replace wind-damaged south gate |
| 9110 Lynx Lp | replace metal shingles |

ACC Activity Log

Summary of **Disapproved Projects** since the last GRIT:

| | |
|------------------|---|
| 54 Rock Point Pl | re-stucco entire exterior; disapproved due to Montecito color |
|------------------|---|

Community Events Bulletin Board:

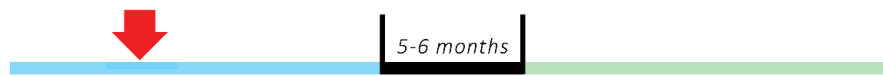
Duke City Bridge Club: for lessons, games, info: Call 505-271-2877, email dcbridge@gmail.com, or visit www.dukecitybridge.com

"Cork & Fork" Dining: a bi-monthly informal dinner group, to inquire or join, call Rene Kessel, 505-504-3886, email: rene.kessel@cblegacy.com



Veronica Gonzales 505.440.8956

Sandia Heights has 1.7 Months of Inventory



Seller's Market

Balanced
Market

Buyer's Market

Avg.
Sold Price

\$744,897

↑ 0.7% YoY

Avg.
\$/Sq.Ft

\$270

↑ 0.9% YoY

List to Sold
Price %

.99%

↓ 1% YoY

Avg. Days
on Market

18

↓ 33% YoY

* Stats for Detached Properties **Augurs 10, 2025 compared to 2024 Year over Year (YoY)

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1572 Eagle Ridge CT
\$1,200,000



10 La Luz Trail NE \$1,245,000
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There's Something NEW at the Tram Base Station Editor, *The GRIT*

On August 1st, something exciting occurred at the Tram base station: the opening of The **Homestead Café**. This locally owned café features a selection of the finest coffees and teas from Albuquerque's Moon Coffee and Tea, and baked goods from Great Harvest.

The owner has designed the café to be a very friendly place with online ordering (order your lunch while coming down the tram), special packages for hikers, and a strong loyalty program for frequent patrons. Of course, it boasts a sweeping 180-degree view of the valley, just perfect for a relaxed repast in the dining room or on the deck while watching the city lights start to twinkle.



Mr. Jory Rosen, owner of the new Homestead Cafe at the Tram base station invites you to come up for a visit and enjoy lunch on the view deck.

Jory Rosen, the owner of this new endeavor, grew up in Albuquerque. His mom worked at KOAT and started a public relations and marketing company. Jory went to New York for college and subsequently started his own PR and marketing company there, working primarily in television. His success led him to Los Angeles. When asked why he came back to Albuquerque, he said, "My kids are why we are here," so they could further their education at the Albuquerque Academy. He is

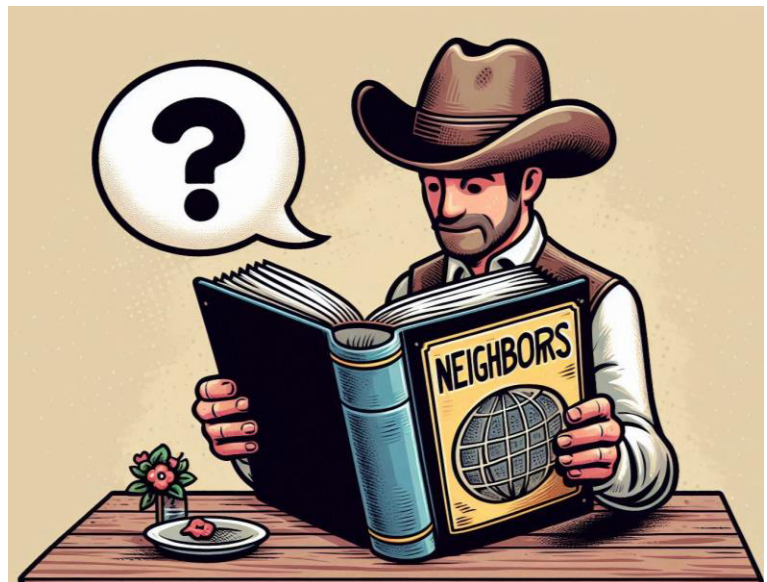
continuing his ad agency but is also excited to pursue a personal dream of opening his own restaurant, inspired by his grandfather, who owned several in Buffalo, New York.

The café will evolve into a full restaurant offering "affordable comfort food." He is not competing with the summit station's offerings but is augmenting them as a local place to "come for the view & stay for the vibe," as his website states. There will be a Saturday game night with a selection of curated games. There will be one Sunday a month with authentic bagels flown in from New York at an affordable price point.

Mr. Rosen said that the "tram has been an incredible partner," and he is all about being part of the local scene. "My goal is to be a part of the community, to be a part of this," he exclaimed, looking out over the valley. So, when you are planning a tram ride or want a casual, friendly place with a great view and great affordable food, remember the tram's latest offering, The Homestead Café. Come verify the website's exclamation: "Life Tastes Better at 6,559 Feet." For more information, go to www.homesteadabq.com.

2026 Directory Changes? Send 'Em In!

Name spelled wrong? Want to change your listing information? Want to add or delete your address? Please submit any changes to your address listing for the 2026 Directory to office@sandiahomeowners.org. The deadline for submission of changes is November 7, 2025.



Random Acts of Kindness and Fun in Sandia Heights Neighborhood

As told to GRIT editor by Chisom Wilson

The community spirit is very much alive and well in this neighborhood south of Little Cloud Park. Resident Chisom Wilson—also an accomplished photographer (see photos in this article as well as the back page of the June 2025 *GRIT*)—reports on an event that probably only a few of the over 2000 households in Sandia Heights are aware of.

Mr. Wilson reports:

“Since at least 2020, the residents of units 18, 19, and 20 have enjoyed a neighborhood-organized July 4th parade. Residents of these 3 units are always invited and welcomed to join, and our parade has grown over the years to include decorated cars, trucks, bikes, walkers, and even a juggler!



A resident cruises in his vintage Triumph at the Little Cloud neighborhood 2025 July 4 celebration.



Juggler Mike Tullai entertains at the 2025 Little Cloud Neighborhood 2025 July 4 celebration.



Residents participate in the 2025 Little Cloud Neighborhood parade



Onlookers cheer on the Little Cloud neighborhood 2025 July 4 parade

“Following the parade, we gather to eat donuts and drink coffee, and enjoy each other's company for a short while.

“The parade is also a way to help others in need in our community, through food donations to Roadrunner Foodbank. As the parade rolls along, "runners" gather bags or boxes of non-perishable food items either directly from our neighbors watching the parade or left by the curb knowing the parade will come by. This year we collected 409 pounds of food on our trek around the neighborhood, just over 100 pounds more than last year! According to Roadrunner, that is enough to provide 381 meals for those in need!

“We appreciate living in Sandia Heights and are thankful to live amongst such awesome neighbors. Not only do they make the parade a success, but their

... continued on page 14

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Sharon's Sandia Heights Market Update Past Year 9/2024 to 9/2025

10 Larger homes For Sale on Larger Lots | Avg Asking price \$1,385,450 Avg Asking price/sf \$333.40
5 Homes Pending | Avg Asking Price \$796,800 Avg Asking price/sf \$243.67
48 Homes Closed past year to date | Avg Sold Price \$933,977 Avg Sold price/sf \$271.96

2 Smaller homes on smaller lots | Avg Asking price \$440,000 Avg Asking price/sf \$236.08
5 homes pending | Avg Asking Price \$476,940 Avg Asking price/sf \$276.98

53 Homes Closed past year to date | Avg Sold Price \$482,035 Avg Sold price/sf \$271.24
Note Every Home Is Unique . Price is always based on condition, updates, market appeal, location and views.

Current Interest rates hovering around 6.875% for 30 year conventional & 6.375 %VA



1114 San Rafael Ave NE



2027 Quail Run Dr NE



908 Tramway Lane NE



1723 Quail Run Ct. NE

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...continued from page 12

willingness to generously give to those in need reflects hearts that care about their community and Albuquerque.”



Mr. Chisom, and daughters Evelyn, 10, and Olivia, 7, proudly present their neighborhood food donation to Roadrunner Food Bank.

Thank you, Mr. Wilson for reporting for *The GRIT*!

The Inaugural Sandia Heights Barbecue The SHHA Community Service & Membership Committee

What is summer without a big barbecue around the pool? The Sandia Heights Homeowners Association and realtor, Greg Lobberegt, sponsored the quintessential BBQ event on July 26 at Highpoint Sports and Wellness. An emailed invitation went out and more than 150 hungry kids and adults attended. From all reports it was a smashing success (with the exception of one underdone hamburger, which was immediately addressed).

Residents met new neighbors, swam, sunbathed, used exercise equipment, played cornhole, and enjoyed the treats and the superb company. We received many requests for a repeat performance next year (we'll keep you posted). Thanks to all who participated in this celebratory event!

Fall Ice Cream Social and Neighborhood Afternoon Out The SHHA Community Service & Membership Committee

You are warmly invited to the third annual Sandia Heights Ice Cream Social on September 21, 1-3 pm at WL Jackson Park, 8600 Tramway NE at Cedar Hill. Last year there were over 150 adults and kids in attendance enjoying a beautiful day and lots of yummy ice cream. Meet your board members who will be scooping up ice cream and offering all the best toppings to build your customized sundae. Connect with your neighbors and meet new ones. Games and face painting will be there for the kids too! BernCo Emergency Management will have one of their firetrucks on hand (Yay!), and our Environment and Safety Committee will be there with safety information. Don't miss it.



Lt: Kids of all ages enjoyed the ice cream buffet served up by our board members at the 2024 Ice Cream Social.



R: At the July Barbeque, young Demyd placed his food order with Cathy Yandell, chair of the Community Service Committee. Demyd is the son of Anna Levchuk, Sandia Heights office administrator.

Covenant Violations as of July 30, 2025

Received: 6 Open: 13 Closed: 4 (1-Yard maintenance, 1-White roof, 1-Lights, 1-Boat)

Twenty-second Annual Sandia Heights Artists Studio Tour: September 6 & 7

A Unique Art Experience in our Unique Neighborhood!
Claudia Mitchell, Sandia Heights Artists Vice President

At the time of this issue's publication, 43 artists are getting ready with last-minute details for this year's Sandia Heights Artists (SHA) Tour. The weekend of September 6 & 7 is the culmination of work started immediately after last year's tour ended. During this past year thirty-one of your neighbors and a dozen local juried guest artists have been painting, working glass, making ceramics, making jewelry, woodworking, and much more to bring you an in-depth art experience right here in your neighborhood.



Directional signs in distinctive pink will be posted throughout the neighborhood.

The tour offers the chance to discover neighbors you might not have realized are artists working away in their garages, studios, or workshops. Each of the stops in the tour features three artists who work in diverse media. You will have a chance to meet them, enjoy their work, and purchase art directly from the folks who made it.

Mara Malnekoff, Sandia Heights Artists' president, sums it up by saying, "We hope it will cultivate an appreciation for the diverse array of art created right here in Sandia Heights."

The SHA Tour is also about supporting young artists at the La Mesa Arts Academy in Albuquerque, a partnership between La Mesa Elementary School and La Mesa Presbyterian Church which provides a free after-school arts program for the K-5 elementary school students. A portion of the SHA Tour participation fee and proceeds are donated to this dynamic program. For more

information about La Mesa, go to www.lamesapresabq.org, click on the "about us" tab, and scroll down to "Arts Academy."

The tour will be held Saturday and Sunday, September 6 & 7 from 10-5 PM each day. Go to www.sandiaheightsartists.com to download a brochure, a map, and information about the participating artists. Look for the pink signs directing you to the fourteen stops all here in Sandia Heights. Bring your friends and have an artful afternoon or two. For a glimpse at what you will see, check this 49 second video put together by resident artist and chair of the publicity committee, Rebecca Whitecotton: <https://tinyurl.com/y65z26xr>. If your computer blocks it, just hit the "proceed" button.



Front row, L-R: Sandra Moench(g), Debbie Jones(g), Mara Malnekoff(m), Rebecca Whitecotton(m), Marianne Bettinger(m). Back row: L-R: Ron Lohrding(m), Collin Delker(m), Nancy Mattern(m), Mickey Shaw(m), Gerard Del Monte(m), Charlotte Driver(m), Lars Strong(m). m=member; g=guest.



Front row, L-R: Kurt Wuerker(g), Mary Ellen Merrigan(m), Delfie Martinez(g), Lynda Burch(m), Sharon Arendt(m), Michelle McMillan(m). Back row: L-R: Laura McIndoo(m), Evelyn Carter(m), Stan Davis(m), Esta Kirschner(m), Leah Mitchell(g), Kirsten Harvey(g), Don Wagner(g), Ariel Foster(m), Kathleen McCaughey(m). m=member; g=guest.



Sandia Heights Homeowners Association
12700 San Rafael Ave. NE Ste. 3
Albuquerque, NM 87122



Photo by Kerstin Winters, winner of the 2025 Resident Guide and Directory cover contest