



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

- Stan Davis (10)
- Heidi Komkov (8)
- Phil Krehbiel (14)
- Larry Layne (7)
- Claudia Mitchell (5)
- Arthur Romero (7)
- 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: shha@sandiahomeowners.org

Message from the President, April 2025

Jim Stewart

Howdy Neighbors,

First...please plan on attending the Wildfire Response Seminar scheduled for Thursday, April 24th. Location is Church of the Good Shepherd, 7834 Tennyson St NE, time 5-7 PM. Speakers start at 5:30. The Environment and Safety Committee has expended a lot of effort to make this happen for you. And...with the fires in California, there has been much interest by our residents in this issue.

As I have explained in previous issues, because of the deadline for this column, my comments are not as timely as I would like for them to be. With that said, I'd like to philosophize a bit on the annual meeting.

There was a small, but very vocal, group that expressed concerns about the voting process for the Board of Directors. The voting process was in accordance with the Bylaws (as approved by SHHA members) and was not a vehicle established to create a “dictatorship of the Board” (actually stated to me in an email by a member).

Then...upon completion of the voting, this group left and did not stay to hear the reports of the Board Officers and Committee Chairs. Lots of relevant information was presented by the Treasurer and all of the presenters. Without a doubt, an opportunity to achieve greater understanding of the workings of the Board was missed by these folks.

One last thought on the meeting, questions of the Board were solicited prior to the meeting, with the intent of answering them at the meeting. A total of forty-four questions were submitted by nine of your fellow residents...because of the large number of questions there was not sufficient time at the meeting to address all of them. Answers were provided and posted to the SHHA website.

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.

Are You Wildfire-Ready? Kathleen McCaughey, Chair Environment and Safety Committee (E&S)

Wildfire Response Seminar
Thursday, April 24th
Church of the Good Shepherd
7834 Tennyson St NE
5-7 PM, Speakers start at 5:30



Palisades Fire, Jan 2025

You have just received an emergency alert on your phone: “A fire has started in the foothills...just east of (your street). Tune to KOAT Ch7 for further information. Get ready to evacuate if instructed.”

What do you do? Panic? Or are you prepared?

Before the emergency

Have you minimized the fire fuels around your home?

- **Learn** about reducing fuel around your home — wood piles, wood fences; vegetation set-backs — cutting down dead trees and branches overhanging the roof; planting fire-resistant plants and noncombustible hardscape.

Can flying embers enter your vents?

- **Learn** how to install roof vent protection.

Do you have your GO bag ready?

- Check out sample GO Bags, and **learn** about:
 - What goes in these bags, with checklists to help you prepare ahead of time

- Preparing for someone in the home that has limited mobility and would need help during an evacuation
- How to sign up for emergency alerts

READY - Alert comes, what do you do?

- Notify your family
- Get final items ready in your GO Bags

SET - Evacuation is pending

- GO Bags in your vehicles
- Secure your animals
- **Learn** safe ways to prepare your home to be evacuated

GO – Evacuation

- **Learn** about creating 3 different routes to get out of your neighborhood
- Does your family have a pre-agreed place or contact person if separated?

A wildfire preparedness plan is essential for ensuring your safety and the safety of your loved ones. By preparing in advance, staying informed, and following evacuation orders, you can reduce the risks and impact of a wildfire. Remember, the key to surviving a wildfire is preparation and quick action.

Attend this workshop to learn the most up-to-date tips on wildfire preparation and evacuation specific to Sandia Heights from:

- Bernalillo County Department of Emergency Services
- Bernalillo County Fire Department
- Bernalillo County Sheriff's Office
- Sandia Heights Services

The SHHA Environment and Safety Committee has been meeting with the above County Departments to determine specific ways for our community to be prepared for wildfire and identify potential gaps.

Mark your calendars NOW to attend this April 24th seminar to hear from our local safety experts and get YOUR questions answered.

We strongly recommend attending in person as there will be hands-on information and demonstrations.

... continued on page 3

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There will be an option to attend virtually, to hear the speakers only, for those who cannot make it in person. Virtual instructions will be sent out in an email blast a week before this event.

Board Notes

Editor, *The GRIT*

This is the first of a regular feature entitled “Board Notes.” These articles will highlight Board-related topics and will serve to keep our homeowners informed about Board of Directors’ activities. Of course, the agenda and minutes of Board meetings have been and will continue to be posted in our SHHA website under the “Association” drop-down menu tab, at the bottom of the “Board” page.

Annual Meeting, February 22, 2025

Thank you to all who attended the 2025 annual business meeting on February 22. There were nearly 200 attendees. We also thank O’Beans Coffee for the welcome refreshments, and the Sandia Heights Artists for donating door prizes.

The annual meeting fulfills a requirement in our SHHA Bylaws. These Bylaws can be found on our website under the drop-down menu tab “Community Documents.”

- Section 5.1 “Annual Meeting” stipulates that we hold an annual meeting on a Saturday in February of each year for the purpose of presenting reports from officers and committee chairs, for the election of new Directors and for the transaction of other business.
- Each year the annual meeting time and place is announced in the January issue of *The GRIT* along with a call for submission of questions, to fulfill the 14-day notice noted in the Bylaws.
- Next year we will schedule an additional email reminder to homeowners.

The officers’ and committee chairs’ annual reports were published in the February *GRIT*. A handout with this information was provided for all attendees for their convenience. This handout also contained a financial overview more detailed than that in the February *GRIT*. Those detailed financial reports are posted in the

SHHA website under the “Association” drop-down menu tab, in the “financial reports” page.

The beginning of this year’s meeting was marked by a motion from the floor to change the agenda so that the vote on the incoming Board members could be done at the top of the meeting. This motion was seconded and passed, and the agenda was rearranged accordingly.

There were questions from the floor about the voting procedure. Elizabeth Edgren, chair of the special committee on Bylaws, presented a comprehensive overview of the voting procedure for directors based on New Mexico Statutes, our SHHA bylaws, and *Robert’s Rules of Order Newly Revised (RONR)*.

Using these references, she explained that...

- The New Mexico Statute on non-profit corporations Sections 53-8-15 and 53-8-18 support both our SHHA Bylaws Article III, section 3.2 provision that only dues-paying members may vote; and Article VI, section 6.6 pertaining to election of new directors. Elizabeth noted that our Bylaws section 6.6, however, does not specify the manner of voting.
- She referred to *RONR 45:25*: “In an election, a voter can vote against one candidate only by voting for another who has been nominated or by writing in the name of another candidate.”
- Our Bylaws specify, however, that nominations from the floor are not permitted, so write-ins would have no effect. She continued with the authority of *RONR 46:40*, “If only one person is nominated and the bylaws do not require that a ballot vote be taken, the chair ... simply declares that the nominee is elected, thus effecting the election by unanimous consent or “acclamation.”
- In the interest of offering every dues-paying member the opportunity to express their opinion publicly, Elizabeth called for “yay” and “nay” votes but asked those present to keep in mind that in this uncontested election by plurality, where there are fewer candidates than seats on the board, any “yay” votes for a candidate are sufficient to elect them.
- The vote proceeded and all board candidates were elected per this process.

...continued on page 7

FEBRUARY 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.

February 2025	# of calls	# of calls	# of calls
Alarms	5	Suspicious Person	4
Assault/Battery	1	Suspicious Vehicle	11
Customer Assistance	2	Utility Co. Assist	3
Fire/Smoke	1	Vandalism	2
Home Burglary	1		
Lost / Found Item	1		
Lost/Found Person	1		
Mailbox Vandalism	1		
Miscellaneous Call	1		
Neighbor Dispute	1		
Newspaper / Package Pickup	17		
Open Door / Window/ Garage	8		
Parking Problem	1		
Special Extra Patrol	2		
Special Request / Vacation	73	Total:	136

Useful Numbers: Emergency Police/Fire/Rescue: 9-1-1
(Be sure to let the operator know you are in Sandia Heights – an unicorn- prorated 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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sminabq@aol.com | (505) 822-0080

Sharon's Sandia Heights Market Update Past Year 4/2024 to 4/2025

4 Larger homes For Sale on Larger Lots | Avg Asking price \$1,499,750 Avg Asking price/sf \$262.75

6 Homes Pending | Avg Asking Price \$986,500 Avg Asking price/sf \$271.41

48 Homes Closed past year to date | Avg Sold Price \$916,659 Avg Sold price/sf \$263.44

5 Smaller homes on smaller lots | Avg Asking price \$471,800 Avg Asking price/sf \$260.97

6 home pending | Avg Asking Price \$494,167 Avg Asking price/sf \$263.95

39 Homes Closed past year to date | Avg Sold Price \$486,191 Avg Sold price/sf \$274.10

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 & 6.5 VA



1114 San Rafael Ave NE



2027 Quail Run Dr NE



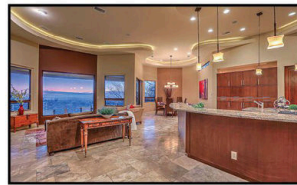
908 Tramway Lane NE



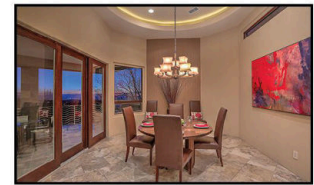
1723 Quail Run Ct. NE

ANOTHER GREAT SANDIA HEIGHTS HOME!

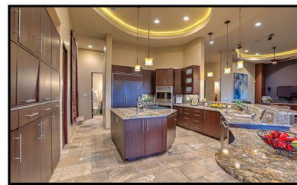
18 SANDIA HEIGHTS DR NE | PRICE \$1,295,000 | 4139 SF | 4/5BR | 4BATHS 3+ CAR GARAGE



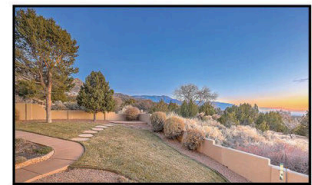
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MARKET STATS - 2024 VS 2023

SALES IN SANDIA HEIGHTS 2024 VS 2023

Sales of homes on Estate Lots (1/2 acre +) saw steady growth in Sandia Heights when comparing 2024 vs 2023. There were 52 homes sold in 2024 vs 41 homes sold in 2023, for a 24% increase. The median price of homes sold in 2024 was \$787,500 vs \$768,500 for 2023, or a 2.4% increase (Which was the same for Albuquerque). Sales of homes on smaller lots (Below 1/2 acre) were the same, with 44 sold in 2024 and 2023. The median price was higher in 2023 (\$539,749) vs 2024 (\$492,460), but looking at it more closely, there were more of the newer homes sold in 2023 vs last year. All in all, Sandia Heights has shown that year over year, over the past 30 years, home values have done well. I believe that it will continue because of the variety of homes, the location, and the people!

Estate Lots 2023

Listing Count 41 Averages Sqft: 3,473 \$/Sqft: 252.90 DOM/CDOM: 21/21 O-Price: 889,534 L-Price: 880,141 S-Price: 861,313 SP % LP: 98.35

Price High: 1,490,00 Low: 575,000 Median: 768,500

Property Type Count 41 Averages Sqft: 3,3473 \$/Sqft: 252.90 DOM/CDOM: 21/21 O-Price: 889,534 L-Price: 880,141 S-Price: 861,313

Estate Lots 2024

Listing Count 52 Averages Sqft: 3,385 \$/Sqft: 263.34 DOM/CDOM: 35/46 O-Price: 922,303 L-Price: 894,515 S-Price: 883,674 SP % LP: 99.21

Price High: 1,800,00 Low: 421,000 Median: 787,500

Property Type Count 52 Averages Sqft: 3,385 \$/Sqft: 266.34 DOM/CDOM: 35/46 O-Price: 922,303 L-Price: 894,515 S-Price: 883,674

Smaller Lots 2023

Listing Count 44 Averages Sqft: 2,047 \$/Sqft: 263.87 DOM/CDOM: 21/24 O-Price: 521,463 L-Price: 538,106 S-Price: 539,749 SP % LP: 100.49

Price High: 1,171,887 Low: 275,000 Median: 514,057

Property Type Count 44 Averages Sqft: 2,047 \$/Sqft: 263.87 DOM/CDOM: 21/24 O-Price: 521,463 L-Price: 538,106 S-Price: 539,749

Smaller Lots 2024

Listing Count 44 Averages Sqft: 1,883 \$/Sqft: 264.30 DOM/CDOM: 21/33 O-Price: 503,827 L-Price: 498,886 S-Price: 492,460 SP % LP: 98.76

Price High: 727,500 Low: 315,000 Median: 460,000

Property Type Count 44 Averages Sqft: 1,883 \$/Sqft: 264.30 DOM/CDOM: 21/33 O-Price: 503,827 L-Price: 498,886 S-Price: 492,460



FOR SALE

138 BIG HORN RIDGE Drive NE
2684 SQ FT 3BR 3BA
\$800,000



FOR SALE

373 BIG HORN Drive NE
5,556 SQ FT 5BR 5BA
\$1,250,000



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... continued from page 3

- Elizabeth explained that our Bylaws Section 4.2 on the election of officers complies with NM Non-Profit Statute Section 53-8-23. The officer slate was elected by the Board of Directors at its December 2024 meeting and announced at this annual meeting.

Board Goals for 2025

Included in the part of his annual report pertaining to the board, the president, Jim Stewart, stated, “We have made progress, but there is still work to be done, and we have committed to do that work.”

Bylaw Revision

Mr. Stewart noted that included in the goals for the Board for 2025 is a comprehensive and holistic review and revision of the Bylaws that govern our organization. “We need to update and clean up inconsistencies and ambiguities. We will be able to take advantage of the work done in 2024 by the special Bylaws Committee. Because they are *your* Bylaws, we plan to build our best version of them and then hold a special homeowners’ meeting to present them for your review and input. “

Governance Committee

Our president continued in his annual report, “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.” This new committee will be chaired by the Vice President and will supersede the Nominating Committee. It will oversee board candidate nominations and the bylaw revision process, enveloped in a larger governance system that aligns regulations with the Bylaws and supporting Policies and Procedures to improve overall efficiencies, accountability, and transparency.

Nature of our organization

The final and perhaps most important of the Board’s goals for 2025 is to determine the nature of our organization—what is it today and how can we best define what it could or might be?

Nearly fifty years ago, on July 24, 1975, the State Corporation Commission in Santa Fe issued a Certificate of Incorporation to the nascent Sandia Heights Homeowners Association. The document (which can be found on

our website under the “Association” drop-down tab in “Articles of Incorporation” page) stated in Article I:

- “The name of the corporation shall be SANDIA HEIGHTS HOMEOWNERS ASSOCIATION.” [caps in original document]. Article II put forth: “The purpose of the corporation shall be to provide for the service, improvement, beautification and maintenance of the Sandia Heights residential areas to the persons residing in the Sandia Heights subdivisions and otherwise as provided in the by-laws.”
- Article IV declared: “The period of duration of the existence of this Corporation shall be one hundred (100) years.” You can almost feel the excitement and hopeful expectations of those early ground-breakers—one hundred years.

It is an understatement to say that things have changed in the fifty years since that was signed. The road forward revealed many unexpected developments. Things got more complex. The “subdivisions” grew to a number unimaginable to Ben Abruzzo and the original developers, and certainly things got more complicated.

On June 26, 1984, the Sandia Heights Homeowners Association corporate charter was updated under the New Mexico Non-Profit Corporation Act and the amended articles included language about administering and enforcing “covenants relating to the architecture and appearance of the development” and maintaining the then-existent common areas.

Since then, Sandia Heights has continued to grow. In the past 41 years we have expanded unit by unit with varied covenants with no apparent consideration to maintaining an umbrella of standard language in those covenants

Where do we go from here?

In this fiftieth anniversary year of the SHHA, its Board will be pondering this pivotal question that affects the future of this venerable organization, which has existed for the reasons originally stated: “to provide for the service, improvement, beautification and maintenance of the Sandia Heights residential areas to the persons residing in the Sandia Heights Subdivisions...”

SHHA—and its board—exists for YOU.

Community Events — April 2025

Sponsored by the Community Service and Membership Committee (CS&M)

Sandia Heights Easter Egg Hunt

Saturday, April 12, 10 AM, in Little Cloud Park
Cosponsored with Greg Lobberegt at Coldwell Banker

Don't miss this spring celebration! All children and parents are warmly invited to join us for this year's Easter egg hunt. In addition to sleuthing for treats, come for cool games, creative face painting, and an exclusive appearance by the Easter bunny himself!

Committee Service Opportunity

Do you like meeting new people/contributing to your community?

Consider joining the Community Service and Membership Committee of Sandia Heights! We are looking for a few new members to join us in this good work. The committee welcomes new residents to Sandia Heights and plans activities to benefit the community (such as the upcoming Easter egg hunt, the shredding event, and the fall ice cream social). If you'd like to join in the fun, please contact Cathy at CSMCChair@sandiahomeowners.org.

Shredding Event

Saturday, April 26, 10 AM-12 PM in the SHHA parking lot.

Just in time for spring cleaning! Get those pesky papers out of your house and into the shredder!

Allowed: office paper, newspaper, envelopes, file folders, magazines, junk mail, sticky notes, brochures. Staples & paper clips OK.

Not allowed: batteries, binder clips, hanging folders, metal, 3-ring binders, cardboard, X-rays, Tyvek, hard drives, hazardous materials, food containers, medical waste, trash, plastic

Annual Meeting Photos

The Annual Meeting on February 22, 2025 was a packed house. One special event not in this issue's Board Notes was Jim Stewart, the SHHA President, receiving a photo portrait of Ben Abruzzo, the founder of Sandia Heights and the Sandia Tramway. Contemporary photos of

Abruzzo are exceedingly rare. Claudia Mitchell, chair of the Communication and Publication (C&P) committee, presented the photo. Claudia stood in for Ann List, a member of the C&P committee, who could not be in attendance. The signed vintage photo was procured by Ann off of eBay (!) as gift to the SHHA organization. It will be placed in the SHHA office to commemorate Mr. Abruzzo's vision fifty years ago. Other meeting photos are also below.





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Avg. \$/SqFt
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↑ 0.7% YoY

List to Sold Price %
98.37%

↓ 1% YoY

Avg. Days on Market
21

↓ 80% YoY

Avg. Sold Price
\$853,150

↑ 18% YoY

*Stats for Detached Properties

**March 9, 2025 compared to 2024 (YoY)

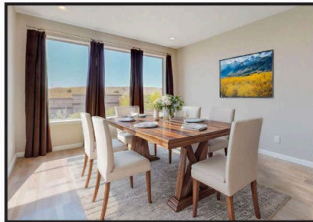
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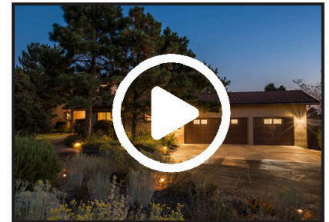
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SANDIA HEIGHTS 2024 MARKET SUMMARY

HOMES SOLD: 96
 AVERAGE SIZE: 2697 SQ. FT
 AVERAGE SOLD PRICE: \$704,367
 AVERAGE DAYS ON MARKET: 28

HAPPY 2025. REFLECTING BACK ON 2024, SANDIA HEIGHTS IS STILL STABLE AS OUR OVERALL MARKET HAS CHANGED. INTEREST RATES MAY REMAIN ABOVE 6.0%. INVENTORY AND DAYS ON MARKET ARE INCREASING IN THE OVERALL MARKET. IF YOU WOULD LIKE A DETAILED MARKET VALUATION PLEASE CALL ME. HERE TO HELP SUPPORT OUR SANDIA HEIGHTS RESIDENTS.

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How to Submit a Formal Complaint to Bernalillo County

Stan Davis, Chair, Covenant Support Committee (CSC)

The CSC receives many complaints about some situations that are not necessarily violations of Unit Covenants by strict covenant wording, but may be violations of Bernalillo County ordinances. Some situations fall within a “gray” area, where covenants and County ordinances may both be relevant. The County has some ordinances that are stricter than covenants, and also has ordinances that are simply not covered by covenants at all.

The CSC does not submit complaints to the County on behalf of complainants, nor does the CSC enforce County ordinances. Rather, what we can do is help direct complainants to the County for relevant situations. County ordinances can be found by going online to https://library.municode.com/nm/bernalillo_county/codes/code_of_ordinances.

The types of complaints the CSC typically receive that are addressed by the BernCo ordinances for residential areas tend to fall under two categories:

1. **Zoning ordinances:** address violations related to utility trailers, inoperable vehicles, excessive weeds, rubbish and trash, and bright outdoor lights.
2. **Health protection ordinances:** address violations related to noise and dwelling sanitation.

To submit a formal complaint to the county, the property/homeowner can call BernCo by phone or use the relatively new Citizen Access online complaint website.

- To submit a complaint by phone: call the BernCo Zoning main line phone number at 505-314-0378, or the BernCo Health Protection main line phone number at 505-314-0310.
- To submit a complaint using the Citizen Access website:
 - Go to <https://aca-prod.acela.com/bernco/Default.aspx> (see Fig. 1). You do not need to “sign in” to this site, because that functionality appears to be mainly for contractors.
 - Select “Submit a Complaint”, then on the next page that pops up select either “Zoning” or “Health Protection”. You will then be

taken to a page where you enter the address where the alleged violation is observed; there is even an interactive map that can be used to select an address.

- Follow further instructions for specifying your complaint. Note that if your complaint is about lights, you should select “Zoning”, and then “Other”, because there is no sub-category explicitly for lights.
- Note: County complaints can be submitted anonymously or not. Either way, be sure to obtain the complaint ID# after submittal, and save the link that is also provided, as this will take you to the status of your complaint. You may not receive a phone call to inform you of the status, but you can call by phone to inquire about a complaint, and having the ID# will facilitate dialog.

Once a complaint is filed, the County will send an inspector out. If the particular violation is not observed at the time of the inspection, then the inspector may issue a “no violation”. If a violation is observed, the County will typically issue a citation, and make a repeat visit to the site about a month later.

(1) Select “Submit a Complaint”



(2) Select either “Zoning” or “Health Protection”

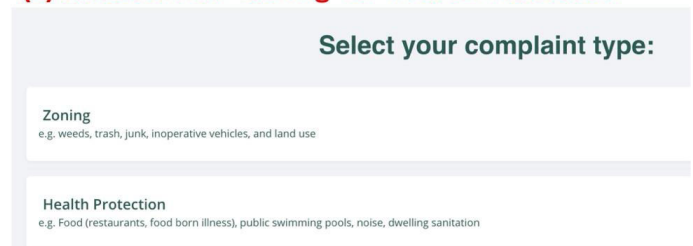


Figure 1: How to submit a complaint online at Bernalillo Citizen Access. See article text for more details.

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Letter to the Editor (from a seasonal resident)

Dear Sir and/or Madam,

In these times of misinformation and disinformation, I feel compelled to grab a pen with my paw human hand to correct some severe misconceptions that are frequently and haphazardly bandied about regarding sanitation practices. It is often said, sometimes in this very publication (!), that one should only put out their trash the morning of pickup. Nothing could be further (farther? father?) from the truth! Please, put out your yummy, delicious garbage early and often. If your trash day is Friday, it wouldn't be out of line for you to bring these snacks discarded items on Thursday morning. Heck, what's wrong with Wednesday? Or Tuesday. I personally love Mondays. Just drag that delicious bin out whenever it strikes your fancy and forget about it.

It's also sometimes suggested you keep your bins closed and maybe even put weights on them. This is, frankly, so egregiously wrong we should consider involving the Geneva Convention. It really rankles my fur-ordinary human skin. Just leave those tops off. They just get in the way of the enticing aroma escaping. Just let your neighbors enjoy that intoxicating bouquet. Nothing shakes me out of a long hibernation quite like the scent of garbage wafting on the wind.

I hope you have found these suggestions.

Sincerely

Hugh Mann
(Definitely not a Bear)

PS: APRIL FOOL!

An Interview with Juan Tabo By a Sandia Heights Resident

Who was Juan Tabo? Some say he was an 18th century priest; some say a shepherd; some say he never existed. I wanted to ruminate on these possibilities. I thought maybe I'd find inspiration at the ruins up Forest Service Road 333 called Juan Tabo's Cabin—though they were built by the CCC in the 1930s.

As I walked around the crumbling walls, I noticed a very old man sleeping in a corner. As I drew nearer, he looked up and asked what I wanted. I said I was searching for the real Juan Tabo. And he said, "Well, you've found him." What?? Suspending disbelief, I asked if he would mind answering a few questions? Not at all. What follows is my interview with Juan Tabo.

Me: As the real Juan Tabo, you obviously exist, so were you a priest or a shepherd?

JT: Both. More monk and hermit than priest, but I followed a devout life. And I had sheep on my land, which you people have all encroached on.

Me: How can you still be talking to me after more than 200 years?

JT: I pray and meditate a lot. It slows down my breathing and my heart. I think that has prolonged my life. I don't feel a day over 150. The downside is that all my sheep wandered away. Now there are no sheep, but a lot of deer. I'm thinking of becoming a deerherder. It will be better for both me and my flock as deer pretty much take care of themselves.

Me: I see. And you don't look a day over 150 either. How did you come to give your name to a major avenue in Albuquerque?

JT: At the edge of my land, I put up no-trespassing signs. They didn't say "no trespassing" though. They said, "prohibido el paso" in Spanish and "3*a* p"e*" in Tiwa because no one here read English when I posted them. Then at the bottom of the signs I put my name. I guess when the road went in just outside my sign line, they didn't want to call it "Keep Out Avenue", so it became Juan Tabo Boulevard.

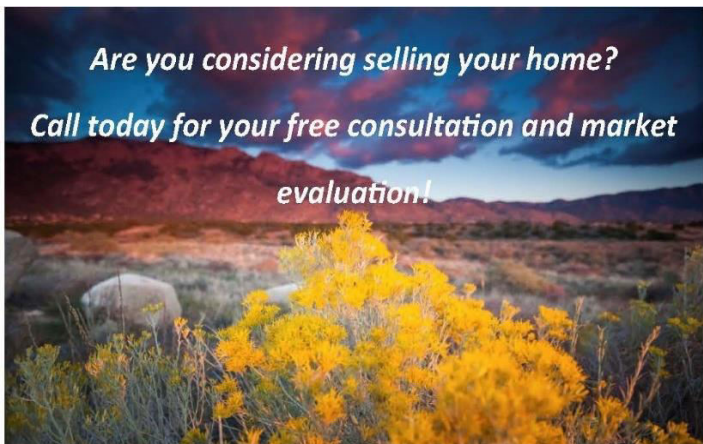
Me: Interesting. Can you tell me about the people you've known over the centuries?

JT: Ah, there was the fabulous Elena Gallegos. What a beauty! I loved our deep and wide-ranging talks and sometimes regretted taking vows. Then a little later came Domingo Baca. A true caballero. We rode our horses together all over this beautiful land. More recently was Georgia O'Keeffe.

Me: Georgia O'Keeffe! She was in Abiquiu and Ghost Ranch, sometimes Santa Fe, not here.

JT: Ah, so you believe. Georgia and I were very good friends. She would steal away to escape the rat race of Abiquiu. I would show her beautiful flowers and she would sketch them. Next time I'd see her, she would

... continued on page 14



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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 dcbridge@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.

Errata: Thanks to resident Kenneth Montoya who corrected misidentifications in the photo on pg. 11 of the February 2025 GRIT. Manuel Lujan is leftmost in the front row. Second row: middle, Harold Runnels; far right, Mr. Schmidt.

Covenant Support Violations as of February 28, 2025

Received: 4 Open: 14
Closed: 0

... continued from page 12

show me a photo (what a wonderful thing, photos) of the painting she made from the sketch. And at the same time, I could have a glimpse of what I was forbidden to ever see for myself.

Me: Uh, yeah. So, what is next for you, Señor Tabo?

JT: Maybe I'll go see about herding some deer. Or maybe I'll go back to my contemplations.

Me: Enjoy the rest of your **April First**.

The Artist Next Door Claudia Mitchell

Looking at Evelyn Carter's paintings is experiencing visual poetry. The titles of her pieces give you a hint: *Plastic Sea, Once There Was Water, Out of Nowhere*. These titles invite the viewer to "read" the painting. Of course, the interesting part is that each viewer will have their own version of the poem. So, each painting has as many poems within it as there are viewers.



Evelyn Carter

This is congruent with Evelyn's creative aspirations. As a kid she drew "a lot," and as a young girl she dreamed of being a writer and wrote poetry. But before she knew it, she got busy completing two degrees, raising a son and daughter, running marathons and ultra-marathons, and working for thirty years in a career she loved as a financial advisor. Oops, no time for creative efforts. "There was always something creative in me that wanted to express itself." Sometimes in a spare moment, she would sketch. When she looked at those

drawings, she found out that she did not want to draw what is real—she "wanted to make everything up." She put that idea into a compartment in her mind with the thought, "This is something I could do when I retire."

But Evelyn did not retire until she was 70. At long last her dormant but very much alive creative urges saw an opening. Evelyn owned the building that still housed the practice that she had left. She turned half of the building into five art studios, one of which she kept for herself. The large foyer of the building served as a gallery for the artist tenants. She LOVED it. She had never really *painted*, but she went out and bought acrylic paints attracted by their non-toxic water-solubility. She got them into her studio, opened the tubes, put some on a large blank canvas and has never looked back! She has extensively explored the capabilities of acrylic media with acrylic wash and acrylic inks. She has now added water-color crayons and mixed media collage to her work.

And what varied work it is. Evelyn's paintings do not have a consistent style, but they do have a consistent element of "unexpected relationships." Evelyn confronts the large blank canvas (she likes to work large): "I get an idea or theme—say, flowers—and I sketch it onto the canvas. As I paint it slowly evolves until I see something that goes in a certain direction. It often becomes a metaphor about the environment or women's issues. I state the metaphor gently and it may not be easy to see. Of course, sometimes I just put something in there because I think it looks good."

Evelyn has lived in the Albuquerque area since 1987. She moved to Sandia Heights a little over a year ago, thrilled to be next to her beloved mountains—which she has hiked or run over, around and through for decades. She saw a notice about the Sandia Heights Artists tour at a Rio Grande Art Association meeting last year and joined up in time to participate in the 2024 tour. She has since become an artist member at Galley ABQ in Hoffmantown Center.

At the end of our interview in Evelyn's living room surrounded by her evocative art, she stated, "My art is not for everyone. It appeals to people who like things that are not real. I want people to know that they don't have to like my art, but if they do, that is great!"

... continued on page 15

...continued from page 14

Take a look and see for yourself at www.evelyncarterpainter.com. Her work can also be viewed and purchased at the Galley ABQ in Hoffmantown Center, and during the Sandia Heights Artists tour September 6&7, 2025



Two of Evelyn Carter's paintings

ACC Activity Log

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

3 Sandia Heights Dr	replace existing carport
138 Big Horn Ridge Dr	re-roof, replace with TPO
312 Big Horn Ridge	build new custom home
347 Paint Brush Dr	resize concrete slab
432 Live Oak Rd	extend fence from current corner
447 Live oak Loop	patch stucco and re-stucco the back wall
938 Bobcat Blvd	place radon mitigation fan
978 Antelope Ave	submit construction plan
997 Lynx Loop	multiple projects in the walled backyard area
1536 Eagle Ridge Dr	Install new patio cover
1710 Quail Run Court	replace windows, re-stucco
1812 Tramway Terrace Loop	replace rooftop HVAC package unit with same size unit
1847 Tramway Terrace Loop	repair deteriorating stucco, apply color coat; same color as original
1856 Tramway Terrace Loop	re-stucco
2010 Quail Run Dr	construct retaining wall
2420 Tramway Terrace	repair cracks around windows; color and texture will match
2503 Tramway Terrace Ct	install brown gravel and some flagstones
2503 Tramway Terrace Ct	repair drainage for canales, ductwork and cracked stucco to fix leaks.
2503 Tramway Terrace Ct	install 8 PV Solar Panels on rooftop
7708 Cedar Canyon Pl	erect privacy fence
8210 Indigo Ct	re-stucco exterior walls



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



A continuation of our Sandia Boulder Sculpture Series: This is not an April Fool's joke...this heavy hound was found taking its ease and enjoying the view from a Sandia slope. Photo by Rudy Schlaf.