



Unit numbers shown in parentheses

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- Vice President - Eric Faulring (10)
- Secretary - Martin Kirk (23)
- Treasurer - Randy Tripp (18)

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- Elizabeth Edgren (South 1)
- Stacey Hannah (6)
- Joel Jordan (10)
- Heidi Komkov (8)
- Phil Krehbiel (14)
- Kathleen McCaughey (5)
- Claudia Mitchell (5)
- Suresh Neelagaru (15)
- Arthur Romero (7)
- Terry Walker (11)

Committee Chairs

- Architectural Control Committee (ACC) – Phil Krehbiel
- Communications & Publications Committee (C&P) - Claudia Mitchell
- Community Service & Membership Committee (CS&M) - Elizabeth Edgren
- Covenant Support Committee (CSC) - Arthur Romero
- Environment & Safety Committee (E&S) - Kathleen McCaughey
- Finance Committee (FC) - Randy Tripp
- Nominating Committee (NC) - Eric Faulring

Office Staff

- Office Director - Diane Barney
- Lead Administrator - Trish Lovato
- Administrator - Vacant

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,
sandiaheights@comcast.net

Message from the President, May 2024

Jim Stewart

Howdy Neighbors,

Well... it has been a fast-paced month. The board continues to discuss universal membership. I am personally taking the lead on this, and we will be incorporating to the extent possible the issues broached by our neighbors. I believe it is the right thing to do. I will continue to keep you updated.

We have welcomed several new board members over the last several months, and as hoped, they are all considerably younger than I (!!!). Bringing the new generation of Sandia Heights residents onto the board was one of the main goals for my term as your president. So far, so good...

The treasurer and the finance committee are also working diligently to bring clarity and transparency to our financial affairs. Our CPA has completed a ‘compilation’ of our financial records (think of this as an audit lite...) to ensure we are in compliance with the NM Homeowners Act, but also to provide you with a level of comfort that your dues are not being mishandled. One of the areas in which we will make things clearer is to definitively list (by issue...) where legal fees are being spent.

Recently, I sat in on the April meeting of the Communications and Publications Committee and was overwhelmed by the level of energy and commitment to the SHHA exhibited by Claudia’s committee members. A major topic of discussion was *The GRIT*, which in addition to our website, is the primary means of communication with all of you. It really troubled all of us to hear a neighbor offer that he and his wife had lived here for six years and had never heard of *The GRIT*. This committee came up with some great ideas that we are going to try out. More to come!

Okay...for a new feature of my column, the monthly ‘rant.’ Please bring your trash & recycle receptacles to curbside the morning of your scheduled pick up and — ASAP after pick up — remove them from the streetside, and place them either in a fenced area or in your garage. This is important for aesthetic reasons, because it is required by our covenants, and especially now, because our resident bears are coming out of hibernation. For more on this, see the article inside this issue.

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Remember our office staff is available five days a week; please reach out to them via email or a phone call with your issues or concerns. Of course, you can also reach out to me at president@sandiahomeowners.org. I promise you will receive a response. For those of you who reached out after last month's issue of *The GRIT*, thank you very much.

Jurassic-Triassic Park Stan Davis

The late Triassic Period of the Mesozoic Era was the *Dawn of the Dinosaurs*. The colorful Triassic Chinle (CHIN-lee) Formation, in particular, is famous in the American Southwest for its treasure trove of fossils, including petrified wood and New Mexico's own State Fossil, the *Coelophysis* (*see-low-FYS-iss*) unearthed at Ghost Ranch in 1881. Mesozoic rocks crop out in abundance on all sides of the Sandias, except for our side. The sole outcrop is extremely close to Sandia Heights! Drive up Forest Road 333, turn right (east) onto Forest Road 333B, which leads to La Cueva Picnic area, drive (or walk, when the barricade is down) for only about one-tenth of a mile and you will come to a large clearing suitable for parking. The view to the south and southeast into the valley below is "red rock" country. If you look carefully, you will see the earthy red colors extend up and down the valley, and across to the other side. The origin of all this red is the upper Triassic Chinle Formation, and in particular the Petrified Forest Member. The spatial extent of this outcrop is relatively tiny, as outcrops go, but its geologic significance amongst academia is huge.

What would someday become New Mexico was "dry" land during the late Triassic. Or was it? Yes, the region was land, and it was becoming increasingly more arid, but the land was crossed by massive river systems transporting sediments eroded from highlands in the east and south to the northwest. These systems included sediment-laden streams that meandered and braided across the region, depositing layer upon layer of fluvial sediments that would eventually become buried and lithified. Through uplift and erosion, these layers became exposed where we can see them today. High-energy stream channels were able to transport coarse-grained sediments, which would become sandstones and conglomerates, while low-energy flows in

backchannels, flood plains and over-banks carried fine-grained sediments, which would become siltstones and shales. The reddish fine-grained rocks are soft and friable, and tend to make up the majority of the outcrop. The somewhat browner, coarse-grained rocks are found in numerous thin beds up to a few feet thick. They are more resistant to weathering, so some of them stick up out of the ground, forming small ledges and walls.

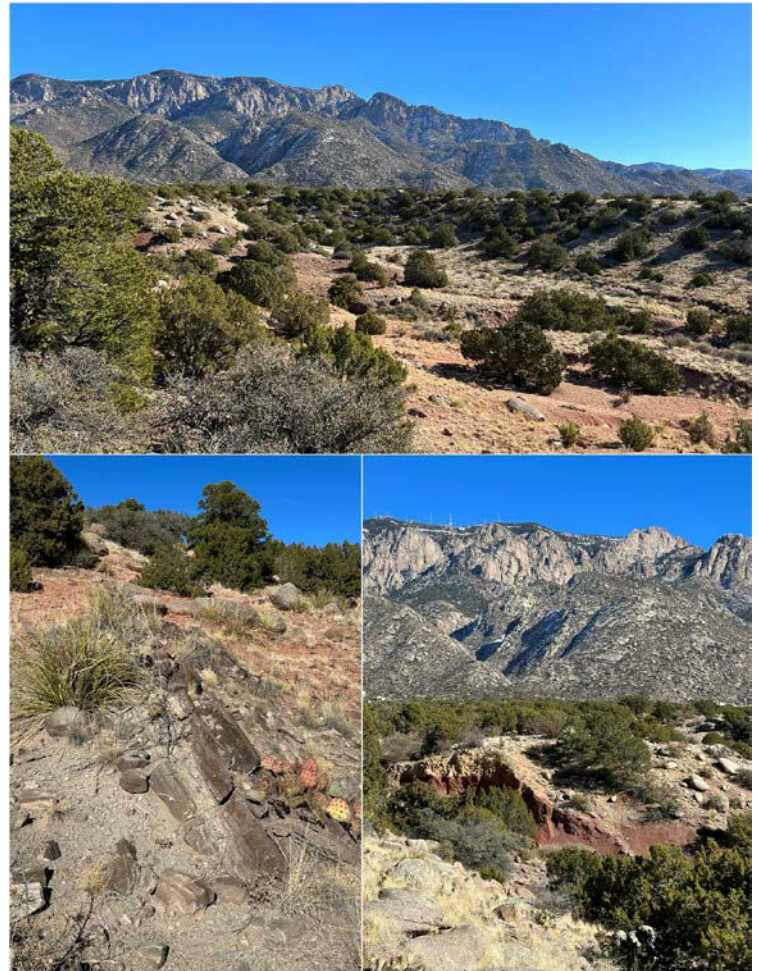


Figure shows a sweeping view of reddish Chinle rocks and eroded sediments in the drainage with a Sandia Mountains backdrop (top); a closer view of "Red Gulch" draped with tan and gray granite gravels and boulders (bottom right); and a closeup of steeply dipping sandstone beds that are embedded between red Chinle mudstones (bottom left).

Younger Jurassic beds are also present here in proper stratigraphic sequence above the Chinle, further up the main drainage. Both the Triassic and Jurassic beds have two fascinating characteristics. First, many of these beds are steeply tilting, or "dipping" in geology lingo.

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Many of these beds dip toward the mountains, while some are even almost vertical. When they were originally laid down, these beds were generally sub-horizontal or only gently dipping. Second, these Triassic and Jurassic beds rest, in a vertical sense, directly on the Sandia Granite without the intervening older rocks that are normally resting on granite on the Sandia Crest.

What geologic phenomenon could account for these phenomena? Hint: it is not an unconformity like the “Great” one present on the Crest. The short answer is: *faulting*. But not just “typical” falling-domino-style faulting. The fault here is interpreted by geologists to be somewhat spoon-shaped, and is relatively shallow and gently inclined. It is not a typical steep *normal* (a geologic term) fault, but has been classified to be a “*Low Angle Normal Fault*.” These kinds of faults have been studied extensively by academia in Basin and Range provinces, such as in Nevada, but only a handful have been identified in the Sandias. They provide evidence of important processes related to how basins — the Rio Grande Rift in our case — originally formed in response to crustal extension. The full explanation is well beyond the scope here, of course, but has to do with *isostasy* (or crustal buoyancy), and can help explain the geographic asymmetry of the Rio Grande Rift sub-basins (such as the Albuquerque Basin) and even the asymmetric profile of the Sandia Mountains. How fortuitous it is that this outcrop has not been completely buried by granite gravels or eroded away altogether so that it can be seen and investigated. It’s fascinating to think how this humble little outcrop of Mesozoic rocks, so close to home, has been extensively studied by geologists to help understand regional crustal-scale tectonics.

Isn’t He Cute?

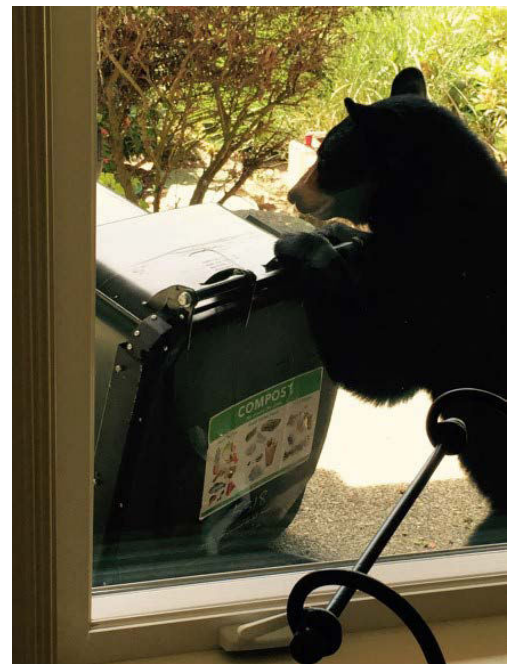
Environment and Safety Committee

Are you feeding the Sandia Heights wildlife? Are you leaving your garbage bins outside, including putting them out the night before garbage day?

Then you may be responsible for the lethal removal of bears, or worse yet, an altercation with a bear leading to human injury. Bears are attracted to high-calorie

human-provided food sources including garbage, bird/deer feeders, and food/treats for pets. Intentionally feeding bears is illegal.

Unfortunately, once bears know about a non-natural food source they keep coming back and can lose their fear of humans. Mother bears may also teach their young about such food sources, habituating them to humans and setting the stage for future conflicts. The most important action we can take is to **remove food and other bear attractants**. The NM Department of Game and Fish does not relocate but lethally removes bears. Removing the bear and trying to relocate is not feasible. Long-distance relocation attempts are typically unsuccessful due to strong association with non-natural food sources once bears have become habituated. Rehabilitators can’t effectively un-teach bears any human-food associations that they’ve learned. Also, when there’s food available, other black bears will show up.



*Let me take the garbage out when I’m done with it.
(Image from the Washington Dept. of Fish and Wildlife)*

Black bears are NM’s state animal. They become active from mid-April to mid-November. Remove all attractants, such as bird seed, pet food, empty food containers, and kitchen scraps in garbage bins. Bears can smell food from over a mile away. Don’t leave your garbage

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MARCH 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.

March 2024	# of calls		# of calls
Alarms	9	Salesman Complaint	4
Car Accident	1	Special Extra Patrol	1
Customer Assist	2	Special Request/Vacation	94
Miscellaneous Call	2	Suspicious Activity	5
Motorcycle Nuisance	2	Suspicious Person	3
Motorist Assist	1	Suspicious Vehicle	15
Neighbor Dispute	1	Theft	1
Newspaper/Package Pickup	17	Welfare Check	1
Open Door/Window/Garage	6	Wildlife Report	1
Parking Problem	1	Total	167

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:** Monday – Thursday 9 AM to 4 PM and Fridays 9 AM to Noon.
- **Board Meeting:** scheduled April 10, 2024, at 6:30 pm in person.
- **Office Closures for Holiday(s):** None
- **Notary services (Tues–Thurs, by appointment),** copies (20 per month) and faxes, e-mail alerts, and searching contractor evaluation binder are free to members.
- **Committee meeting dates** are posted on our web-site calendar: www.sandiahomeowners.org
- **Classified ads** can be found on the website on the top bar menu under Notices and Information/Classifieds.
- **Safety vests for sale** in the SHHA Office. \$3.00 per vest for members, cash or check only.
- **Tram passes** for sale in the SHHA Office. \$10.00 per ticket for members on a first-come first-served basis. Cash or check only. Tickets purchased must be for one date at a time per residence. To view the Tram Pass Procedures for SHHA Members go to the SHHA website.

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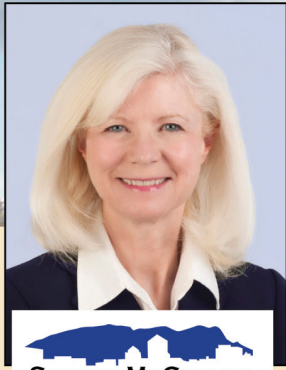
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Sharon's Sandia Heights Market Update Past Year 5/2023 to 5/2024

6 Larger homes For Sale on Larger Lots | Avg Asking price \$913,167 Avg Asking price/sf \$276.19
 7 Homes Pending | Avg Asking Price \$917,857 Avg Asking price/sf \$262.49
 41 Homes Closed past year to date | Avg Sold Price \$859,458 Avg Sold price/sf. \$247.80

1 Smaller home on smaller lots | Avg Asking price \$539,000 Avg Asking price/sf \$243.34
 5 homes pending | Avg Asking Price \$418,980 Avg Asking price/sf \$244.50
 39 Homes Closed past year to date | Avg Sold Price \$483,679 Avg Sold price/sf \$263.92

Note Every Home Is Unique . Price is always based on condition, updates, market appeal, location and views.
 Current Interest rates hovering around 7.125% for 30 year conventional & 6.625% 30 year VA!



1114 San Rafael Ave NE



1726 Quail Run Ct NE



730 Tramway Lane NE



1723 Quail Run Ct. NE

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Sandia Heights YTD MARKET TRENDS

Year to date 1/1/24 to 4/9/2024

Closed Sales

18

-14% from 2022

Average Sale Price

\$652,580

-13% from 2022

Total New Listings

26

-25% from 2022

Avg Price per sq.ft.

\$270.94

Avg Days on Market

30

Sandia Heights

1517 Eagle Ridge Terrace \$1,340,000



Under Contract

Mountain Cabin on 10 Acres

in Evergreen \$600,000



SOLD

Sandia Heights

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bins out 24/7. Put them inside your closed garage, and contain them until the morning of pick-up. Pick your fruit trees as they ripen, and remove fallen fruit. Don't leave anything edible in cars parked outside. Be a friend to bears!

Deer, too!

Ok, so you're not feeding the bears, but the deer. That's not good either. Feeding and attracting the deer brings in other wildlife, making them more vulnerable to predators, and at risk of spreading disease. Deer are the primary prey of mountain lions. Also, feeding wildlife that usually is calm and docile can cause them to become more aggressive over time, and cause harm to people in the area. Wild animals also can carry diseases dangerous to humans. Deer will not starve in the winter when there appears to be no food. They naturally decrease activity and movement and utilize their body fat, browsing on natural available vegetation. Feeding them is not in their best interest. Unnatural diets can actually cause disruption in their digestive systems and decrease their chance of survival.

Tramway Trash Pickup Scheduled this Month

Kathleen McCaughey, E&S Committee Chair

There will be a community trash pickup along Tramway on Saturday, May 11. All volunteers are welcome. Meet at the SHHA office parking lot (SE corner of Tramway and San Rafael) at 8:30 AM. Many hands make light work!



The Scoop on Gravel Architecture Control Committee

When Sandia Heights was first envisioned by its founders, their goal was to create a development that, as much as possible, would maintain the natural beauty and ecosystem of the Sandia Crest foothills. One way of doing that was to avoid disturbing the natural vegetation, and to site homes and roads so that it all would blend in with the existing terrain. A desirable byproduct was to help preserve habitat for wildlife so that residents could all share in the excitement and wonder of living side by side with the natural world. Quite a different ideal from the usual housing development!

Our covenants and guidelines exist to carry on that vision: "landscaping blends with its surroundings," "increase the habitat available for wildlife," "natural vegetation be left undisturbed where possible and replenished after construction," "landscaping shall minimize visual encroachment on open space and the streetscape," etc.

The overuse of gravel and similar materials in landscaping runs counter to these ideals. Accordingly, to clarify the guidelines for homeowners, the Architectural Control Committee is adopting the following revisions to the guidelines governing the use of gravel and concrete in Sandia Heights. Guidelines have to be flexible enough to cover all properties, whether large or small. They also need to respect the special environment that drew us all to Sandia Heights.

The use of gravel, rock, or crushed or decomposed granite, or similar materials for landscaping purposes, including mulch, should be kept to a minimum (400 square feet or less is recommended) and located adjacent to the house or driveway, so as to preserve the natural look of the area. Large expanses of gravel and similar materials (including concrete) produce excessive reflected heat, disrupt wildlife habitat, and are not in harmony with the natural surroundings of Sandia Heights. Use of river rock or similar materials to control erosion is permitted in all areas where it is required, although native plants should be interspersed within the rock areas to assist in stabilizing the soil and to improve the aesthetics of rock areas.

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Excessive use of gravel: Gravel or other similar materials, including mulch, is not to be completely substituted for natural vegetation within view of the street. Additionally, covering an entire property with gravel or other similar materials, including mulch, is contrary to the spirit of preserving the natural beauty of the Sandia Heights environment, whether the yard or area is smaller than 400 square feet or not, and will not be approved. In particular, native vegetation should be used to enhance gravel or similar material areas, particularly on the streetscape.

Color of gravel, rock, or decomposed granite: The intent and purpose of the Sandia Heights covenants is to enhance, as much as possible, the natural ambience of the area. Careful consideration should be given therefore to the color of gravels chosen; there are any number of naturally colored gravels that blend well with our environment. Unnatural colors such as black, white, red, orange, or light grays will not be approved as being contrary to the spirit of the covenants.

Flatwork: Concrete or pavers may be used for walkways, driveways, and patios provided it is colored to avoid glaring white or off-white colors once cured. Earth-toned colorants are readily available from concrete contractors.

Tumbleweed Alert!

Claudia Mitchell

NOW is the time to be on the alert for those awful, invasive tumbleweeds. Pull them while they are small and easy to deal with. It is a Bernalillo County ordinance to control noxious weeds and, boy, are these guys noxious. For detailed information on tumbleweeds, you can refer to articles on tumbleweeds in the July 2021, August 2022 and September 2022 issues of *The GRIT*. It is easy to access these online. Go to the Sandia Heights HOA website: www.sandiahomeowners.org and click on the dropdown topic in the banner at the top of the home page labeled: "GRIT newsletter."



ACC Activity Log

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

16 Juniper Hill Lp NE	solar panels and generator
60 Juniper Hill Lp	approved fence project
111 White Oaks Dr	stucco home
155 Juniper Hill Rd	plant tree & add pavers to patio
379 Juniper Hill Rd	window replacement
440 Live Oak Lp	replace existing fence
440 Live Oak Loop	pergola addition
505 Black Bear Loop	reroof TPO tan & replace AC units
514 BlackBear Loop	replace existing fence
547 Blakc Bear Loop	building a catio in backyard
560 Black Bear Pl	install long fence on north side
573 Black Bear	replace existing driveway
615 Cedar Hill	add retaining wall to property
660 Roadrunner Ln	replace railroad ties rock
904 Tramway Ln	Front door paint; paint garage
928 Tramway Ln	install pavers
1043 Red Oaks Loop	new evap coolers, re-roof TPO
1055 Red Oaks Loop	re-stucco house ; sample provided
1176 Laurel Loop	addition on SW corner
1213 Marigold Dr	replace HVAC
1409 Bluebell Place	restucco home
1458 Bluebell Drive	major exterior rework with stucco
1466 Morning Glory	plant tree near front driveway
1521 Eagle Ridge Rd	repaint house and wall
1548 Eagle Ridge Ln	enclose patio & add pergola & wall
1903 Quail Run Road	install 2 windows
1912 Quail Run Rd	painting entry door
1941 Quail Run Lp	build shade Pergola
2313 Calle de Rafael	replace Front Door & Storm Door
2317 Calle de Rafael	sprinkler repairs
2410 Tramway Terr Ct	repair tiles & house numbers
2415 Tramway Terr Ct	repair stucco wall, repaint gate
2704 Tramway Cir	replace fence
2722 Tramway Cir	re-stucco parapet tops
2733 Tramway Circle	patio & sidewalk in backyard
2745 Tramway Circle	enclose front yard
2876 Brushwood St	refinish trim with stucco
2897 Tramway Pl	new windows and patio door
7708 Cedar Canyon Pl	HVAC/tan TPO/stucco repair
7712 Cedar Canyon Pl	add trees to north side of house
8210 Indigo Circle	significant rework of pool area
8242 Raintree Dr	re-roof TPO Gray

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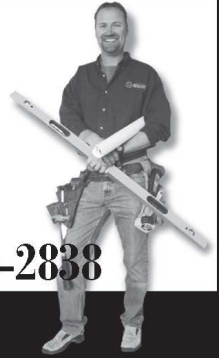


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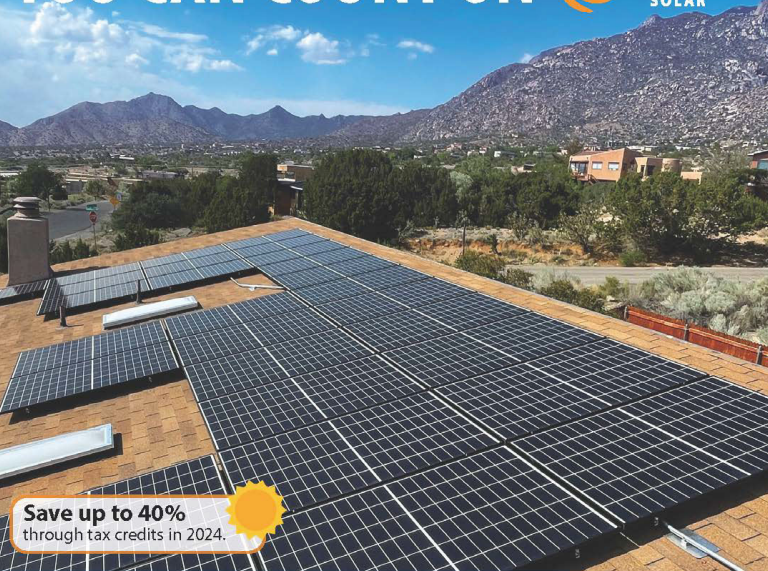
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The Artist Next Door

Claudia Mitchell

Sharon Arendt

The magic starts in a paper cup. What the artist chooses to put into that cup results in an almost serendipitous piece of unique art. It is called “fluid acrylics,” and Sharon has become captivated by the endless possibilities.



Sharon and her husband moved from central Wisconsin to Sandia Heights about five years ago. They wanted to retire to a place with seasons, but not quite as extreme as central Wisconsin! They considered Florida, but one of her two sons was married to a gal from Albuquerque, and he said they should check it out. Ten years ago, they had visited Albuquerque during the Balloon Fiesta, so they took another look. When the retirement date was imminent, Sharon was tasked with finding “the” house in Albuquerque. Her husband sent her alone with the instructions that it must have a view and must be able to handle his beloved pool table. With her daughter-in-law’s real estate agent, Sharon spent five days looking at homes in the northeast heights. At almost the last moment, they found Sharon’s current house. When her husband saw it, he said enthusiastically, “You did a good job!”

About a year before their move, during an exploratory visit to Albuquerque with her sister-in-law, Sharon saw the signs for the Sandia Heights Artists Tour, and they visited several stops. Sharon recalls, “It was so cool.”

Once she relocated here in 2019, she looked into how she could get involved. It was too late to participate that year, and the 2020 tour was cancelled due to Covid, but in 2021 Sharon hosted as a tour stop and showed her art to the public for sale for the first time. “I was scared, but the members were very encouraging and supportive. I did well. I was astonished and happy!”

Sharon was astonished because she had never thought of herself as an artist. She is a retired nurse, and she told me that she had wanted to be a nurse for “as long as I can remember.” But Sharon had a son who had been drawing and making art since he was four and eventually earned an MFA. She also had a dear friend who had a degree in interior design. That friend did many artistic things and encouraged Sharon to catch the art bug by taking her to “Wine and Paint” events. That did not take, but one day they went to a loosely organized fluid acrylic class that was only \$20. Sharon told me with a gleam in her eye, “It just GRABBED me!” She went home and immediately set aside a little space in the furnace room in the basement and started watching YouTube videos voraciously. That was eight years ago. “I am self-taught,” Sharon told me. “I call my interior design friend my ‘muse’ because she always encouraged me in artistic endeavors and finally led me into my creative calling.”



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Sharon makes her magic-in-a-cup in her garage work area. The acrylic paints are mixed with a medium and carefully poured into a cup in layers. The canvas is put on top of the cup, and the whole thing inverted. The paints flow as they will onto the canvas. As she showed me where she makes her pieces, she told me about her love for her medium. “I can’t explain it. I just love the fluidity of it—how the movement of the paint and the colors work together. I like the abstraction of the forms and how it stimulates the imagination. The paints, like a river, flow where they want to, and you do not know exactly how a “pour” will turn out.”

As she explained some of the chemical recipes involved with different paint-mixing media, I could see that it was not as easy as it sounded. She talked about specific swirls of the paints called “lacing” and “cells” and incorporating other materials and media to embellish her work. She was excited to try more techniques and experiments.

“It has been a creative outlet for me, as a caregiver, to express myself in ways I never had before. I just love it when people like what I have done. When I give a piece

to a friend, I feel as if I have given a piece of myself. When acquaintances say to me, ‘I didn’t know you could do that.’ I say, ‘I didn’t know either!’”

Sharon’s work can be seen and purchased at the Sandia Heights Artists Tour September 7-8, 2024.

Little Cloud Park

Kathleen McCaughey, E&S Committee Chair

Little Cloud Park is getting an update. The capital project includes a mow curb around the tree roots that will be filled with mulch. Also, concrete that has been lifted up will be replaced with new concrete.



Be an Affiliate Member of Sandia Heights Artists

Sandia Heights Artists President, Mara Malnekoff

The Sandia Heights Artists (SHA) is a group of resident and guest local artists that hosts an annual studio tour here in Sandia Heights. It is a twenty-plus year tradition, reaching art lovers from our neighborhood, Albuquerque and beyond. It will be held September 7-8 this year. Being a member of the SHA requires that you apply, abide by our artists’ agreement, and participate in the tour by showing your art and engaging actively in the extensive work required to mount the event each year.

This year the SHA has created a new *affiliate* membership. These members may participate in SHA meetings, exhibits, and non-sale events, with the exception of the studio tour. Affiliate members must live in the Sandia Heights neighborhood as defined by the Sandia Heights Homeowners Association. The annual fee is \$20, and no application is required.

This is an excellent opportunity to meet local artists and see what the tour is all about. It is a way to learn about this event and decide if you want to participate in the future. You can inquire by clicking on this link, <https://www.sandiaheightsartists.com/affiliate> , or sending an email stating your interest to sandiaheightsartists@gmail.com.

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THE REAL ESTATE MARKET IN SANDIA HEIGHTS IS STILL DOING WELL!

SPRINGTIME IN NEW MEXICO

Navigating the Notice of Value Season

As we welcome the warmth and beauty of Spring in New Mexico, we're also greeted by a less-celebrated companion: tax season. In addition to income tax, property owners should look for their annual **Notice of Value (NOV)** statement from the county. The NOV is a critical document that outlines the county's assessment of your property's market value. This valuation is not just a number-it directly impacts the amount you'll pay in property taxes. Given its significance, it's essential to understand and scrutinize your NOV.

Here are some key points to consider:

1. **Assess the Full Value:** The NOV states the full market value of your property, and the taxable value. Ensure that this Full Value aligns with your understanding of your property's worth.
2. **Consider a Protest:** If you believe the assessed value is too high, you can appeal it with the county assessor. This involves formally requesting the assessor's office to reassess your property's value, potentially lowering your tax bill. The protest filing deadline is typically the end of April, so act promptly.
3. **Seek Professional Advice:** If you need more certainty about the assessed values "accuracy, feel free to contact me for a home value analysis. I can provide a free-market analysis and that will give you a clearer picture of your property's worth in the current market.
4. **Check for the 3% Cap:** By New Mexico statute, assessed property values can increase no more than 3% per year for residential properties. However, this cap doesn't apply to sold or transferred properties, and significant remodels; they are assessed at the current market value.
5. **Explore Tax Savings Programs:** Several exemptions and programs can reduce your taxable value. Check with your county assessor's office to see if you qualify for:
 - **Head of Household:** a \$2,000 reduction in taxable value for primary residences.
 - **Value Freeze:** For low-income residents aged 65 or older or those with disabilities, a freeze on property value can provide tax relief
 - **Veterans Exemption:** A \$4,000 reduction in taxable value for veterans.
 - **Complete Exemption:** 100% disabled veterans may qualify for a total property tax exemption on their primary residence.

Staying informed and proactive during Notice of Value season can help ensure that your property taxes reflect the true value of your property. If you would like a full Real Estate Review to give you a current valuation, please contact me at 505-269-4734 (GREG) or greg@greglobb.com



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3,050 SQ FT 4BR 3BA .62 Acres



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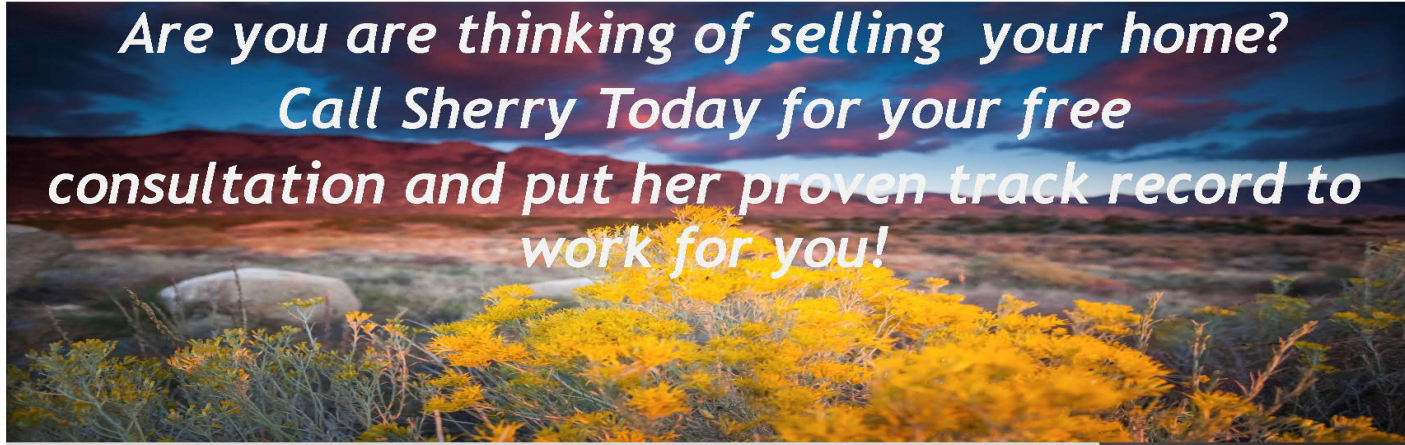
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A Respectful Request to Dog Owners/Walkers

By Claudia Mitchell, GRIT editor,
based on an anonymous request

Dog owners love their dogs a lot and often assume that others do, too. That is not always the case. Some dog walkers will approach a non-dog walker remarking, “Oh, he/she just wants to say hello. She/he’s very friendly!” Actually, not all non-dog walkers want to meet your dog. There have been some not-so-friendly encounters between the dog walkers and the non-dog walkers. Unfortunately, there was an instance where a dog on an extendable leash bit a person with no seeming provocation. This incident necessitated a visit to urgent care for attention to the wound and a shot.



Dogs can be a problem when allowed to roam off-leash. Bernalillo County has leash laws. Most of our residents follow these laws. However, once again, an unfortunate instance occurred where a neighbor’s dog dug up the other neighbor’s irrigation lines, damaged plants, and, of course, pooped. The dog-owning neighbor offered to pay for damages, but the now-destroyed native wildflowers had been nurtured and prized for years and were essentially irreplaceable.

Tragically, unwelcome encounters involving unleashed dogs can be dangerous to other leashed dogs, resulting in severe injury and even death of the beloved leashed pet — both of which have occurred in Sandia Heights.

So, dog owners/walkers and non-dog owners/walkers, let’s respect each other’s rights. We can all walk our beautiful roads and trails respectfully and in harmony.

Are You Represented on the SHHA Board of Directors? Elizabeth Edgren, CS&M Committee Chair

If you don’t know your Unit number off the top of your head, pull out your 2024 Resident Guide and Directory, look in the very front at the map of Sandia Heights, and you can find out which Unit you’re in.

Next, look on page 1 of this edition of *The GRIT* at the list of the current Board of Directors and see which Units we live in. If your Unit or an adjacent one is not represented, would you or a neighbor be willing to be on the Board? Call or email the SHHA office for more information.

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://duke-citybridge.com/>

Sandia Heights “Cork & Fork” Dining Activity:

Cork & Fork has resumed 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.

Notices

- The SHHA office will be closed on Memorial Day, May 27.
- GRIT corrections may be found on the SHHA website.



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

