



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

Board Members
 Stan Davis (10)
 Larry Dragan (16)
 Elizabeth Edgren (South 1)
 Heidi Komkov (8)
 Phil Krehbiel (14)
 Claudia Mitchell (5)
 Arthur Romero (7)
 Terry Walker (11)
 Cathy Yandell (3)

Committee Chairs
 Architectural Control Committee (ACC) – Phil Krehbiel
 Communications & Publications (C&P) – Claudia Mitchell
 Community Service & Membership (CS&M) – Elizabeth Edgren
 Covenant Support Committee (CSC) – Stan Davis
 Environment & Safety Committee (E&S) – Kathleen McCaughey
 Finance Committee (FC) – Charles Ewing
 Information Technology Committee (ITC) – Heidi Komkov

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
Fax: 505-856-8544
Website: www.sandiahomeowners.org
Emails: shha@sandiahomeowners.org

2025 Annual Meeting Report

The 2025 Annual Meeting of the Sandia Heights Homeowners Association was held February 22, starting 9:00 AM at the Church of the Good Shepherd, 7834 Tennyson St NE. The reports of the Association’s Board Officers and Committee Chairs are reprinted in this month’s GRIT for the benefit of members not in attendance.

2025 Annual Meeting Reports of Officers

President: Jim Stewart

Howdy Neighbors,

The following is a brief summary of the activities of your President, and the Board, over the past year.

I was told last week that the number of volunteers working on your behalf total about fifty of your neighbors. There are about fifteen or so on the Board, but the remainder do the work of the committees. And not much would get done without them.

Within a month of assuming the role of President last February, I had meetings with the County Manager, the Director of Emergency Management for BernCo, the Sheriff and our County Commissioner. The purpose of these meetings was to establish a positive relationship in order to facilitate our interactions with them on your behalf.

There being mostly a new crew on the Board, the learning curve for all of us was steep, particularly as to what we should and should not do as a Board. We have made progress, but there is still work to be done, and we have committed to do that work. One of the tools we have created was to establish a Governance Committee, several of the non-profit boards on which I serve have such a committee and it has proven to be very useful.

I am excited to report that the office information technology (IT) environment has been “dragged” into the 21st Century. We are now cashless, so Trish no longer has to drive to the bank to deposit funds. This also means there's no cash lying around the office, which is a relief for my Chief Deputy brain. Additionally, the IT Committee has installed a standalone kiosk where you can purchase the highly sought-after Tram tickets.

Continued on page 2...

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President's Report (continued)

I have reached out to you in previous columns with regards to the previous Board's initiatives to establish a program of damage assessments for covenant violations and to require universal membership. Both of these proved to be "nonstarters" and the Board will not be pursuing either of these. Hopefully, we can be allowed to move on from these issues so that we can get back to the important work of the SHHA.

There has been a wee bit of turnover in the office staff. The anchor—Trish Lovato—is still on board, but her second seat is now on its third occupant. Diane Barney, who was hired to head up the transition from our retired Betsy to Trish, has finished that project and is no longer on the office staff; the Board and I are very much appreciative of her work.

Remember our office staff (Trish and Anna) is available five days a week, please reach out to them via email office@sandiahomeowners.org or a phone call with your issues or concerns. Of course, you can also reach me at president@sandiahomeowners.org. I promise you will receive a response.

Vice President and Nominating Committee Chair: Eric Faulring

I joined the Board June 14, 2023 and took over the vice-president's role from Hugh Prather at the February 24, 2024, annual meeting.

As a young director and officer on a relatively new Board, with an office run by new staff, it was a year full of challenges. Throughout the past year, the Board and committees dealt with challenging policy proposals and litigation. I spent much time educating myself on issues and building consensus amongst Board and committee members, regarding how to proceed in the best interest of our membership.

I was the founding chair of the Information Technology Committee, formed to facilitate more efficient operations of the office and committees by implementing common-place technology infrastructure. I can't imagine doing the vice-president job without a SHHA provided email account and document storage, and file-sharing with staff and fellow volunteers.

As a member of the ACC, and liaison to the CSC, I was aware of many concerns before our community and

worked to build consensus around decisions in the best interest of our community members and SHHA. I worked to ensure consistent practices between the committees by reviewing policy and procedure updates.

As chair of the Nominating Committee, I helped interview all director candidates and trained those appointed to the board. We took on seven new directors this past year.

I joined the Bylaws Committee, and through many discussions and research into statutes and our founding documents, have a much better understanding of our uniquely structured community. I've also spent quite some time delving through the historical records of SHHA, so as not to repeat any missteps of the past, and leverage past research of my predecessors.

Secretary: Martin Kirk

I was elected Secretary of the Sandia Heights Homeowners Association at the December 9, 2020, Board meeting and took office after the 2021 Annual Meeting. It has been an honor to serve these past years and to be voted by the SHHA Board to serve one additional year.

- As Secretary, I serve on the Executive Committee, which has previously met on the 1st Wednesday of every month.
- As Secretary, I work with the Communications (GRIT) Committee to approve GRIT content.
- I performed the following functions in accordance with the By-Laws:
 - Oversaw the preparation and approval of the Board meeting minutes.
 - Certified the presence of a quorum necessary for the proper conduct of business at each Board meeting.
 - Ensured the preparation and publication of the notification for the Annual Meeting.
 - Ensured that SHHA's Official Records Book is properly maintained and is on file at the SHHA office.
 - Reviewed and approved the format and printing of the monthly GRIT.
- Performed additional duties as needed by the Executive Committee and the Board in general.
- Researched and presented as a member of the E&S committee my findings about safety, crime, and ingress/egress traffic issues in Sandia Heights.

Treasurer: Charles Ewing
Finance Committee Chair

Balance Sheet as of December 31, 2024 (see handouts for details)

- Total Assets were \$216,210 including \$203,530 in cash
- Total liabilities were \$124 and were gross receipts taxes payable
- Total reserves and equity were \$216,085

Profit & Loss Statement

- Total revenue was \$282,298 with 10 months of dues and a two-month dues holiday
- There was a net loss of \$38,469 before taxes
- Income taxes of \$25,272 are attributable to net income of approximately \$102,000 in 2023
- Net loss after taxes \$63,741

2025 Budget

- Total revenues \$336,000
- Net income before taxes \$4,828
- Anticipated tax recovery of \$8,600
- Net income after taxes \$13,428

2025 Annual Meeting Reports of Standing Committees

Architectural Control Committee (ACC)

Phil Krehbiel, Chair

There were 355 applications submitted in 2024, an increase from the 304 submitted in 2023 and in 2022.

At year end, 13 applications were pending, two disapprovals had been issued, and three applications were withdrawn. The remaining 337 were ultimately approved. Occasionally an application will contain unapproved color requests for stucco, roofs, walls, doors, or trim. These are generally resolved by discussion between the homeowner and the ACC and ultimately appear as “Approved.”

The ACC currently has seven members, two of whom are on the SHHA Board as well.

Communications and Publications (C&P)

Claudia Mitchell, Chair

I have been a board member for two years, chair for one year. Committee Volunteers (all non-board members): Ann List, Merrilea Mayo (layout editor), Susan McCasland, Burt O’Neill, Jim Sorenson. Elizabeth Edgren and Stan Davis, both board members, served for most of the year.

The C&P committee’s charter lists the following responsibilities:

- Publishing a newsletter a minimum of six times per year
- Assuring that the website stays up to date
- Assisting with the office computers and communications devices
- Publishing the *Annual Membership Guide and Directory*
- Obtaining advertising for all publications
- Assisting with other communications, as needed

The C&P committee has met these responsibilities and accomplished further goals set at the beginning of 2024.

The committee has worked diligently to produce and publish twelve monthly issues of *The GRIT* newsletter filled with informative, timely and relevant material. Our 2024 goal was to increase community awareness of and subscriptions to *The GRIT*. We accomplished our goal utilizing multi-media approaches. Our subscription rate increased by 10.8%, from 1091 in March 2024 to 1209 Feb 2025. The opening rate of our emailed edition is approximately 61%—a large opening rate by marketing standards. Hardcopy subscriptions increased 6% from 920 in March 2024 to 977 in Feb 2025. The total is 2189 subscriptions from our 2179 homeowners. Certainly, there is considerable overlap, but we are proud that probably 2/3 or more of our homeowners subscribe to *The GRIT*.

This committee worked closely with the newly formed Information Technology (IT) committee on improving our website, particularly in two areas: 1) *The GRIT* on-line archive, and 2) matching addresses with their correct unit covenants for website lookup. *The GRIT* archive was increased from five years to going back to 1979, with a search function to look up articles by topic in that entire database. Looking up the unit number covenant for an address was formerly a confusing and inaccurate process. Now the correct unit covenant can be found by

JANUARY CALLS TO SANDIA HEIGHTS SECURITY PATROL

The following statistics are the latest provided by Sandia Heights Security since the last GRIT. **Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership.** Also, Membership in SHHA does not include Sandia Heights Security membership. You can call Security to confirm your membership with them. If you have questions, please call **Sandia Heights Security** at (505) 856-6347, **mobile** (505) 263-4654.

January 2025	# of calls		# of calls
Alarms	9	Suspicious Activity	1
Customer Assistance	3	Suspicious Person	5
Lost / Found Person	1	Suspicious Vehicle	5
Lost / Found Pet	2	Theft	1
Miscellaneous Call	4	Threat / Personal	1
Newspaper / Package Pickup	25	Utility Co. Assist	1
Noise Complaint / Suspicious Noise	1	Vandalism	1
Open Door / Window/ Garage	5	Welfare Check	1
Special Extra Patrol	2		
Special Request / Vacation	67	Total:	135

Useful Numbers: Emergency Police/Fire/Rescue: 9-1-1 (Be sure to let the operator know you are in Sandia Heights – an unincorporated area of Bernalillo County) **Bernalillo County Sheriff Non-Emergency:** (505) 798-7000 **Bernalillo County Fire Department Non-Emergency:** (505) 468-1310 **SHS Water/Sewer Emergencies (M-F 7AM – 4PM):** (505) 856-6345 **SHS Water/Sewer Emergencies After Hours:** (505) 888-5336 **NM Gas Co. Emergencies:** (505) 697-3335 **PNM Outage & Emergencies:** 1-888-342-5766

Announcements & Notices:

- **Office hours:** Mon – Thur 9 AM - 4 PM. Fri 9 AM - Noon.
- **Board Meeting:** the next board meeting will be held at the SHHA office on March 12th, 2025, 6:30pm.
- **Office Closures for Holiday(s):** None.
- **Notary services (Tues – Thurs, by appointment copies (20 per month), e-mail alerts, and Contractor Evaluation Binder, free to members.**
- **Committee meeting dates** are posted on our website calendar: www.sandiahomeowners.org
- **Tram passes** for sale in the SHHA Office. \$10.00 per ticket for members on a first-come first-served basis. Checks and Credit Cards are accepted. To view the Tram Pass Procedures for SHHA Members go to the SHHA website.

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Sharon's Sandia Heights Market Update Past Year 2/2024 to 2/2025

3 Larger homes For Sale on Larger Lots | Avg Asking price \$1,750,000 Avg Asking price/sf \$282.57

4 Homes Pending | Avg Asking Price \$937,250 Avg Asking price/sf \$266.79

48 Homes Closed past year to date | Avg Sold Price \$883,480 Avg Sold price/sf.\$259.08

6 Smaller homes on smaller lots | Avg Asking price \$433,167 Avg Asking price/sf \$253.21

3 home pending | Avg Asking Price \$531,000 Avg Asking price/sf \$294.57

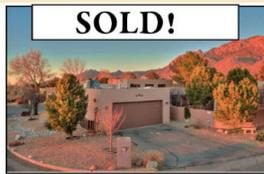
39 Homes Closed past year to date | Avg Sold Price \$471,308 Avg Sold price/sf \$271.13

Note Every Home Is Unique . Price is always based on condition, updates, market appeal, location and views.

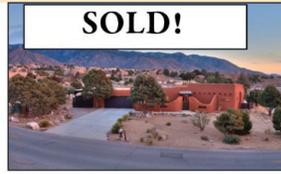
Current Interest rates hovering around 7.25% for 30 year conventional & 6.625% 30 year VA!



1114 San Rafael Ave NE



2027 Quail Run Dr NE



730 Tramway Lane NE



1723 Quail Run Ct. NE

ANOTHER GREAT SANDIA HEIGHTS HOME!

908 TRAMWAY LANE NE | ASKING PRICE \$732,000 | 2517 SF | 3BR | 2 BATHS 2+ CAR GARAGE



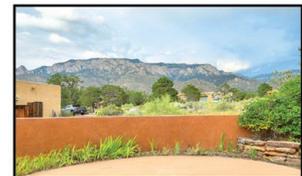
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typing an address into the search box on the website covenant page.

The 2024 C&P was very fortunate to benefit from the expertise of the new IT Committee which has made great strides in updating the office computer and communication devices and processes. This has aided our hard-working SHHA office staff in handling final production of our publications.

Covenant Support Committee (CSC)

Stan Davis, Chair

Purpose: In 2024 the Covenant Support Committee (CSC) remained a Standing Committee of SHHA authorized by the Board of Directors, as stated in the Bylaws, to take necessary and appropriate actions to pursue enforcement of Unit covenants (Use Restrictions) as set forth in its Charter. There are 38 sets of legally binding covenants, one for each Unit, and property/homeowners agreed to abide by them upon purchase of their properties. The committee investigated complaints and facilitated fair and amicable resolutions of valid covenant violations by following, in good faith, a formal and systematic process. The committee aimed to achieve resolution in the least contentious and least expensive methods available.

At the end of 2024, the CSC had nine volunteer members. The CSC was required to have two of its members be on the Board, and one CSC member was also a member of the Architectural Control Committee (ACC) who was designated as the CSC/ACC liaison. The CSC met monthly to review and discuss the status of complaint investigations and resolutions as a team. The CSC continued to treat complaint information details, including names, addresses and specifics, with confidentiality.

Summary of Complaint Activity for 2024:

- 64 complaints were handled during 2024 (this represents about 3% of households).
- 12 complaints were carried over from 2023.
- 52 complaints were received in 2024; and 54 complaints were closed.
- 10 complaints remained open and were extended into 2025.
- 11 complaints of the total handled were turned over to the ACC for lack of prior ACC approval.
- 0 complaints were associated with new litigation.

The time it took to close complaints naturally depended on various factors. The majority of complaints were closed within about 3 months, and the vast majority of these were resolved satisfactorily. Some complaints took longer to close.

The types of complaints worked in 2024 can be roughly categorized as follows, excluding those that were turned over to the ACC for lack of prior ACC approval:

- ~25% invasive trees, vegetation debris and dead trees
- ~20% RVs and utility trailers
- ~20% rubbish and garbage bins
- ~15% outdoor lights
- ~20% other

Summary of Other Activity for 2024:

- The CSC authored three CSC-specific articles in *The GRIT* in 2024: Outdoor lights (Feb), Annual Report (Mar) and Invasive Trees (trees of heaven) (Nov). Note that over the past decade the CSC has published well over 100 articles in *The GRIT* to keep the community informed of CSC-related issues.
- The CSC modified our formal letter-writing process to increase the number of letters we send to property/homeowners that receive complaints from two to three, and to modify the standard language used. We still send “Good-neighbor” letters in some cases where complaints are not considered violations by the strict wording of the covenants, but are considered still worthy of calling to property/homeowners’ attention, including requesting removal of dead trees.
- The CSC revised the wording of our *Procedures and Guidelines* (P&G) document. This was required in part to bring the document up to date with our current practice using the new online complaint documentation system. Also, this was an opportunity to provide more clarity and instruction on the complaint investigation and resolution process in an effort to continuously improve consistency in the approach.
- The CSC became increasingly proficient at using the online complaint documentation system, and worked with the IT Committee to provide enhanced functionality.
- The CSC made the ACC liaison a full voting member of the committee.
- The monthly first Tuesday meeting moved from 6:00 PM to 11:00 AM to accommodate schedules.

ACC Activity Log

Summary of recently approved projects

Project Address	Project Description
38 Cedar Hill Pl	Installation of dark metal handrail on the front steps
163 Juniper Hill Rd	Multiple projects
347 Paint Brush	Concrete slabs
189 Big Horn Ridge	Re-stucco
688 Black Hawk Dr	Multiple projects
795 Tramway Ln	Re-roof foam with tan TPO
7710 Cedar Canyon Pl	Replace HVAC
806 Harrier Hawk	Roof-mount solar array
8210 Indigo Ct	Re-stucco exterior walls
937 Bobcat Blvd	Fix stucco cracks, paint over
941 Bobcat Blvd	Windows replacement
1002 Tramway Ln	Install vegetable garden bed
1036 Red Oaks Loop	Replace roof with metal roof
1123 Marigold Dr	Remove Trex decking and install new silicone roofing
1106 San Rafael Ave	New exterior materials
12618 Colony Pl	Re-stucco
1417 San Rafael Ave	Install black aluminum fence
1865 Tramway Terrace Loop	Replace two walls
1874 San Bernardino	Re-roof garage sector
1912 Quail Run Rd	Multiple projects
1919 Quail Run Dr	Install portable sauna
2010 Quail Run Dr	Construct retaining wall
2319 Calle De Gabriel	Swap swamp cooler
2503 Tramway Terr Ct	Multiple Projects
2811 Tramway Circle	Repaint stucco

New! Art Exhibit in SHHA Office

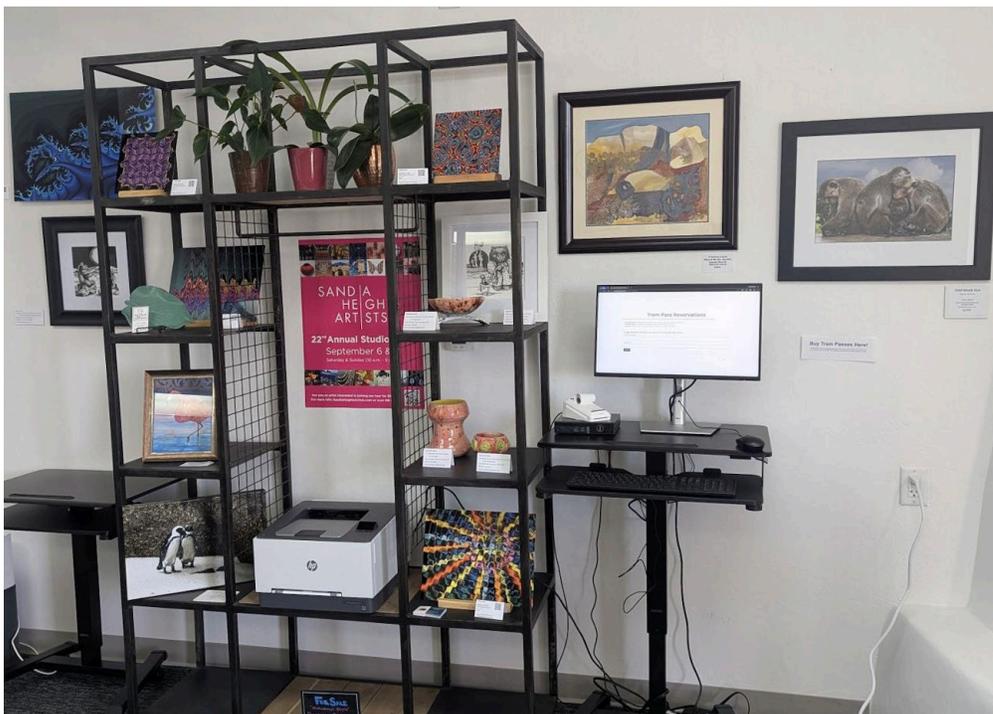
The Sandia Heights Homeowners Association (SHHA) office is now hosting a permanent, rotating art exhibit administered and sponsored by the Sandia Heights Artists (SHA) and showcasing the work of its members, who are all Sandia Heights residents. The idea came from the SHHA Board president, Jim Stewart, and Board member and chair of the Information Technology committee, Heidi Komkov. Office manager Trish Lovato wanted to beautify the office and Jim and Heidi thought that showing art made by our neighbors would meet that goal. New artists will be featured every couple of months.

Initial works now at the office are by SHA resident artists Lynda Burch, Collin Delker, Charlotte Driver, Judy Zabel, and Laura McIndoo. Those names may be familiar to you from the recurring feature in *The GRIT*, “The Artist Next Door.”

Lynda Burch (see *GRIT* June 2023) turns postage stamps (yes, really!) into one-of-a-kind works of art and does mixed-media abstracts. She is a founding member of the SHA. Collin Delker (*GRIT* Sept 2023) produces intriguing art using complex computer codes. His work reveals the beauty behind mathematics. Charlotte Driver (*GRIT* Nov 2023) creates pottery and whimsical ink drawings. Her pottery uses processes both old and new and is fired at her home with the help of her kiln master—her husband. Judy Zabel (*GRIT* Dec 2023) has traveled to many countries to bring you her own perspectives in photography, both black and white and color. Laura McIndoo creates what she refers to as “functional pottery” that often reflects botanical motifs and that is meant for daily use.

All artwork on display is available for purchase using the contact information provided on the identification label.

Check out this unique display at our SHHA office next time you are in. Or, just come by to enjoy the art and say hello to the office staff.



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\$550,000

FOR SALE



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4,598 SQ FT 4BR 4BA 1.09 Acres

\$975,000

SOLD



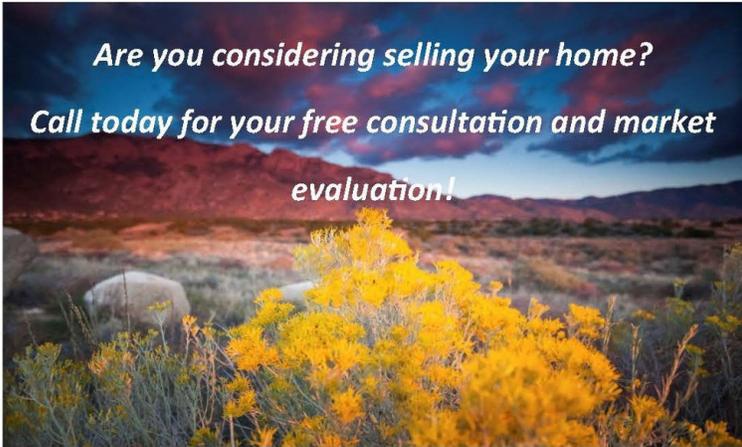
67 Pinon Hills Place NE
3,896 SQ FT 4BR 4BA 2.44 Acres

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- The CSC maintained a years-old policy of not enforcing removal of mature elms. However, the CSC started using “First” and subsequent letters (if necessary), rather than just “Good Neighbor” letters, requesting the removal of small invasive elm sprouts, seedlings and saplings.

Covenant Support Violations as of January 31, 2025

Received: 4 Open: 12
Closed: 2 (ATF & RV)

Community Service and Membership Committee (CS&MC)

Elizabeth Edgren, Chair

Committee has an average of two volunteers at any given time.

Summary:

- Helped organize membership meetings: 2/2024 Annual Meeting, and 1/2025 Special Meeting.
- Welcomed 51 new residents in person—and attempted to welcome another 36—delivering welcome packets and tote bags of other local information and resources.
- Sponsored a free shredding event in June for all Sandia Heights residents.
- Coordinated with the Environment & Safety Committee to organize and host the 2nd Annual Neighborhood Afternoon Out & Ice Cream Social in September.

Number of residences in Sandia Heights: 2170

Number of dues-paying members: 1889

Percentage of residences that are members: 87%

Environment and Safety Committee (E&S)

Kathleen McCaughey, Chair

The Environment & Safety Committee (E&S) is charged with protecting the environment, and improving the safety and security of our surroundings in the Sandia Heights neighborhood by staying

abreast of any changes or potential impacts. The committee also plays a role in educating residents about fire preparedness/prevention, safety, security, and environmental issues; and fostering communication with Bernalillo County public entities.

Highlights of activities for 2024:

- Fire preparedness/prevention communication
 - Returned wildfire info to the SHHA web page and updated links and information.
 - New wildfire information added to the *Resident Guide & Directory* (page 17).
 - Ongoing relationship-building with Fire Station #35—pizza delivery donated by committee member.
 - Good-neighbor letter on dead trees in conjunction with CSC.
- New-resident packages to include *Firewise Prepare Your Home* brochure—also available in SHHA office
- Neighborhood Afternoon Out, planned and executed with CS&MC with E&S focus on:
 - Strengthening partnerships with BernCo/Emergency Mgmt (EM), Fire Dept, Deputy Sheriff, and SHS Security.
 - Fire preparedness—know your escape routes.
 - Egress maps & personalized Go Bag checklist.
 - Creating a Go Bag for your animals: hands-on activity for kids.
 - SHS Security services, encouraging neighborhood watches—know your neighbors and be aware.
 - BernCo/EM Checking Everbridge/NIXEL (notification system), and Citizen Address Response Enhancement (CARE) sign-ups.
- Meetings with County Decision makers
 - Meeting with Sheriff John Allen
 - ◇ Evacuation process, how they work with residents needing help
 - ◇ Tramway speeders. NM DOT Tramway speed cameras approved, yet to be installed
 - Meeting with BernCo/EM Director

... continued from page 11

Thomas Walmsley, discussion on notification and residents with one way out

- Reviewed 2023 Bernalillo Wildfire Community Protection Plan
- Set up signage on “no fireworks” prior to July 4th; Wildfire Warning signage street signs posted 2021 still in existence
- Worked with BernCo to slow down traffic on Live Oak and San Rafael—speed sign and new traffic-calming bumps
- Worked with ACC to add some general conditions on the project-approval memo to homeowners regarding contractor notification on safety issues
- Sandia Heights Services (SHS) bill stuffer on Rules of the Road, and Help Keep Sandia Heights Wildfire-Free (dead tree risks)
- GRIT articles on
 - Spring Winds Bring Heightened Wildfire Danger—remove all dead trees
 - Isn't He Cute?—Bears and Garbage Cans—importance of NOT putting garbage out early
- Studied possible garbage can locks with SHS—negates warranty
- Cleanup of Tramway Blvd. between Paseo del Norte and Simms Park Road—May & December
- New Board-approved charter
- Responding to ongoing residents' E&S questions

Information Technology Committee (ITC)

Heidi Komkov, Chair

The Information Technology Committee (ITC) was formed in 2024 to ensure SHHA's data is well-managed, secure, and easy to access for those who need it. We work closely with the Board, office staff, and other committees to improve efficiency, enhance communication, and keep things running smoothly—ideally with few “have you tried turning it off and on again?” moments.

Summary of Activities in 2024:

- **Bringing The GRIT Archives Online:** We've uploaded every GRIT newsletter from 1979 to today! Using OCR (Optical Character Recognition) and AI, we made them searchable by keywords and summaries. Want to take a trip down memory lane? Explore them here:

<https://www.sandiahomeowners.org/grit-newsletter> With the help of the C&P Committee, we also enabled searchability of article titles and authors from 2014 onward, making it even easier to browse: <https://www.sandiahomeowners.org/grit-index>

- **Credit/Debit Card Payments Now Accepted:** No more fumbling for cash! We introduced a secure card payment option, making transactions safer for staff and more convenient for members.
- **Tram Pass Self-Service Kiosk:** Getting discounted tram passes is now easier than ever! We set up a self-service kiosk, reducing office workload and letting members purchase passes on their own. Check availability here: <https://www.sandiahomeowners.org/tram-pass-availability>, then stop by the office, authenticate with your name and address, and buy up to eight at a time.
- **Microsoft 365 Transition:** A lot happened behind the scenes as we upgraded to a modern, cloud-based system. This switch enables secure email management, shared document storage, and smoother communication with committee mailing lists and officer inboxes.
- **Conference Room Upgrades:** We installed a larger screen and a conference speaker to improve audio quality and efficiency, and make the most of the limited time of our volunteers. The old screen now serves as a calendar display in the front office, keeping visitors informed with community updates and the conference room schedule at a glance.

Got ideas for how SHHA can use tech to better serve the community? Let us know—just don't ask us to fix your WiFi (unless it's in the office).

Bylaws Revision Special Committee

Elizabeth Edgren, Chair

The Board established a Special Committee on May 8, 2024; its stated purpose to:

- (1) review and revise the 2022 SHHA Bylaws,
- (2) ensure that the Board and the membership have time to review and comment at least two months prior to the 2025 Annual Meeting, and
- (3) present the revised document to the membership for a vote at the 2025 annual meeting.

The Committee would cease to exist when its task is complete.

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Community Events Bulletin Board

These groups are not sponsored by SHHA.

Information is provided to keep residents informed.

Come play with us at the Duke City Bridge Club! Bridge uses playing cards to solve puzzles while providing a lively social community. Hundreds of thousands of people the world over have found a lifelong passion playing bridge. For lessons and games for players of all levels, call 505-271-2877, email dcbcbridge@gmail.com, or visit <https://dukecitybridge.com/>

Sandia Heights “Cork & Fork” Dining Activity: Cork & Fork is having bimonthly dinners. We gather in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. The host decides the menu theme and prepares a main dish, with attendees contributing to some part of the meal—along with a wine to go with their dish. The emphasis is on food and fun rather than formal elegance. Though most of the dinners are smaller, there are two whole-group dinners during the year. All adult Sandia Heights residents are welcome. To inquire or join any time of year, call Rene Kessel at (505) 504-3886 or email at rene.kessel@cblegacy.com.

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The Committee consisted of two Board members and two other volunteers. We met 12 times in 2024.

The timeline proposed to the Board in May 2024 was unrealistic and did not take into account the complexity of the task.

We reviewed the document in detail to ensure the wording is concise, clear, and accurate; reorganized the content as needed; and added topics not currently addressed. Much work remains as we clarify SHHA's status as a homeowners' association, and in defining "membership," as well as ensuring the Bylaws align with other governing documents, such as the New Mexico Non-Profit Corporation statute and the New Mexico Homeowners Association Act (if applicable).

Work will continue in 2025 under the new Governance Committee.

***** end of Annual Meeting reports *****

City of Albuquerque Notice of Decision on the PNM Electrical Upgrade for Elena Gallegos Update — The Word from PNM

A recent conversation with PNM negated most of the concerns we had with this project. Their project lead was very helpful.

1) The magnitude of the electrical improvement is "like for like." Meaning it is the same amount of power going to Elena Gallegos as there was before; just a replacement. He stated the only thing added to Elena Gallegos from the original installation requiring lighting was addition of bathrooms, so no need to increase power.

2) In the unincorporated BernCo land, i.e., Sandia Heights, **no new pull boxes**. They plan on using what already exists. Our portion of the project is only one pull box, and approximately 20–30 ft of cable. They are using the existing transformer on Honeysuckle. All work will be underground, nothing visible. Nothing is on private property. The stretch that goes north east of Honeysuckle is on Forest land.

3) Our land is not to be disturbed, since all underground, with no new pull boxes. All disturbances of the land on Forest and City of ABQ/Open Space will be reclaimed with final approval by the respective groups.

Sandia Peak Utility's Commitment to Fire Protection and Emergency Preparedness

In response to recent wildfires in New Mexico and Los Angeles, our team at Sandia Peak Utility Company wants to ensure our Sandia Heights customers that we have taken and are taking further actions to evaluate, update and upgrade our water system to better serve our community. Our highest priority is to provide a safe and reliable clean water source for your homes and for fire protection during emergency situations.

Wildfire protection requires a joint effort with our community and our government agencies including the Bernalillo County Fire/Rescue, Bernalillo County Emergency Management and Sheriff's Departments, Cibola National Forest Service & Grasslands and New Mexico State Police. We are making efforts to meet with all the agencies to improve our preparedness for all emergencies with special emphasis on wildfire planning.

Sandia Peak Utility Company continually assesses, re-evaluates and updates our water system's overall capabilities, operational & maintenance procedures, Emergency Response Plan, and Wildfire Preparedness and Response Plan. As noted in recent national media articles covering the Los Angeles wildfires, residential water systems are not generally designed to provide fire protection for catastrophic events

Over the past 30 years, the Sandia Utility Company has made significant upgrades to our domestic water and fire protection system, including increased pumping and holding capacities, improved critical system redundancy, improved communication and security systems.

Here are some of the major upgrades to our utility infrastructure:

- **Increased Water Storage Capacity:** An additional one-million-gallon water tank was added to the system in 1994, improving water supply capacities during peak demands and power interruptions.
- **Love Well #4:** A third deep well was added to the Love Well system in 2012 for redundancy to ensure water availability in the event of a well/pump failure. (Only 2 wells are needed to maintain current peak water usage demands.)
- **Love Well Yard and Shop Complex:** The new service yard complex was constructed in 2017, improving overall water system maintenance and equipment readiness.

... continued from page 14

- **Infrastructure Upgrades:** We continuously invest in upgrading our water infrastructure to meet the growing needs of our customers. This includes replacing aging pipes and fire hydrants and updating pumps and monitoring.
- **Security improvements:** Security fencing, cameras and alarm monitoring for all sensitive infrastructure and equipment with 24-hour remote monitoring of all systems.
- **AMI Water Meters:** Installation of the AMI water meters has decreased water loss throughout the service area.

Some of the details we continue to address in regard to preparedness and planning include:

- **Emergency Response Plan:** As noted, we have developed a comprehensive emergency response plan that outlines procedures for various scenarios, including:
 1. Wildfires
 2. Power outages
 3. Natural disaster
 4. Water contamination
- **Wildfire Mitigation Measures:** Our utility teams actively work to reduce combustible materials in and around all our water system facilities. Additionally, we have reached out to our power service provider to inspect the areas along our service lines where overgrowth removal is needed.
- **Backup Power Plan:** We currently have a comprehensive plan that includes temporary installation of diesel generators in response to any extended power outage. This plan is being updated as the system is upgraded.
- **Overall System Evaluation:** A complete system evaluation was prepared by Bohannon Huston Engineering— Sandia Heights Ultimate Development Water System Master Plan Report.
- **Redundancy:** We also participate in the New Mexico WARN agreement which provides a process and training for adjacent water utility operators to assist in emergencies.
- **Hydrant Maintenance and Testing:** We regularly inspect, maintain and test fire hydrants to ensure they are in optimal working condition. This includes checking water pressure and flow rates and ensuring accessibility for emergency responders. We work closely with the Bernalillo County Fire Department for fire hydrant exercising/testing and to coordinate efforts during fire emergencies.

- **Maintain Pressure Reducing Valves:** These are inspected and tested monthly to ensure pressure reliability throughout the entire distribution system.
- **Communication Systems:** We have improved our communication systems to keep you informed during emergencies. This includes automated text messages, emails, and an emergency hotline.
- **Infrastructure Capacity:** We test our well system performance and capacities weekly. We realize that at full operational capacity, our water system is limited during a major catastrophic wildfire event such as occurred in Los Angeles, but we are committed to best practices for effective utilization of the system.
- **Community Outreach and Education:** We believe that an informed community is a safer community. We regularly conduct outreach to educate our customers about water conservation and fire safety.

While we are committed to ensuring a reliable water supply, we also encourage our customers to take proactive steps in emergency preparedness.

- **Take fire prevention steps** to protect your property from fire hazards:
 - Clear dead bushes and trees around your home.
 - Clear debris from your roof and keep gutters free of leaves.
 - Visit our website at <https://sandiaheightsservices.com> for more information on how to protect your property.
- **Stay Informed:** Sign up for our emergency alerts and follow us on our website for real-time updates.
- **Create an Emergency Kit:** Prepare an emergency kit that includes bottled water, non-perishable food, first aid supplies and other essentials.
- **Develop a Family Emergency Plan:** Discuss and practice emergency plans with your family, including evacuation routes and communication strategies.

Events like the tragic New Mexico and Los Angeles wildfires lead us all to raise our awareness about what we can do to help prevent, prepare, and respond in such challenging situations. By planning, preparing and communicating, we hope to minimize the impacts from these catastrophic incidents.

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Above article is printed here as part of fire awareness as we approach our wind/fire season. Look for details on a fire preparedness seminar in the April GRIT.



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