



August 2025

Vol. 41 – No. 8

Unit numbers shown in parentheses

Officers

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

Board Members

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

Committee Chairs

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

Editor, The GRIT

Claudia Mitchell

Office Staff

Lead Administrator – Trish Lovato
Administrator – Anna Levchuk

SHHA Office

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

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

Closed on federal holidays.

Phone: 505-797-7793

Website: www.sandiahomeowners.org

Email: shha@sandiahomeowners.org

Message from the President, August 2025

Jim Stewart

Howdy Neighbors,

Have you ever thought about getting more involved in our wonderful SHHA community? We are actively seeking enthusiastic volunteers to join the **SHHA Board of Directors** and our hardworking **committees**. This is a great chance to utilize your skills, meet fellow residents, and directly influence the decisions that affect our property values and quality of life. From strategic planning on the Board to hands-on work with our various committees (covering everything from finances to communications), there's a role for every interest. Your participation is key to keeping SHHA thriving and ensuring our community continues to be a premier place to call home. Please consider volunteering your time – we welcome your energy and ideas!

I recently received feedback from a resident regarding a tree-trimming incident. A neighbor reportedly entered their property to trim a tree and cut down a large plant without prior discussion. As the property lines are clearly established, this situation highlights the importance of **common courtesy and communication between neighbors**. Before undertaking any work that might impact a neighbor's property, even if it's a tree that overhangs, it's always best practice to discuss it with them first. This respectful approach helps maintain good neighborly relations and avoids potential disputes.

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

Board Notes

Building Long-Term Sustainability for Sandia Heights Homeowners Association (SHHA)

In a volunteer-led organization like SHHA, change is constant. Board members rotate. Officers often serve just a few years. Each new President brings fresh priorities (**thank you, Jim!**). Over time, our governance procedures have evolved piece by piece. New resolutions were added. Individual processes changed. But the big picture? It hasn't been reviewed in years. The result? A system that's increasingly hard to sustain.

Why We're Taking a Fresh Look

We're not rewriting the rulebook. But we *are* stepping back to:

- **Clarify** procedures and responsibilities
- **Consolidate** scattered practices into a coherent framework
- **Make updates** where change is truly needed
- **Build a governance system that's sustainable**—for today and the long run

This effort is about creating a foundation that works no matter who's serving on the Board—so SHHA can run smoothly, consistently, and with clear direction over time.

How Do We Move This Forward?

At our last Board meeting, we discussed how to keep this governance effort moving without bogging down every agenda or overwhelming Board members. The goal is to keep everyone informed and make steady progress.

We're approaching this incrementally. That means:

- Bringing small, focused items to each meeting for review or feedback
- Providing regular, brief updates on what's under way
- Flagging anything major early, so we can shape it together—not react to it later

At the last Board meeting, defining “member” was the topic of discussion, i.e., being clear on the definition and benefits for members and nonmembers. It is a membership requirement to pay your dues through Sandia Heights Services. What about lot owners, where the land is undeveloped, and they don't have a water bill? In this case only, they can pay at the SHHA office.

Board Member Assessment

A Board member assessment was performed last month to better understand Board effectiveness in the following categories with sample questions.

- **Structure & roles:** Are Board members clear on roles?
- **Meetings & decision making:** Are meetings productive?
- **Governance & oversight:** How well does the Board understand and follow governing documents?
- **Communication & collaboration:** How well does the Board handle conflict?
- **Continuous improvement:** Is new Board member orientation adequate?

This kind of assessment has not been done for years. The importance of regular assessments is key to understanding what is working well and where improvement is needed in order to strengthen trust.

The assessment identified several opportunities for improvement, but the one most likely to strengthen our overall effectiveness is the need for a clear, consistent decision-making process. We are addressing this by refining how we conduct our Board meetings through the improvements listed below:

- **Clarifying items on the table before acting:** Is this a discussion item or is formal action required?
- **Coming prepared:** Reviewing all pre-meeting materials in advance and submitting constructive suggestions or clarifying questions prior to the meeting.
- **Maintaining decorum:** Fostering respectful, focused dialogue and reinforcing that disagreement does not equate to disrespect.

There are additional areas for improvement, but we're intentionally focusing on institutionalizing one improvement at a time in order to build habits and systems that last.

Looking Ahead: Building the Next SHHA Leadership Team

We're six months out from our next Annual Meeting, when new Board Members are ratified, and Officers are elected. This is a perfect time for the Nominating Committee to take stock and begin preparing for the future, with assistance from the Board. The most effective Board Members are often those who have served on

... continued on page 3

SHHA Committees first. They come in already familiar with how the Association operates and are ready to contribute. That is why we're reaching out now to invite community members to get involved.

Interested in making a difference?

Serving on a committee is a meaningful way to shape the direction of our neighborhood, get to know your fellow residents, and prepare for possible future service on the Board. If you're curious, committed, and care about our community, we'd love to hear from you. Send a note to office@sandiahomeowners.org

Cover Photo Contest!

Claudia Mitchell, Chair, Communications & Publications Committee

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

Submission criteria are as follows:

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

In Celebration of the Sandia Heights GRIT

Ann B. List, resident since 1972

Out of curiosity, I scanned all July issues of The GRIT over the past several decades searching for "little nuggets" worthy of reproducing in our July 2025 anniversary issue. Well, that issue was filled to the limit, so here are my findings, delayed until August:

1982: "The Sandia Heights Security Guards provide approximately ninety hours of service per week, with extended hours as more homes support the service."

1987: (Although unsigned, I suspect the article was written by Lynn Behnfield, our SHHA president at the time.) "I remember well petitioning for mail service and the sixteen original neighbors driving 25 miles for one another's groceries. It is well we had no real fires for we were the volunteer brigade. On Sundays, we took turns fetching and delivering the paper to the literate. Most of us are still here and still literate. We call ourselves pioneers. "You live out THERE? Is it paved?" Well of course it's paved, we would say, knowing it was only a couple of months ago. Fiercely proud we were. We still are."

1994: Much of the July issue was devoted to discussion about whether SHHA should continue to help support and maintain Sandia Heights Park on Juniper Hill Road (where many of the young boys in the neighborhood used to meet regularly for soccer team practice). The SHHA Board ultimately decided to withdraw support, primarily because of cost and limited use by residents.

2002: This July issue focused primarily on efforts to create Cedar Hill Park in order to block a high-density housing development on that same acreage.

2013: In celebration of July 4th, this issue carried a poignant article written by Lawrence Fultz (a Sandia Heights resident of about 45 years) about his visit to the Lexington Concord Bridge in Massachusetts, where the American Revolutionary War began in 1775.

2016 –2022: Most of the July GRIT issues during this period of time included articles about neighborhood safety, such as burglary and fire prevention.

2024: The July issue featured a photo of The Clean

... continued on page 7

Useful Numbers

Sandia Heights Homeowners Association (505) 797-7793

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

For dues-paying SHHA members, provides discounted tram tickets, community events, book of contractor reviews, notary services, *The GRIT* newsletter, member directory, and more. For all residents, provides covenant and architectural enforcement, plus coordination with local officials on fire safety, traffic, and other resident concerns.

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

Sandia Heights Services (505) 856-6419

After-hours emergency:
505-888-5336

Provides water, sewer, trash and recycling collection

Sandia Heights Security Office: (505) 856-6347 Mobile: (505) 263-4654

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

Emergency Police/Fire/Rescue Emergency: 911

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

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

PNM Outage & Emergencies: (888) 342-5766

Bernalillo County Animal Care Services and Lost & Found Animals (505) 314-0281 or (505) 468-7387

<https://www.bernco.gov/animal-care-services/lost-found-animals/>

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

Announcements & Notices

- **Office hours:** Mon – Thur 9 AM - 4 PM. Fri 9 AM – 12 PM
- **Notary services (members)** are by appointment only, Tue-Thur. Call or email the office to schedule. Documents should already have lines for the notary signature block.
- **Discounted Tram Passes (members)** are sold in the SHHA Office for **\$10.00 per ticket**. Only checks and credit cards are accepted. To view tram pass availability, visit the website: <https://www.sandiahomeowners.org/tram-pass-availability>
- **Physical Contractor Evaluation Binders (members)** are available to view for free in the SHHA office. Members can also add their positive or negative reviews on our website using the “Contractor Evaluation Form.”
- **All new or updated HOA information can be viewed at** www.sandiahomeowners.org/announcements
- **Board Meeting:** The next Board meeting will be held at the SHHA office on **Aug 13th, 2025, 6:00pm**.
- **Office Closures for Holiday(s):** None for August
- **All property owners, regardless of SHHA membership, must submit an online or physical ACC application before starting any work that changes the exterior of their property.**

June Calls to Sandia Heights Security Patrol

Latest statistics since the last GRIT

June 2025	# of calls	June 2025	# of calls
Alarms	17	Salesman complaint	4
Customer Assist	2	Special extra Patrol	7
Fire/ Smoke	1	Special request/ Vacation	120
Lost/ Found Item	1	Speeding Vehicle	1
Lost/ Found Pet	3	Suspicious Activity	5
Motorcycle Nuisance	1	Suspicious Person	5
Motorist Assist	1	Suspicious Vehicle	8
Newspaper/ Package pickup	24	Utility Co. Assist	4
Noise Complaint/ Suspicious Noise	2	Vehicle Burglary/Break in	1
Open Door/ Window/ Garage	2	Welfare Check	2
Parking Problem	1	Wildfire report	5
Total:	222		

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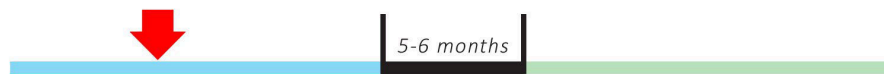
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Sandia Heights has 1.5 Months of Inventory



Seller's Market

Balanced
Market

Buyer's Market

Avg.
Sold Price

\$753,185

↑ **3.6% YoY**

Avg.
\$/Sq.Ft

\$274

↑ **2.7% YoY**

List to Sold
Price %

.99%

↓ **1% YoY**

Avg. Days
on Market

18

↓ **.37% YoY**

** Stats for Detached Properties **July 11, 2025 compared to 2024 Year over Year (YoY)*

****ATTENTION Homeowners!****

The market is currently **hot**, and we have eager buyers looking for homes in your area.

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Our Current Sandia Heights Inventory



**9 La Luz Trail NE
\$325,000**



**1572 Eagle Ridge CT
\$1,200,000**



**10 La Luz Trail NE \$1,245,000
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...continued from page 3

Team, a small group of neighbors who on May 11 had volunteered to pick up trash along our “adopted” stretch of Tramway Blvd. It also included yet another article written by Claudia Mitchell (a professional artist herself and current GRIT editor) in her extended well-illustrated series of articles entitled, “The Artist Next Door.”

“Today a Reader, Tomorrow a Leader.”

Claudia Mitchell, Resident

The title of this article is the motto of a remarkable program of the Career Guidance Institute, a nonprofit entity of the Greater ABQ Chamber of Commerce working in partnership with Albuquerque Public Schools (APS). It is called ABQ Reads. This remarkable program, which partners with APS and relies on over 300 adult volunteers, is a literacy tutoring program at three elementary schools: Whittier, Atrisco, and Bel-Air. The program delivers 90 minutes each week of one-on-one tutoring for each Kindergarten or 1st grade Title I student in the program. Additionally, the program supplies twenty books/year for each child’s at-home library.

For over twenty years, this amazing effort has been working on their mission of boosting literacy achievement among struggling young readers in Albuquerque. However, I only heard about it a couple of weeks ago when **Julie Sena**, a Sandia Heights resident deeply involved in the program, requested an article in the GRIT.



Julie Sena

Julie Sena is an enthusiastic supporter of the work of ABQ Reads. She and her husband, originally from Colorado, moved to Albuquerque from eastern Washington state 7 years ago. They were so happy to find a home in

Sandia Heights, since they had been missing the mountains of Colorado and now could have a mountain in their backyard. In Washington state, after Julie retired, she had become involved with a literacy program called “Team Read”. She eventually took a part-time job with them. When she discovered ABQ Reads in Albuquerque, she immediately volunteered for a year and, with her experience and high interest, accepted a part-time position. That was six years ago, and she is just as excited to go to “work” today as when she first started. “I LOVE my job!” she told me with a big grin.

Julie explained that the Albuquerque organization is very structured. The volunteers are trained by a coordinator from the APS to be one-on-one tutors. They are given a lesson plan to follow during each thirty-minute session with their two kindergarten and/or first grade students that day and are supported and supervised by a site coordinator and an educational assistant (Julie’s job). The magic of the program is that each volunteer works with the same two students *for the entire school year*. A student-tutor relationship develops from September through April, enhancing growth and connection. The volunteer tutors provide one-on-one attention that the regular classroom teacher just cannot provide. The satisfaction derived is attested to by the fact that 75% of volunteers return the following year. Some of those volunteers are from Sandia Heights and include Debbie Bryant, Patti Brown, and Linda Longi.

Julie’s joy in her work was evident from her excitement when she explained the program to me. When asked what she loved most about her work, she replied, with a sparkle in her eye, “I love the connections between the volunteers and their students—to see the progress they both make from the beginning to the end of the year together. It is a joy to see the light bulb go off in the child’s head when they ‘get’ it. Everyone finds it all very heartwarming and fulfilling. Each volunteer is giving back and becomes a special person in a child’s life.”

If you would like to be one of those “special persons,” it does not necessarily take a very large time commitment, and you are thoroughly trained and supported during your work. You can get all the information about ABQ Reads and how to volunteer at www.abqreads.com. Tutor training starts this month for this school year starting in September. Think about it. Literacy matters.

ACC Activity Log

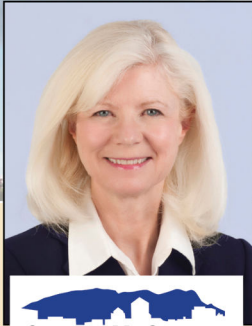
Summary of Projects since the last GRIT. All approved unless specifically noted otherwise.

22 Sandia Heights Dr	replace old window and grill area attached to house
54 Rock Point Pl	replace roof; TPO
59 Juniper Hill	patch external stucco with Buckskin #106 stucco finish
131 Big Horn Ridge	conduct roof and stucco parapet maintenance
208 Spring Creek Dr	refresh garage door stain by using same or similar color
235 Spring Creek Ct	re-stucco parapets
407 Live Oak Loop	replace trees
409 Live Oak Loop	replace all south and east facing windows with equivalent style/finishes
454 Live Oak Rd	1) replace 6x10 section of concrete pavement with paving bricks; 2) install beige motorized pool cover
515 Black Bear Loop	install flag pole in front of house
553 Black Bear Rd	1) repair and repaint trim; 2) install hot tub
628 Cougar Loop	replace current fence, shorter than 6 ft.
646 Cougar Loop	re-stucco entire house and perimeter wall new color
668 Black Hawk Dr	renovate septic system
698 Bluebird Ln	re-stucco from grey to brown
726-30 Tramway Vista Dr	1) extend east side patio enclosure to include part of south facing wall for pet enclosure, using open picket vinyl clad metal or decorative metal fencing approximately 4' 6" high; 2) install temporary pet enclosure pending completion of project
793-E Tramway Ln	1) replace HVAC and surrounding fence with approved brown color; 2) restain/repaint back deck wood and remaining pergola framework. Work already approved by Habitat 6k HOA.
802 Mountain Hawk Dr	remove the loose cracked stucco and put in a fiber glass mesh to reinforce the stucco.
901 Tramway Ln	replace old concrete with new
987 Lynx Loop	replace heating/air conditioning unit on roof
1025 Tramway Ln	add approx 96 sq ft (8x12) to bedroom on south side of house per attached plans
1034 Red Oaks Loop	install 5x40 iron dog fence
1049 Red Oaks Loop	re-roof flat roof with sand color

1117 Rock-rose Rd	Re-stucco & 6ft block & stucco fence wall. <u>DIS-APPROVED</u> due to abandoned/incomplete application. No site plan or survey submitted after 3 months of requests from the committee.
1455 Bluebell Drive NE	repair and repaint splits in house trim. Trim will be painted the exact same color as it is now (Sherwin-Williams' Cobble Brown).
1475 Morning Glory Rd	using the same color as original, restucco, repair, and patch 1) courtyard walls, 2) yard walls, and 3) deteriorated areas on the house
1483 Morning Glory Road	remove 1) Spanish elm in culvert area, 2) native shrubs blocking culvert area, 3) tumbleweeds inside area (septic drain field), 4) Hollywood juniper in front
1527 Eagle Ridge Dr	replace acrylic skylights with tempered glass
1536 Eagle Ridge Dr	remove and replace garage doors and balcony railings
1547 Eagle Ridge Rd	1) remove and replace fascia beneath the roof line with terra cotta that matches the square accent tiles that are embedded in the stucco; 2) remove the roofing tile, paper, and struts on the western half of the larger north-facing roof. Plyboard will be replaced only as required. 3) Install new paper and struts. 4) Reinstall same tile that was removed earlier.
1570 Eagle Ridge Ct	1) replace sprinkler system; 2) install new plastic septic tank
1603 Quailwood Dr	install 20 tons of aggregate delivered to the home
1801 Tramway Terrace	install a new garage door and remove the old one
1866 Tramway Terrace Loop	repair roof leaks on the asphalt shingle portion of the roof (pitched) where the chimney extends through the roof
1915 Quail Run Dr	install 18 roof solar panels installed over garage at tilt. Positive Solar Energy is contractor.
2421 Tramway Terrace Ct	replace two exterior patio doors that are deteriorated. The replacement doors will be sliding patio doors with black exterior to match current doors and windows.
2703 Tramway Cir	restucco front wall
2765 Wolfberry Pl	repaint trim to Behr color "Restful"
8235 Raintree	repair roof
12709 Carmel Ct	1) remove all weeds and unwanted plants; 2) trim trees and remove broken branches; 3) apply new gravel to the xeriscaped areas; 4) plant new vegetation; 5) repair L146 irrigation system

[Answer to page 15 riddle: Kathleen McCaughey, SHHA VP, is the jeweler. Stan Davis, CSC chair, is the pastelist.]

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Sharon's Sandia Heights Market Update Past Year 7/2024 to 7/2025

8 Larger homes For Sale on Larger Lots | Avg Asking price \$1,510,250 Avg Asking price/sf \$325.12

8 Homes Pending | Avg Asking Price 1,055,088 Avg Asking price/sf \$274.50

50 Homes Closed past year to date | Avg Sold Price \$947,398 Avg Sold price/sf \$264.08

3 Smaller homes on smaller lots | Avg Asking price \$546,667 Avg Asking price/sf \$274.79

12 homes pending | Avg Asking Price \$472,779 Avg Asking price/sf \$266.41

40 Homes Closed past year to date | Avg Sold Price \$476,370 Avg Sold price/sf \$276.27

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 & 6.125 %VA



1114 San Rafael Ave NE



2027 Quail Run Dr NE



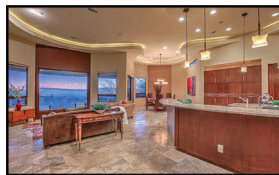
908 Tramway Lane NE



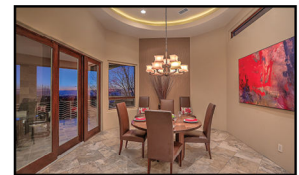
1723 Quail Run Ct. NE

ANOTHER GREAT SANDIA HEIGHTS HOME SOLD!

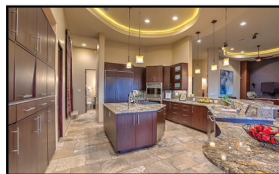
18 SANDIA HEIGHTS DR NE | PRICE \$1,295,000 | 4139 SF | 4/5BR | 4BATHS 3+ CAR GARAGE



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Did you know that a leaky, dripping faucet can waste up to 3,000 gallons of water per year? The average household's leaks can account for more than 10,000 gallons of water wasted every year! Addressing leaks, both big and small, is one of the most important ways we can conserve water across the greater Albuquerque area.

Automated metering infrastructure—or AMI—is a key tool for quickly identifying leaks before they become a big problem. AMI is installed on a water meter and delivers water usage data in near real time for customers to view on their computer or smart phone. Instead of waiting for a monthly bill, AMI enables customers to stay on top of their water use and avoid costly water waste and property damage from leaks. Research shows that, on average, leak notifications from AMI result in water savings of about 0.6 to nearly three gallons per single-family residential meter per day.

Interested in using AMI to track your leaks and water use? Sandia Peak Utility now offers the EyeOnWater application to all customers across their service area. Step one in setting up the leak alert function in EyeOnWater is to choose a maximum flow threshold for leaks. For typical homes, a maximum flow threshold of one gallon per hour is recommended. You will receive an alert via text or email when flow exceeds this threshold for 24 hours. This will allow you to detect common sources of leaks such as leaky toilets, dripping faucets, and irrigation system breaks. For helpful guidance on fixing leaks, read Reference 1 on finding, fixing, and preventing indoor leaks, or watch the video in Reference 2 on detecting leaks in irrigation systems.

EyeOnWater also offers graphical displays of water usage data over time. You can see when your household uses the most water and think about ways you can make your water use more efficient. For example, a great way to save water in your home is to install EPA WaterSense (<https://www.epa.gov/watersense>) labeled plumbing fixtures. WaterSense-labeled products are available at all plumbing supply and hardware stores. They are certified to use 20% less water and perform as well or better than standard plumbing fixtures

on the market. When using the EyeonWater “At a Glance” tool, you can see savings from your water efficiency upgrades immediately, whether they be new showerheads or faucet aerators.

The Bernalillo County Water Conservation Program supports wider adoption of AMI technology to conserve our shared water resources. Our staff use AMI to track water usage at all county-owned facilities, from offices to parks to open spaces, including open space in Sandia Heights. Ninety-three percent of county facility water meters have been updated to include AMI, which allows our staff to monitor for leaks daily. Since implementing daily leak reports in 2023, we have fixed the majority of our water leaks in under a week and avoided an estimated 6.1 million gallons of water waste.

Like many other water conservation strategies, many individuals taking action to monitor their water use and address leaks can have a big impact when aggregated across the watershed. Sandia Peak Utility customers can learn how to access EyeOnWater by visiting <https://www.sandiaheightsservices.com/eyeonwater/>. For more resources on water conservation in Bernalillo County, please visit <http://www.bernco.gov/waterconservation>.

References:

1. Guide to find, fix, and prevent indoor leaks—
https://www.ose.nm.gov/FixA-Leak/PDF/DWAD_2015.pdf
2. Video on detecting leaks in irrigation systems—
https://www.youtube.com/watch?v=RcQZp_-alqM

Sources:

1. <https://www.epa.gov/watersense/fix-leak-week>
2. <https://19january2017snapshot.epa.gov/www3/watersense/pubs/fixleak.html>
3. <https://allianceforwaterefficiency.org/resource/smart-practices-save-water-evaluation-ami-enabled-proactive-leak-notification/>

Covenant Support Violations as of June 30, 2025

Received: 5 Open: 10 Closed: 6
(4-Trailer/camper/boat, 1-roof equipment shield,
1-trash can)

Who was W.L. Jackson and Why Was This Gem of a Park Named After Him?

Kathleen McCaughey, 12-year resident

Our July commemorative issue uncovered some additional stories that could not all be included. We are giving them space in this and future issues. The following is such a story and what a story it is. Many of us (and our pets) enjoy the cool green respite of W.L. Jackson Park especially at this time of the year. But who was this park named for and why?



Jackson Park roadway sign

The story starts in 1996, when the 3.75 acres of land we now call W.L. Jackson Park was a proposed high-density housing project for 19 homes. Sandia Heights residents and SHHA met numerous times, with the meetings getting larger and larger, to discuss alternatives. As a result, 70 resident forms were submitted to the Bernalillo County Capital Improvement meeting proposing the County buy the land and create a park. The developer and Sandia Heights resident, Joe Santangelo, graciously sold the property to the County for a very reasonable price, \$700K, four years later. Additional funds to complete the project came from the State (\$50K), County (\$35K in park impact fees), SHHA (\$20K from a lump sum and increased dues, wholeheartedly supported by the members), and an anonymous private resident who donated \$10K. Design services were entirely donated by engineer Guy Jackson, and architect Paul Waters, both of BPLW. Both grew up in Sandia Heights. The contractor, Accent Landscaping and Sprinklers, did the work for around half the price of competing vendors. (This paragraph, partially summarized, comes from an article written by resident Bob Christman in 2002. Bob and his wife, along with Guy Jackson, helped secure the project.)



Jackson Park, view to the south

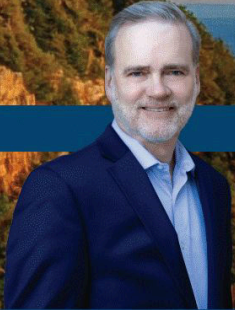
The dedication of the park in 2004 was led by County Manager Thaddeus Lucero as the Master of Ceremonies, and he told the story of how the park went from the ideas of private citizens, to today's reality. The speeches were thoughtful, brief, and heartfelt. "W.L. Jackson enriched this community in so many ways. He helped build the tram, started the volunteer fire department, and operated and maintained the water well systems. It is a privilege to dedicate this beautiful park in his memory," said County Commissioner Tim Cummins. The park features a grass play area, sledding hill, walking trails, playground, shrubs and trees, and a drinking fountain. Public artwork, entitled "Sandia Allegory" by artist Don Kennell, includes two large lizard sculptures and three pottery shard benches.



Lizard sculpture in Jackson Park

William Lee Jackson's parents moved to Albuquerque from Tulsa, Oklahoma in 1932. After serving in the Korean War, he became a cable splicer with the telephone

... continued on page 14






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\$1,000,000

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

FOR SALE



\$1,300,000

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

PENDING



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

PENDING



2865 Tramway Circle NE
2245 SQ FT 3BR 2BA .18 Acres

PENDING



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

COMING SOON



\$1,000,000

307 Big Horn Ridge Dr NE
3100 SQ FT 4BR 3.5BA 1.19 Acres

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...continued from page 12

company. Early on, he started working weekends at the ski area in exchange for skiing privileges. He was one of the first residents in Sandia Heights. The ski area hired him full time in 1963. Soon after, he helped build the tram, which opened in 1966. He was the tram's technical manager until 1986. He then managed and maintained Sandia Heights' water supply, security, and sanitation systems for 13 years until his death. Jackson helped form the volunteer fire department and was its chief for 14 years. His son, Guy Jackson, said he kept the roads clear of snow and also removed wild creatures from neighbor's property, including bobcats, porcupines, and a "lot of snakes." Guy is currently VP of Sandia Peak Utility Company. His brother William III is a Sandia Heights resident living in the Jackson's family original remodeled home.

On April 27, 2004, the Bernalillo County Board of County Commissioners resolved to name the park on Tramway Blvd and Cedar Hill, the W.L. Jackson Park. Their resolution includes a brief summary of the life of "Jackson" (what his wife called him):

WHEREAS, Bernalillo County purchased the 3.75-acre site in 2000; and

WHEREAS, this property is located in Sandia Heights, in District 4; and

WHEREAS, a planning and design process started in 2003 that involved many interested residents of Sandia Heights; and

WHEREAS, W.L. Jackson worked for what is now the Sandia Peak Ski & Tram Company for four decades; and

WHEREAS, as one of Sandia Heights first residents, W.L. Jackson started working weekends at the La Madera Ski Area in 1946 exchange for skiing privileges; and

WHEREAS, W.L. Jackson honorably served in the U.S. Army during the Korean War from 1950-1953; and

WHEREAS, W.L. Jackson was president of the Albuquerque Ski Club from 1961-1963; and

WHEREAS, hired full time by the company in 1963, W.L. Jackson helped in the building of the tram in 1966; and WHEREAS, serving as technical manager until 1986, W.L. Jackson then took over management of the Services Department, and

WHEREAS, W.L. Jackson maintained the Sandia Heights water supply (in the fledgling years of the Sandia Peak Utility Co.), but was most known in his later years around the community as head of security and sanitation collection department; and

WHEREAS, W.L. Jackson also helped form the Bernalillo County District 5 volunteer fire department and was its chief for 20 years; and

WHEREAS, W.L. Jackson died September 18, 1999 after a long battle with lung disease; and

WHEREAS, the County Commission wishes to recognize the many contributions of W.L. Jackson to the Sandia Heights area,

NOW THEREFORE BE IT RESOLVED, that the Bernalillo County Board of Commissioners names the neighborhood park in Sandia Heights the "W. L. Jackson Park". DONE this 27th day of April, 2004.



With shovels: Ninette, Megan, Leah, Guy (directly behind his daughters), Jackie, Will III, an unknown friend, Paul Waters (BPLW), and Bob Nordhaus.

Photo courtesy of Debra Speck, Jade Enterprises.

Preview Exhibits Kick Off Sandia Heights Artists' 22nd Tour

Claudia Mitchell, Sandia Heights Artists Vice President

The Twenty-second annual Sandia Heights Artists (SHA) Tour is fast approaching—September 6-7! You can get a sneak preview of the tour during the month of August at **The Gallery ABQ** in Hoffmantown at 8210 Menaul Blvd. NE. A special exhibit at the gallery will feature examples of each artist's work with a "Meet the Artists" reception during First Friday ArtsCrawl, August 1 from 5-8 PM. The gallery's regular hours are Tuesday through Saturday, 11 AM - 4 PM. For more gallery information visit <https://www.thegalleryabq.com/>.



Meet Sandia Heights Artists at their August 1 reception.

In addition, if you are traveling or meeting visitors, the **Albuquerque Sunport** will host a sampling of tour artists' work in a showcase exhibit at the entrance to the lower-level parking during August.

The Sandia Heights Artists Tour has become a venerable annual event. The organizational work begins in the spring and this year will culminate with 43 artists at fourteen locations throughout Sandia Heights on September 6 & 7, 10 AM - 5 PM. Thirty-four of the participants are Sandia Heights residents with twelve guest artists from the greater Albuquerque area. This is a unique and much anticipated neighborhood celebration of original art featuring painting, sculpture, ceramics, fiber arts, glass, photography, jewelry, mixed media and even art created using computer code. Mara Malnekoff, SHA

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

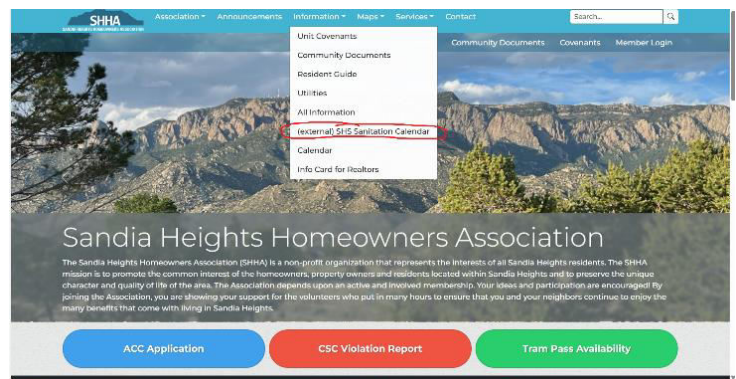
Don't miss it! For information about the tour and artists, a brochure, and an interactive map, visit <https://www.sandiaheightsartists.com/>.



Our very own SHHA volunteers will have their work on display. Can you guess whose works these are? (answer on p. 8)

That Elusive Sanitation Schedule! Editor, The GRIT

Folks were calling the SHHA office about the Sandia Heights Services sanitation schedule. They just could not find that calendar on the SHHA website! (Editor's note: this is not entirely surprising, since SHS, not SHHA, runs sanitation — confusing, we know). But wait! Heidi Komkov, Chair of the IT committee, heard your frustration and did something about it. She put that trash pickup schedule right in a top menu under the information tab on the SHHA homepage, where everyone can find it. Just two clicks and your Sanitation Calendar will appear, and you can even print it out.



Sandia Heights Services' schedules can now easily be found on the SHHA website (as well as the SHS website, of course)



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



View from Black Bear Rd – photo by Claudia Mitchell