



Unit numbers shown in parentheses

**Officers**

- President - Jim Stewart (7)
- Vice President - Eric Faulring (10)
- Secretary - Martin Kirk (23)
- Treasurer - Randy Tripp (18)

**Board Members**

- Larry Dragan (16)
- Elizabeth Edgren (South 1)
- Charles Ewing (14)
- 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
- IT Committee (ITC) – Heidi Komkov
- Nominating Committee (NC) - Eric Faulring

**Office Staff**

- Lead Administrator - Trish Lovato
- Administrator – Hope Fryer

**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](http://www.sandiahomeowners.org)  
**Emails:** [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org),  
[sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)

**Message from the President, September 2024**  
**Jim Stewart**

Howdy Neighbors,

The Board of Directors hosted our Sheriff, John Allen, at its July meeting ... very informative discussions. The Sheriff is well aware of the issue of loud/racing cars and motorcycles on Tramway Blvd and committed to do what he can to address the issue for us.

Members of the Environment and Safety Committee and I had a very productive meeting with Tom Walmsley, the Emergency Management Director for BernCo. The meeting was prompted by a concern voiced by one of our neighbors about identifying/assisting folks with limited mobility during a potential evacuation due to fire. We came away with a better understanding of the challenges and issues we need to address. The Environment and Safety Committee is actively working on this.

**Okay this is a repeat commercial...** The Covenant Support Committee and the Community Service and Membership Committee could use a couple more members, so if you have that community spirit and can devote two to three hours per month, we have an opportunity for you. You are welcome to attend one of their meetings if you'd like to see them in action before you commit. Please shoot me an email and I will connect you with one of them. See article in this issue for more about committee opportunities.

The monthly 'rant': (no, I am not getting lazy on you, but I received quite a bit of feedback from our neighbors about this topic). Dogs not on a leash are definitely a concern—not just aggressive dogs, but overly friendly dogs. Remember, not everyone is passionate about dogs. Keep your dog on a leash and under control at all times.

Remember our office staff (Trish and Hope) are 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](mailto:president@sandiahomeowners.org). I promise you will receive a response.



## Susan McCasland, SHHA Awardee



*Jim Stewart, SHHA Board president, presents Susan McCasland with a SHHA Volunteer Service Award for 6 years serving on the Board of Directors, including 6 years chairing the Communications and Publications Committee; 5 1/2 years as editor of our monthly newsletter, The GRIT; 1 1/2 years as Board secretary; and 2 years as Board vice president. Susan continues to contribute to our community as a member of the Communications and Publications Committee. See page 12 for another awardee!*

### 2025 Directory Changes? Send 'Em In! Communications & Publications Committee

Name spelled wrong? Want to change your listing in the Directory? Please submit any changes to your Directory address listing to [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org). Homeowners' children that live at home can have their name and telephone numbers put into the family directory listing. This applies to live-in caregivers, also. The deadline for submission of changes is Nov. 8, 2024.

### 2025 Directory Cover Photo Contest Communications & Publications Committee

It's time to submit your photos for the annual photo contest. The winning photo will be on the cover of the 2025 Sandia Heights Resident Guide and Directory, and the photographer will be acknowledged. Other submissions may appear in *The GRIT*, the website, or other SHHA materials. Subject matter should reflect something about living in Sandia Heights. **Submission deadline is November 8.** Submission criteria are as follows:

- You must be a homeowner in Sandia Heights and an amateur photographer.

- Photos must be related to the Sandia Heights area.
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color, greater than 600 dpi resolution, and may be submitted digitally to [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org) or as a hardcopy print to the office.
- The resident must submit a statement that the photograph is an original taken by the homeowner, that they are not a professional photographer, and that they grant permission to SHHA to use their photo(s) in the Directory or on SHHA website, in *The GRIT* newsletter and/or other SHHA communications.

### 2<sup>nd</sup> Annual Neighborhood Afternoon Out (NAO) and Ice Cream Social – Sept 22 Community Service & Membership Committee

*Ice cream generously supplied by  
Greg Lobberegt, Realtor*

Join us for the 2<sup>nd</sup> Annual NAO Ice Cream Social on Sept 22! The event is being held from 1-3 PM at W.L. Jackson Park (Tramway Blvd & Cedar Hill Rd). Your SHHA Board members will serve up the ice cream, and you complete your perfect sundae from a rich assortment of toppings. Sandia Heights Security, and the Bernalillo County Sheriff's and Fire departments will join us again this year. Meet the folks who answer our calls for assistance.



*The 2023 Ice Cream Social*



## How'd That Get There? Part 1

Stan Davis

Granite rock tends to weather in interesting ways that we can see all around us. The Sandia granite pluton originally crystallized at great depth under a lot of weight. With tectonic uplift and erosion of overlying sedimentary rock, this weight (or stress) was removed and the solid rock started to expand with the opening of vertical and horizontal expansion joints or fractures. These joints allowed acidic rain waters to percolate down and alter some of the minerals—particularly the white feldspars and biotite micas—to clays, which can then be washed out of the rock; these processes and subsequent ones are referred to as *chemical* and *physical* weathering.

Figure 1 shows examples of different scales of *exfoliation*—a delamination response of exposed granite surfaces to the alleviation of stress and cyclic changes in temperature and freeze/thaw effects. Figure 1a shows thin layers of granite flaking off; when walking across this surface you can hear a hollow ringing from below the outer layers, some of which crush with your weight. A medium-scale example is shown in Figure 1b, and an even larger-scale example of foot-thick concentric shells is shown in Figure 1c.



Figure 2 shows examples of joints or fractures. Figure 2a shows a large boulder with a “cap” that is separating from the main boulder along a near-horizontal fracture. Figure 2b shows a vertical fracture cleaving a large boulder in half. Many vertical fractures have been observed to be roughly aligned north-south, suggesting that

diurnal temperature swings might be playing a role in their development. Figure 2c looks down on a smooth granite surface that has a grid of perpendicular vertical fractures.



With continued washing away of clays and fine eroded granules (*grus*), smoothed and rounded granite boulders tend to get left behind. These types of boulders essentially form *in place*, settling into the ground as fine materials are removed, and are referred to as *corestones*. The 3-dimensional mesh-like pattern of fractures within the granite basement causes most of the weathering occurring at the corners, followed by the edges and faces. This behavior promotes the development of the rounded, almost spheroidal shapes (see D. Van Hart, 2023). Figure 3a shows a tower of corestones “in the making.” Figure 3b shows a line of very large corestones resting on solid rock. But not all granite boulders in the Foothills formed exactly in place, and sometimes other factors are playing a role. The teetering corestone in Figure 3c provides a hint!





# JULY 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.


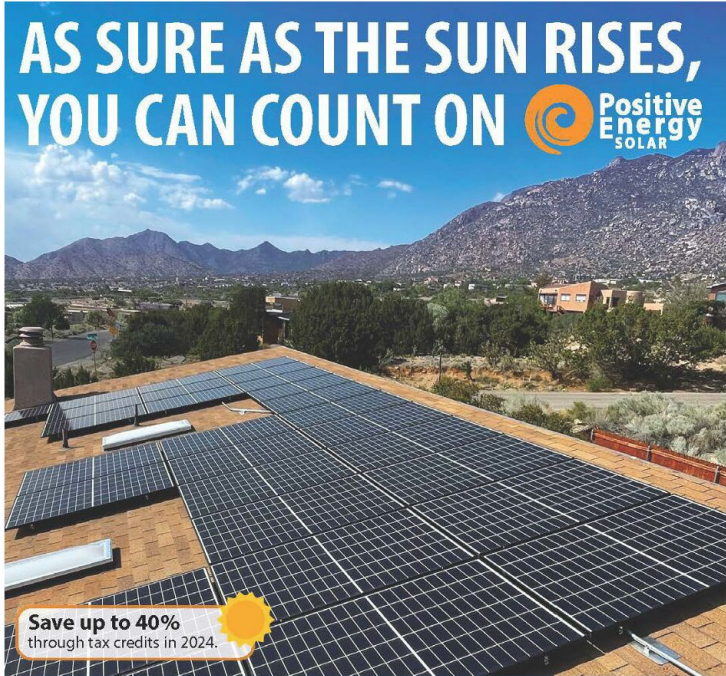
July 2024	# of calls		# of calls
Alarms	8	Salesman complaint	1
Assault/battery	1	Special extra patrol	5
Car accident	1	Special request/vacation	98
Customer assistance	2	Suspicious person/activity	16
Customer inquiry	1	Suspicious vehicle	4
Lost/found pet	1	Utility co. assist	3
Miscellaneous call	2	Vandalism	1
Motorist assist	1	Attempted burglary	1
Newspaper/package pick up	14	Welfare check	1
Noise complaint	1	Wildlife report	2
Open window/door/garage	1		
		<b>Total:</b>	<b>165</b>

**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 September 11, 2024 6:30pm.
- **Office Closures for Holiday(s):** Monday September 2, 2024 for labor day.
- **Notary services (Tues–Thurs, by appointment), copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder, free to members.**
- **Committee meeting dates** are posted on our website calendar: [www.sandiahomeowners.org](http://www.sandiahomeowners.org)
- **Classified ads** can be found on the website on the top bar menu under Notices and Information/Classifieds.
- **Tram passes** for sale in the SHHA Office. \$10.00 per ticket for members on a first-come first-served basis. Cash, check and credit cards are accepted. To view the Tram Pass Procedures for SHHA Members go to the SHHA website.

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WWW.SANDIAHOMEVALUES.COM

## Sandia Heights 2024 Q1-Q2 Market Update

Homes Sold: 49

Average Home Sold Size: 2721 sq.ft

Average Price : \$261.74 (per sq.ft)

Average Price Sold: \$697,404

Average Total Days on Market: 44



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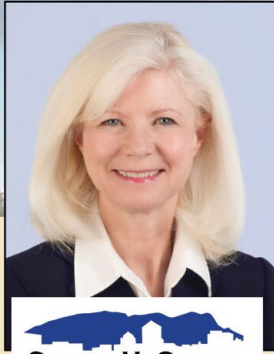
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www.albuquerquehomes.net | www.sharonandjudson.com | www.SandiaHeights.com  
smminabq@aol.com | (505) 822-0080

## Sharon's Sandia Heights Market Update Past Year 9/2023 to 9/2024

4 Larger homes For Sale on Larger Lots | Avg Asking price \$1,210,000 Avg Asking price/sf \$285.38  
5 Homes Pending | Avg Asking Price \$924,800 Avg Asking price/sf \$248.79  
50 Homes Closed past year to date | Avg Sold Price \$887,782 Avg Sold price/sf. \$253.27

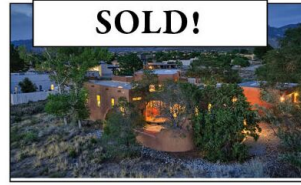
5 Smaller homes on smaller lots | Avg Asking price \$457,900 Avg Asking price/sf \$279.21  
5 homes pending | Avg Asking Price \$632,980 Avg Asking price/sf \$314.70

37 Homes Closed past year to date | Avg Sold Price \$452,909 Avg Sold price/sf \$258.56

Note Every Home Is Unique . Price is always based on condition, updates, market appeal, location and views.  
Current Interest rates hovering around 6.375% for 30 year conventional & 6.125% 30 year VA!



1114 San Rafael Ave NE



1726 Quail Run Ct NE



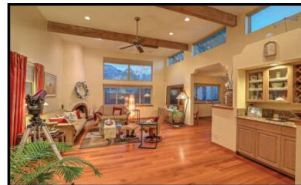
730 Tramway Lane NE



1723 Quail Run Ct. NE

## ANOTHER GREAT SANDIA HEIGHTS HOME SOLD!

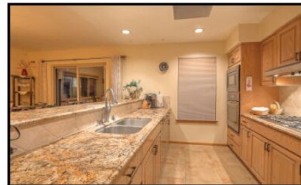
2027 QUAIL RUN CT NE | ASKING PRICE \$475,000 | 1886 SF | 3BR | 2 BATHS 2 CAR GARAGE



Custom Home!



Understated Elegance!



Quality Features!



Views!

**GREAT MARKET! BUYERS ARE STILL BUYING ! READY TO SELL YOUR HOME ?**

**SHARON BELIEVES IN DOING WHAT IS RIGHT FOR YOU AND YOUR FAMILY**

**WHEN IT COMES TO SELLING AND BUYING REAL ESTATE.**

Sharon McCollum is ready to sell your Sandia Heights Home using her local expertise and worldwide reach in prospecting and marketing. She has a long list of satisfied Sandia Heights families: this is because Sharon promotes top values in Sandia Heights. She offers you a full service, comprehensive and aggressive "Marketing Plan to get your home SOLD fast"! Sharon's marketing plan includes intense investing in internet marketing and up to date prospecting and marketing technology systems promoting your home to all buyers for Sandia Heights Homes.

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## Sandia Heights Artists Tour: September 7 & 8 Enthusiasm and Hard Work Rule!

Claudia Mitchell

Forty-three artists are pretty darned busy and excited at the time of this issue's publication. The weekend of September 7 & 8 is the culmination of many months of organizational and artistic activities. There has been a whole lot of painting, glass working, ceramic making, wood working, metal smithing, and much more going on to bring a unique art experience right here in your neighborhood. This twenty-first tour provides the chance to meet your neighbors—the artists next door.

Mara Malinkoff, the current Sandia Heights Artists (SHA) president, emphasizes the community atmosphere of the tour: "The delightfully engaging spirit of everyone involved—artists and community members—is truly remarkable. As president, I am proud to be a part of such a vibrant and inspiring artistic community." Collin Delker, last year's SHA president, joined Mara's enthusiasm, "I am an engineer who quickly found a home in the SHA group. I continue to be amazed by the quality and diversity of artists right here in the neighborhood."

Take advantage of this once-a-year opportunity to enjoy seeing the beauty the artists create in their studios. Maybe you will find an irresistible piece to bring home!

The tour will be held Saturday and Sunday, September 7 & 8 from 10-5 PM. To download a brochure, a map, and information about the participating artists, go to [www.sandiaheightsartists.com](http://www.sandiaheightsartists.com). Also, look for the pink yard signs directing you to the fourteen stops, all here in Sandia Heights. See you there!



*Front Seated, L-R: Charlotte Driver, Marta Burckley, Judith Apt, Sharon Arendt, Deborah Griswold. Second Row, L-R: Denise D'Angelantonio, Rebecca Whitecotton, Kathleen McCaughey, Leah Mitchell\*, Jenna Scully, Mara Malinkoff, Pat Graham, Sue Orchant\*, Jonna James, Ron Lohrding.*

(\* = guest; all others are members)



*Front row Seated, L-R: Okjoo Lee, Christina Diaz Arntzen\*, Judy Zabel, Barbara Nahler. Middle Row, L-R: Mary Ellen Merrigan, Miguel Sanchez\*, Marianne Bettinger, Mary Sharp-Davis\*, Lynda Burch. Back Row, L-R: Collin Delker, Debbie Jones\*, Kurt Wuerker\*, Carol Mell\*, Gerard Del Monte, Laura McIndoo, Larry Waggoner.*

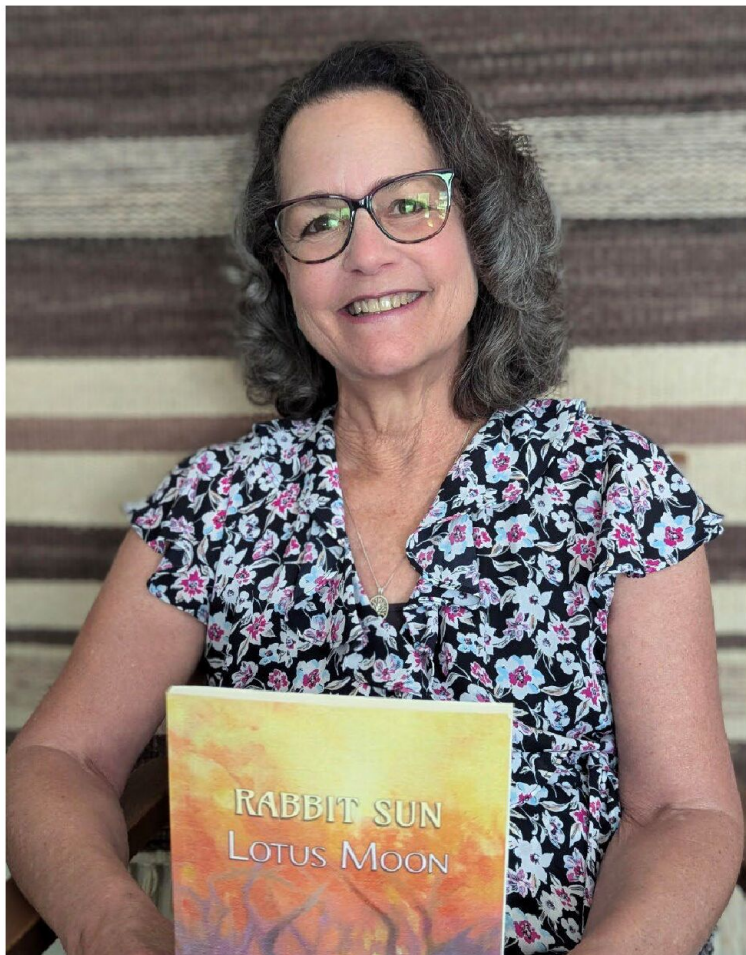
(\* = guest; all others are members)



## The Poet Next Door

Claudia Mitchell

From New Mexico's vast landscape, notably our foothill enclave on traditional Tiwa lands, **Andi Penner** sends out her poems, what she calls "postcards of place and emotion." Andi is a grandmother, holder of a Ph.D., professor, retired technical writer, and long a writer of poetry. She has published three books and is currently writing a memoir. Words are the medium of her soul. She is indeed a poet.



Andi recalled that "as soon as I could make letters with a pencil, I fell in love with the art of handwriting and making my mark on the page. As soon as I could read books, I wanted to write them." She started writing expressive poetry in eighth grade and dabbled in it from then on. She graduated from UC Santa Barbara in 1980. Eight years later—married mother of two—she took her first graduate English class at Northern Arizona University in Flagstaff. The college literary magazine published a few of her poems and she completed her master's degree thesis on Luci Tapahonso, then a little-known Navajo poet. Andi moved to Albuquerque to

enroll in doctoral study at the University of New Mexico where she earned a Ph.D. in 2001 with a dissertation on Native American women writers.

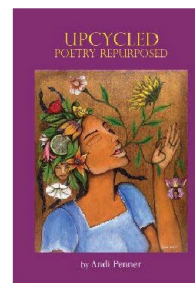
Where to get a job? San Juan College in Farmington, New Mexico had an opening for a technical writing instructor. Why not? Why not, indeed. Andi worked at San Juan College's English department for nine years teaching an array of subjects including Native American literature where she introduced her own students to Luci Tapahonso, by then honored as the first poet laureate of the Navajo Nation.

Before leaving for Farmington in 2002, Andi met her current partner who lived in Sandia Heights—driving back and forth on Highway 550 weekends and holidays was routine until 2011 when she returned to Albuquerque. With a job at Sandia Laboratories as a technical writer, Andi made her home here in the shadow of the Sandia mountains, backdrop for many poems and decisions. When downsizing two years ago, she and her partner concluded, Why go ANYwhere else? They found a smaller house just a mile away... in Sandia Heights.

When I asked if she was inspired by Sandia Heights specifically, she explained, "Living in this community is an inspiration: the landscape, the light, the people. It's a rich environment to live in, to connect with, to think about."

When asked what she would like readers to know about her work she enthusiastically replied, "Poetry is ART! Words and images, whether on paper or in the mind, accompany each other. It is more than 'self-expression,' though there is that—but poetry embodies something larger than ourselves—makes us think about the world and our place in it." She added, "It's a good form of communication for today's small screens. Poetry doesn't have to take up a lot of room to be powerful."

Andi's books are available on Amazon. Locally, a few copies are for sale at O'Bean's Coffee House in our neighborhood or on the shelves at Page One Books, 5850 Eubank Blvd. NE, Suite B-41.

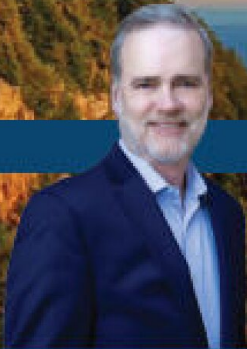


... continued on page 11



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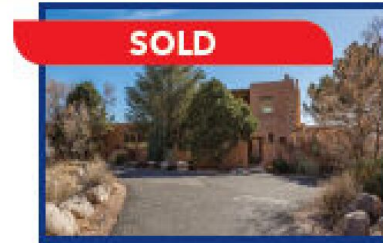
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**SOLD**

**330 Paintbrush  
3,505 SQ FT 4BR 4BA .69 Acres**

Situated on a beautiful VIEW cul-de-sac lot. WOW! The impressive updates/upgrades are nothing short of Superb! Walk into the light & bright living room opening to the outdoor living area with sparkling pool & hot tub. Remodeled kitchen is breathtaking with absolutely gorgeous large granite island w/breakfast nook which opens to the formal dining. The primary suite will be your tranquil retreat with captivating views from the deck, spa like bath, & adjacent versatile reading retreat. Guest quarters with en-suite bath. Two good sized secondary bdrms w/a Jack-in-Jill bath. 3 car garage. Stunning grounds. A truly unparalleled living experience with too many amenities to list. Solar 2023

## ICE CREAM SOCIAL - COME JOIN US

**2nd Annual Neighborhood Afternoon Out  
Sunday, September 22nd  
W.L. Jackson park (Tramway Blvd & Cedar Hill Rd)**

Join us for the 2nd Annual NAO Ice Cream Social! Your SHHA Board Members will be serving up Ice cream with great fixings and toppings for you to craft your best Ice cream treat. Sandia Heights Security, Bernalillo County Sheriff's and Fire departments will join us again this year. Meet the folks who answer our calls for assistance.

\*Ice Cream generously supplied by Greg Lobbereg, Realtor.



## VISIT NMICEWOLVES.COM AND CLICK THE "BECOME A HOST FAMILY"

The NAHL Ice Wolves and the NA3HL Ice Wolves teams welcome several players from across the United States and foreign countries to our community. These players range in age from 16 to 20 years old. Their stay in Albuquerque will begin in late August and continue through the playoff season in mid-April. When these young men become a member of the New Mexico Ice Wolves Hockey Team, they do not live on their own and all require a family to live with. This is where the host family becomes very important as each player is matched with and placed into a home and family within our community. A HOST FAMILY is a family that offers to help in providing a safe, restful and healthy home environment for the visiting player.

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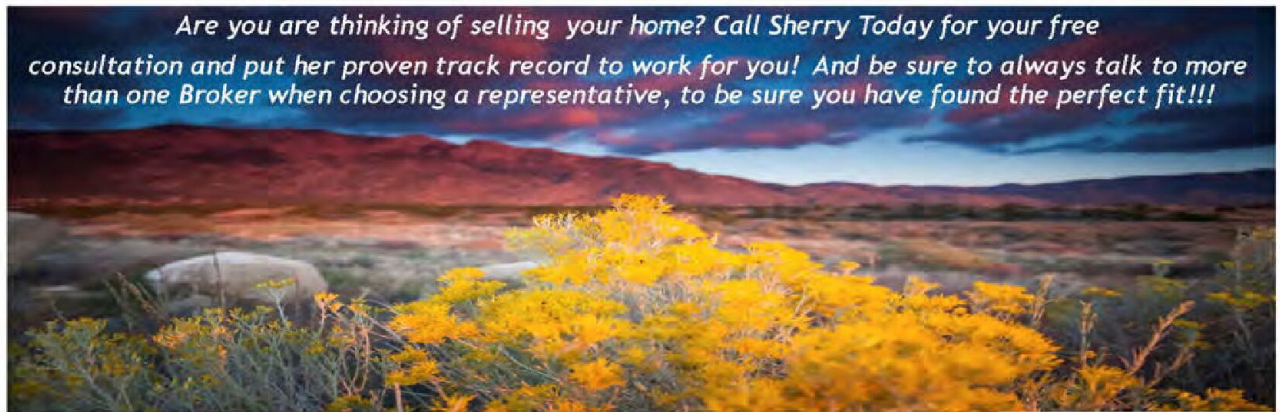
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...continued from page 8

Look for [Upcycled: Poetry Repurposed](#), her latest book; [Rabbit Sun Lotus Moon](#); and [When East Was North, accessible poetry for our time, our place](#).

**Sandia Lullaby\***  
**Andi Penner**

Three giant granite boulders  
align in our back yard, as though  
set between juniper and scrub oak.  
Guests hesitate, ask, *Did you  
put those there?*  
Slumbering old watermelon  
woman who looms over us,  
ignores us, sent these mountain  
bones tumbling, long ago.  
She may bide her time, patient  
for another thirty million years  
until she decides to shed her sides  
in the next great upheaval,  
to fling her plutonic quartz,  
feldspar, and mica ribs  
upon our rotted remains, or  
perhaps tomorrow, she will  
shake herself awake, pull  
further from her former lover  
the Rio Grande, widening their rift  
until down will come mountain  
house guests  
and all.

\*earlier version in *Rabbit Sun Lotus Moon*

**Rodent Poison Does Not Discriminate  
Between the Unloved and Loved  
By Editor per Request from Resident**

Rodents are a part of living in a natural environment such as Sandia Heights. When rodents invade our inside environments, they are pests that must be eradicated and then prevented from reentry to our homes. But keeping them away from your outdoor property is another story. There they are prey and are part of the

delicately calibrated food cycle that keeps much of our wildlife healthy. Reviewing past GRIT articles on rodent control, it became obvious that the battle against them has been going on for a long time. There is advice, and admonishments. This article will add to the collection, but with a more immediate and tragic story to tell.

All the articles have warned that the use of outdoor rodent bait traps can lead to un-wanted consequences to the balance of our fragile foothill environment. After the rodent consumes the poisoned bait, it goes off to die. It becomes an easy meal for a predator—one of those wild creatures we love to observe here—bobcats, coyotes, snakes, roadrunners and raptors. Birds are particularly sensitive to secondary poisoning. I would refer the reader to an informative reference: [Friends of Animals | There is no such thing as a safe rodenticide - Friends of Animals](#) cited in an excellent article, “Owl and Other Raptor Awareness” written by 29-year resident, Diane Barney, in the December 2022 GRIT. As she notes, great horned owls, once plentiful in Sandia Heights, are rarely seen now. A combination of reduction of their primary prey (rodents) and secondary poisoning has no doubt led to their near demise in our area. It appears clear that outdoor poisoned bait traps should be avoided. It is our hope that such articles have reduced the use of poisons here.

But local wildlife are not the only predators that live in Sandia Heights. Our beloved canine pets are hunters by nature, and, as we all know, will sniff and nibble at more than just grass if left alone. Most of us abide by leash laws when walking our dogs, checking their natural urges, but they may occasionally roam inside our own property when relaxing at home. Certainly, we keep them from chasing the local rodents and, heaven forbid, consuming them...much as they appear to want to! But what if a neighbor indiscriminately scattered poisoned rodent bait around their property, *not confined in a contained rodent trap*? Yes, the consequences could be dire, as they were recently for a Sandia Heights resident’s dog. Fortunately, as soon as the owner detected the ominous symptoms, they rushed their pet to the vet. Quick intervention saved the pet’s life, but not the suffering. It was a completely avoidable near-death experience.

Let’s be aware that poisons do not choose their targets. Do NOT spread rodent poison indiscriminately.



## Committees Are Continuing Their Call: “Help!”

Fall is fast approaching and that is traditionally back-to-school season. Why not back-to-community service season, too? There are several options to choose from and all will provide opportunities to serve your community, meet your neighbors, and feel good about what you are doing. Many hands make light and fun work.

1. The **Communications and Publications Committee** is looking for folks who love to write, encourage others to write, and edit. Computer layout skills would also be appreciated. This committee is responsible for all communications between SHHA and residents, including the website, *The GRIT* newsletter, and the annual resident guide and directory. Want to get published or help publish? Join the C&P Committee.
2. The **Covenant Support Committee** seeks residents who are concerned about promoting and maintaining the value of our properties. This committee strives to achieve amicable resolution of reported concerns to keep our unique neighborhood looking the way the covenant guidelines intended. Glad our beautiful neighborhood looks beautiful? Join the CSC to help keep it that way.
3. The **Community Services and Membership Committee** needs socially-oriented residents wanting to encourage community engagement by organizing activities, events, and projects. This committee also greets new residents to help them get oriented to the neighborhood. Do you enjoy getting together with neighbors and meeting new people? If so, join the CS&M Committee.
4. Other SHHA committees with membership open to residents include the **Architectural Control Committee** and **Environment and Safety Committee**.
5. A few committees (Finance, Nominating, IT) have appointed or ex-officio membership and are not automatically open to volunteers.

If you have questions or are interested in joining a committee, please email the SHHA office at [shha@san-diahomeowners.org](mailto:shha@san-diahomeowners.org), or call 505-797-7793.

## Bob Bower, SHHA Awardee



*Bob Bower receives the SHHA service award from Jim Stewart, SHHA board president. Bob and his wife, Kate, have been residents since 2004. In 2008 Bob joined the board and the Architectural Control Committee. In addition, he served as board Vice President, on the Nominating Committee, and on the Finance Committee. Bob was the chair of the Architecture Control Committee for nearly a decade and continues to serve as a member of this committee. Congratulations to Bob for giving back to his community for 16 continuous years and counting.*

### Oops! August Issue Bloopers

We had a few errors in the “announcements” box in the August issue. Our apologies to those who caught it and no worries to those who did not. The GRIT team of the Communications and Publications committee and the SHHA office staff strive to edit carefully and avoid misprints. But sometimes a slip occurs. Oops.





**SAND HEIGTS ARTISTS** | **AUGUSTS 2024 Annual Studio Art Tour**  
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**Sandia Heights YTD MARKET TRENDS**  
 Year to date January, 2024 to August 14, 2024 \*detached homes\*

Closed Sales	Average Sale Price	Current Inventory	Avg Price per sq.ft.	Avg Days on Market
58 +9% from 2023	\$756,762 -2% from 2023	9	\$262.18	27

**What the NAR Settlement Means for You**

What have you heard about the National Association of Realtors (NAR) settlement and how this may affect you when you are ready to buy or sell residential real estate? First, sellers can still offer buyer broker compensation as part of their marketing strategy; however, any offer of compensation cannot be included in the Multiple Listing Service (MLS). Secondly, buyers must have a written agreement with a broker before touring a home that consists of four components concerning compensation. The changes will impact how home buyers and sellers negotiate the terms of their home sale/purchase. The changes present new opportunities and benefits to both Sellers and Buyers. We have been working diligently to enhance negotiation strategies for our clients to consider so to meet and exceed their real estate goals.

*Our website has additional information and links to helpful resources.  
 To learn more about the NAR Settlement, go to  
 ABQDreamHomes.com/NAR-Settlement or follow the QR code.*



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## ACC Activity Log

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

Address	Project
1510 Eagle Ridge Rd	reroof
2818 Tramway Cir NE	build privacy fence
1155 Laurel Loop	one car garage addition
941 Bobcat Blvd	install HVAC system
1002 Tramway Ln	addition to existing play-ground
940 Bobcat Blvd NE	Various projects
1478 Morning Glory Rd NE	re-roof
1569 Eagle Ridge Ct	landscape
7708 Cedar Canyon Pl	landscape
178 Big Horn Ridge	re-roof with tan TPO
1534 Eagle Ridge Dr	re-roof
1807 Tramway Terrace Loop	re-roof
39 Rock Ridge Dr NE	restucco
1429 San Rafael Ave NE	replace garage door
60 Juniper Hill Loop NE	landscape
173 Big Horn Ridge	install sails for shade
1054 Red Oaks Lp NE	extend master suite
989 Lynx Lp NE	repaint garage door, repair stucco
50 Cedar Hill Rd NE	replace fence
1203 Marigold Dr NE	pave driveway
569 Black Bear Rd	re-stucco
793 Tramway Ln Unit G	re-stucco
2532 Tramway Terrace Ct	install internet antenna



### Notices:

- The SHHA office will be closed on Labor Day, Sept. 2.
- GRIT corrections may be found on the SHHA website at <https://www.sandiahomeowners.org/grit-newsletter>



### Covenant Support Violations as of August 31, 2024

Received: 14

Open: 18

Closed: 10

(3 After-the-fact applications to the ACC, 3 RVs, and 4 Landscaping / vegetation cleaning / unmaintained yard)

### 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](mailto:dcbcbridge@gmail.com), or visit <https://dukecitybridge.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](mailto:rene.kessel@cblegacy.com).





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



*Purple Asters – photo by Stan Davis*