



November 2025

Vol. 41 – No. 11

Unit numbers shown in parentheses

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Finance Committee (FC) – Charles Ewing
Governance Committee (GC) – Kathleen
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IT Committee (ITC) – Heidi Komkov

Editor, The GRIT

Claudia Mitchell

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Lead Administrator – Trish
Administrator – Anna

SHHA Office

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Albuquerque, NM 87122

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

Closed on federal holidays.

Phone: 505-797-7793

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Email: office@sandiahomeowners.org

Message from the President, November 2025 **Jim Stewart**

Howdy Neighbors,

Following up on my October message regarding the PNM situation, this is a short update on the routing of high-voltage transmission lines. The Special Task Group has convened several times and has had a productive meeting with representatives from PNM. The group is focused on reaching a compromise regarding PNM's preferred course of action, which is to route the lines down Tramway Boulevard. We will continue to keep you apprised of our progress.

What a fantastic turnout for our Neighborhood Afternoon Out ice cream social on September 21st! A huge and heartfelt thank you goes out to our dedicated SHHA Board members, whose hard work and thoughtful planning made this wonderful event possible. We also want to extend our sincere appreciation to all the residents who joined in the fun. Seeing so many neighbors connecting, laughing, and enjoying a sweet treat together is what makes our community so special. Your participation made the day a resounding success, and we're so grateful for your amazing community spirit! And a special shout out to the members of the Community Service and Membership and the Environment and Safety Committees. This event wouldn't be possible without the generous support of sponsors like Greg Lobbereg. Thank you!

Our community's strength comes from its residents. We are currently seeking neighbors like you to volunteer for the SHHA Board of Directors and our various committees. By joining, you can share your unique talents, build connections with fellow residents, and play a key role in preserving the quality of life we all enjoy. Your perspective is valuable—help us build an even better SHHA together.

Remember, our website at 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

The Importance of Updating SHHA Policies

The Board of Directors continues to work on reviewing and revising its policies. This is an important process that is being approached one policy at a time for thorough input from Board members.

A new SHHA **Financial Reserve Policy** has been completed by the Financial Committee and adopted by the Board to ensure long-term financial stability. The policy explains how reserve funds are built, managed, and reported so SHHA can handle planned projects and unexpected costs without special assessments.

Key Points:

- a. Capital Reserve Fund – For neighborhood signage repair or replacement. An original \$15,000 lifetime reserve was set in 2011, with repairs limited to \$1,500 per instance.
- b. Operating Reserve Fund – Covers short-term, unplanned expenses such as insurance deductibles, legal costs, or multi-year contract obligations. Target levels are reviewed annually.
- c. Emergency Reserve Fund – Provides resources for immediate, unforeseen events or legal emergencies. The Treasurer performs quarterly risk assessments to set the target amount.
- d. The Board of Directors retains full authority over all reserve funds, and all spending follows SHHA's existing financial controls. The Treasurer recommends balances for each fund, which the Board reviews and approves at least once a year in conjunction with the annual budget.

This policy strengthens transparency and ensures that SHHA can respond to both routine maintenance and unexpected challenges without placing sudden financial burdens on members.



The Board is considering adding an option of "Notice of Non-Compliance" to our **Dispute Resolution Policy**. Most folks in Sandia Heights do a great job maintaining their properties and following the covenants that keep our neighborhood beautiful and protect everyone's property values. But sometimes, we get complaints

when owners make exterior changes without getting Architectural Control Committee (ACC) approval or are in noncompliance with unit covenants.

We still prefer friendly chats and mediation to sort things out. However, we're exploring a formal Notice of Non-Compliance process. This would be a way to officially document unresolved issues when owners won't cooperate.

If this process were to be adopted, it wouldn't mean fines or liens. Instead, it would let the Association file documentation of the violation with the Bernalillo County Clerk. This ensures that when the property is sold, the issue is on record and can help protect future buyers.

No decision has been made, and the Board wants to hear your thoughts! Our goal is to be fair, transparent, and respectful to all homeowners: those who follow the rules and those who might need a gentle nudge that our community standards are good for everyone.



The **Information Technology (IT) Committee** was disbanded in September after completing its primary goals of improving oversight and security of the Association's technology systems and data. However, important work continues to support SHHA's website and digital resources. The former IT Committee Chair is now working with a liaison on the **Communications and Publications (C&P) Committee** to assist with website updates, improvements, and maintenance, with support from our webmaster consultant when needed. The C&P Committee has also been focusing on reorganizing the website to improve clarity and ease of navigation for its main users — our residents.

The GRIT Editor Needed

We are still looking for an editor for this publication. Are you an avid reader of this publication? Would you mourn its demise? Do you like to write? Would you like to become part of a tradition? See the article in last month's issue about what a long tradition that is. If you have an interest, please email office@sandiahomeowners.org and they will forward your reply.

1621: Thanksgiving from East to West

Claudia Mitchell, Editor, *The Grit*

In grade school, in my day—a long time ago—we were told the charming story of the pilgrims' landing at Plymouth Rock and their solemn and pacific feast at the end of their first harvest, which they celebrated with their indigenous friends who had shown them how to plant native crops. Like my school mates, I happily cut out pumpkins, turkeys and pilgrim hats, and then during the holiday break ate turkey, dressing and pumpkin pie on Thanksgiving Day, foods which had nothing to do with the original feast. I knew nothing of the complex survival alliance between the Wampanoag and the small band of English colonists who had just made it through a difficult year. I certainly did not know that at that same time there was another group of colonists who had come to the land we now know as New Mexico many years before the English landed in Massachusetts.

After the explorations of the Spanish in our area in 1540, the first Spanish colonists arrived in the 1590's. The Spanish Province of Nuevo Mexico was established with high hopes of mineral riches, but the Spanish settlers were disappointed to find a harsh, barren land which had been inhabited for at least 2500 years by indigenous peoples. In 1598 the area became an established province of New Spain called *Sancta Fee de Nuevo Mexico*, and around 1610 the province designated a small village called *Sancta Fee* as its capital replacing the earlier settlement of *San Gabriel*. By 1620 *Sancta Fee* consisted of about fifty Spanish households and 200 residents. The vast colony was undergoing significant tensions among the Spanish colonizers, Franciscan friars, and the Pueblo peoples. Little *Sancta Fee* was struggling with disease and disappointment. But it is not hard to imagine that there might have been some celebrations of gratitude for a good harvest.

More than two hundred years later, Bernalillo had been established as one of seven *partidos* during Mexican rule within two years of the creation of the New Mexico Territory. The eight sheep on the Bernalillo County seal represent the eight original Spanish land grants that formed the county. They also symbolize the crucial role of sheepherding in the early economy and history of the region. It was known that the area we live in was a frequent destination for sheepherders up into the 1920's (see article, "By Hands Unknown" in *The GRIT* June 2024 issue, by resident Stan Davis).

This Thanksgiving holiday, take a moment to remember that the land we live on here in Sandia Heights has a deep history of civilization, colonization, strife, and almost certainly, moments of thanksgiving.

(Note: The author is not an historian and apologizes for any errors. Research for this article was done on Google search and Wikipedia)



Composting and Wildlife: Finding the Right Balance

The Environment and Safety Committee

Composting is a wonderful way to reduce waste and enrich your garden soil—but if not done properly, it can also attract unwanted wildlife. Striking a balance between eco-friendly habits and preserving the natural behaviors of animals is key. The covenants are silent on composting, but let's do it smartly.

Hot composting:

Hot composting is somewhat labor intensive but gives faster results and can kill pathogens and weed seeds in the compost. A hot compost pile requires enough high-nitrogen materials to get the pile to heat up. The ratio by volume should be about 2 parts carbon (brown) to 1 part nitrogen (green) If a hot compost pile is built correctly, it will heat up within 24 to 36 hours to the ideal temperature of 141°F to 155°F.

Keeping the mixture damp but not wet will aid in decomposition. Air circulation is important for proper hot composting. Air is introduced to the pile by a mixture of different-size materials (like twigs, stalks, leaves, grass cutting) which create air pockets. You also introduce air/oxygen exchange by turning the pile. If the temperature starts to drop or if it gets hotter than 160°F, turn the pile and add water.

Compost thermometers can be helpful to monitor the temperature. A hot pile takes more effort but will produce compost more quickly—in several weeks to several months.

... continued on page 7

Updated Helpful Numbers Magnet Available at the Office

Sandia Heights Homeowners Association Member Benefits

A member of the SHHA is a property owner who pays monthly dues. Benefits available to members include discounted Tram tickets, free Architectural Control and Covenant enforcement support, notary services, access to free contractor evaluation binders, an optional mailed copy of *The GRIT*, an annual neighborhood directory, and the right to vote on SHHA issues and to serve on the Board.

All residents benefit from living in a covenant-controlled community which seeks to maintain the look and feel of Sandia Heights.

If you are not a member yet, please join and enjoy the full range of these benefits.

Sandia Heights Services

Customer Service: (505) 856-6419

Security Office: (505) 856-6347

Security Officer Cell: (504) 263-4654

After-hours emergency: (505) 888-5336

SHS is separate from SHHA and provides neighborhood security patrol in addition to our water, sewer services, and garbage collection. Residents may subscribe to receive additional security services including security watch when away from home, assistance with lost pets, suspicious activity, etc.

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 9AM – 4PM, Fri 9AM – 12PM
- **Board Meeting:** The next Board meeting will be held at the SHHA office **on Nov 12th at 6:00PM.**
- **Office Closures for Holiday(s):** **Nov 11th and Nov 27th-28th**
- **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.**
- **Notary services (for 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 (for members)** are sold in the SHHA Office for **\$10.00 per ticket.** Only checks and credit cards are accepted. **Check availability on the SHHA website, then come to the office to purchase. Passes are non-refundable and non-exchangeable. If the Tram closes, passes remain valid for 30 days**
<https://www.sandiahomeowners.org/tram-pass-availability>
- **Contractor Evaluation Binders (for members)** are available to view in the SHHA office. Positive or negative reviews may be submitted on our website using the “Contractor Evaluation Form.”

September Calls to Sandia Heights Security Patrol

Latest statistics since the last GRIT

September 2025	# of calls	September 2025	# of calls
Alarms	7	Parking Problem	2
Animal Control Assist	2	Special extra Patrol	2
Car Accident	1	Special request/ Vacation	114
Customer Assist	1	Suspicious Activity	5
Customer Inquiry	4	Suspicious Person	3
Lost/ Found Person	1	Suspicious Vehicle	7
Lost/ Found Pet	4	Utility Co. Assist	2
Miscellaneous Call	1	Vandalism	1
Newspaper/ Package pickup	36	Welfare Check	1
Open Door/Window/Garage	1	Wildfire report	2
Total:		197	

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PROPERTIES

SANDIA HEIGHTS 2024 MARKET SUMMARY

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

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



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Sandia Heights **SOLD** Statistics

Avg. Sold Price	Avg. \$/Sq.Ft	List to Sold Price %	Avg. Days on Market
\$726,346	\$270	99%	18

** Stats for Detached Properties **As of OCT. 10, 2025*

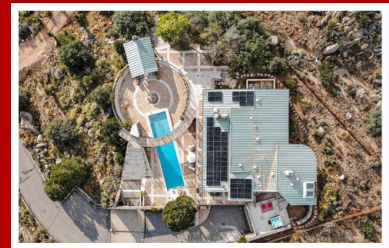
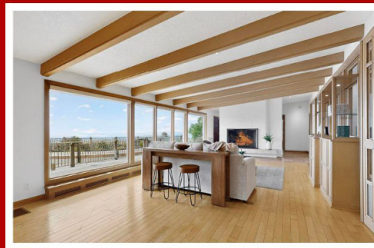
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348 White Oaks Dr. NE \$1,680,000
"Award-worthy masterpiece by Jay Parks"

10 La Luz Trail NE \$1,210,000
"Tierra Monte"



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Cold composting:

A cold pile requires minimal effort; just put your waste in a pile and wait. However, it may take a year or two before a cold pile produces usable compost. This method works for those who are mostly composting yard cuttings and are willing to wait longer for results. Chopping brown and green waste into small pieces before adding to the pile will speed up results. Do not put in weeds that have gone to seed or diseased plants in a cold compost pile, since there are no high temperatures to kill off weed seeds or disease pathogens. In addition, there is more risk of attracting unwanted creatures to the pile if kitchen scraps are added. Consider hot composting or vermiculture (indoor worm bin) if you are primarily interested in composting kitchen scraps.

Safe and Smart Composting Tips

Choose an enclosed system:

Use a compost bin or tumbler with a secure lid. This helps keep curious critters—like raccoons, squirrels, and rats—out.

Know what not to compost:

Avoid adding **meat, bones, dairy, or greasy foods** to your pile. These items are known wildlife attractants.

Keep the right mix:

A healthy compost pile needs about **3 parts “browns”** (leaves, wood chips, shredded paper) to **1 part “greens”** (vegetable scraps, grass clippings) for cold composting and 2 parts brown to 1 part green for hot composting. This helps reduce smell and speeds up decomposition.

Bury your food scraps:

Always tuck food waste beneath a layer of dry browns to make it less accessible and appealing to animals.

Turn your pile regularly:

This helps your compost stay hot and active—conditions that deter nesting or foraging animals.

Choose the right spot:

Place your compost bin **10–20 feet away from your home and away from berry bushes or other wildlife food sources.**

Wildlife and Compost: What to Watch Out For

Attracting animals:

Hot compost piles will not attract animals; however, cold composting of food waste can draw raccoons, rats—even bears. These animals are attracted to decomposing food, which can bring safety risks to your property and neighbors.

Changing animal behavior:

If wildlife begins to rely on compost piles for food, it can disrupt their natural foraging and lead to long-term problems for the animals themselves, such as making them dependent on humans and more likely to come into conflict with people.

Spreading disease:

Poorly managed piles can harbor flies and rodents, which may transmit illnesses to both wildlife and humans.

Remember the Rules of the Road

Environment and Safety Committee

With Daylight Savings Time ending on November 2, it will be darker even earlier. Remember to follow these rules for your safety when walking on our sidewalk-less, hilly, curvy roads. And don’t forget to carry a light and/or wear a reflective vest, or even better do both when walking at dusk or at night.

For Pedestrians	For Drivers
Walk on the left side of the road facing oncoming traffic.	Follow the posted speed limit and drive to conditions.
Make eye contact with drivers before crossing a street. Don’t assume drivers see you.	Be cautious when passing stopped or parked vehicles.
When walking, put away electronic devices that take your eyes and ears off the road.	Pay attention and put your phone away so you’re always prepared if pedestrians enter your path.
Cross the street only at intersections or crosswalks. Look left, right, then left again before crossing.	Stop for pedestrians at crosswalks
Obey all traffic and crosswalk signals.	When turning, yield the right of way to pedestrians.

ACC Activity Log

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

11 Juniper Hill Lp	install 9.57 kW solar system on roof positioned to minimize visual impact.
21 Cedar Hill Rd	1) replace windows; 2) replace roof; 3) build 500 sq ft addition
24 Sandia Heights Dr	repair crumbling concrete sidewalk and porch steps
42 Cedar Hill Pl	repair stucco cracks
58 Juniper Hill Ct	partial re-roof in tan, re-seal canales
90 Juniper Hill Rd	re-coat decking with redwood oil
236 Spring Creek Ct	replace 3 windows on west side with like windows
337 White Oaks Dr	re-stucco
346 White Oaks Dr	re-paint deck, touch up trim
348 White Oaks Dr	re-stucco
353 Paintbrush Dr	re-stucco
424 Live Oak Ct	re-stucco, paint with elastomeric coating
510 Roadrunner Ln	re-roof
606 Cedar Hill Rd	1) enclose window; 2) relocate window; 3) replace four windows; 4) re-stucco adjacent to windows
656 Roadrunner Ln	re-roof with tan TPO
748 Tramway Ln	re-roof with Verciweld TPO
760-10 Tramway Ln	1) re-stucco in rose color; 2) replace fence to match
785-11 Tramway Ln	add window to north side in same dimensions, style, trim
795-L Tramway Ln	re-roof in rock brown TPO
945 Deer Dr	re-stucco casita, mailbox, 1 wall of home
978 Antelope Ave	add 30 ft wide paved turnout to existing driveway
1065 Tramway Ln	apply waterproof paper under existing flooring
1125 Marigold Dr	replace rotting wood vigas, balconies, painted to match
1401 San Rafael Ave	replace existing addition, regrade site, remove 1 piñon tree, add 92 square feet to addition

1433 Honeysuckle Dr	1) install garage roof access door; 2) re-stucco full home; 3) re-paint trim
1452 Honeysuckle Dr	install 345 linear foot, 4 foot high decorative iron fence
1482 Morning Glory Rd	patch, re-paint stucco
1563 Eagle Ridge Ct	replace 12 windows and sliding doors, repair stucco to match
1823 Tramway Terrace Lp	replace walkway with cement, flagstone
1912 Qual Run Dr	re-roof with TPO
2444 Tramway Terrace Ct	1) replace existing fencing; 2) construct 2 pergolas in back yard
2503 Tramway Terrace Ct	paint, seal exterior of home in existing color
2733 Tramway Cir	install rubberstone
2802 Tramway Cir	install fence and gate in front yard
8232 Raintree Dr	install pavers

ACC Activity Log

Summary of **Disapproved Projects** since the last GRIT:

1162 Laurel Lp	install 6 foot high, 170 linear feet fence; disapproved due to Unit 11 South covenant prohibition on lot line fencing
1508 Eagle Ridge Rd	replace garage door; application incomplete due to missing example of door design/color

Covenant Violations as of September 30, 2025

Received: 7 Open: 11 Closed: 9

Community Events Bulletin Board:

Duke City Bridge Club: for lessons, games, info: Call 505-271-2877, email dcbcbbridge@gmail.com, or visit www.dukecitybridge.com

"Cork & Fork" Dining: a bi-monthly informal dinner group, to inquire or join, call Rene Kessel, 505-504-3886, email: rene.kessel@cblegacy.com

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Sharon's Sandia Heights Market Update Past Year 10/2024 to 10/2025

9 Larger homes For Sale on Larger Lots | Avg Asking price \$1,522,100 Avg Asking price/sf \$340.40

3 Homes Pending | Avg Asking Price \$991,667 Avg Asking price/sf \$285.11

47 Homes Closed past year to date | Avg Sold Price \$925,168 Avg Sold price/sf \$268.05

3 Smaller homes on smaller lots | Avg Asking price \$470,000 Avg Asking price/sf \$246.38

4 homes pending | Avg Asking Price \$507,500 Avg Asking price/sf \$292.89

54 Homes Closed past year to date | Avg Sold Price \$472,688 Avg Sold price/sf \$269.94

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

Current Interest rates hovering around 6.5% for 30 year conventional & 6.0 % VA



1114 San Rafael Ave NE



2027 Quail Run Dr NE



908 Tramway Lane NE



1723 Quail Run Ct. NE

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Not Everything is Dog Poop!

Merrilea Mayo, Member, C&P Committee

(Editor’s note: OK, OK, I know—we had a poop article last month. But this is the scoop on scat that is part of our Sandia Heights natural environment. Read on. I promise in *this* article there will be no photographic examples of excrement.)

While most of us can identify dog poop, there are other animals living nearby whose droppings “grace” our trails, streets, and occasionally our yards. Here are some of the more common offenders, and how to identify their leavings.



Schematic diagram of common wild animal droppings in the Sandia Heights Area. Graphic courtesy of ChatGPT.

Black Bears

- Droppings are messy, large (5- 12 inches long!) piles of partly digested berries, seeds, grass, nuts, and the occasional bone (bears are omnivorous).

When I moved to Sandia Heights, I was told one of our neighbors had a black bear break through her glass doors, waddle into her living room, sit down, and poop on her carpet. It then left. Fortunately, the neighbor was not home at the time. Maybe the bear saw a sign, “Break glass in case of poop emergency!” When you gotta go, you gotta go.

Coyotes

- Coyote poop looks like dog poop—oblong, tapered pieces. However, any fur and bone in the poop will be longer, more obvious, and much less digested than in the dog case.
- Because coyotes are omnivores, their droppings can also contain significant amounts of fruit, vegetable, seed, and grass debris. This vegetation roughage is generally not found in dog poop, since humans feed dogs mostly meat, and the minor plant products that are fed to dogs tend to be highly processed. Coyotes have a much more varied diet, and this diet can also lead to large variations in the color of their poop.

Coyotes are far scarcer in the settled parts of our neighborhood than they used to be. We saw one about two years ago, carrying a bitten-off deer haunch across our yard, but we haven’t seen one since. Our neighbor (not the one with the living room bears) said that when she moved here, they were quite common, and one could easily see a couple at a time crossing asphalt roads.

Bobcats

- Roughly similar to coyote and dog poop in size and general shape.
- Because bobcats are strictly carnivorous, their droppings contain *only* evidence of a carnivore diet, i.e., partially digested fur and bone and no vegetable matter. They will eat plants only if literally starving or dying of thirst. This helps distinguish bobcat poop from coyote poop.
- Bobcat poop also has more of a “twisted rope” appearance than either dog or coyote poop. Each twist is a segment of poop linking to the next.
- Finally, bobcat droppings often have a mucus-y coating when fresh. After drying, this mucus coating can appear as a kind of shellac.

We have had tradespeople say they saw bobcats while driving to our house, though we haven’t seen any ourselves yet. But poop isn’t the only evidence they leave. Check out the huge pawprints we had in our backyard snow last winter. Those pawprints are 3” in diameter — hence, not a cat.

... continued on page 12

... continued from page 11

Mule Deer

- Droppings consist of a group or clump of small (1/2 inch-ish) oval or pill-shaped pellets. The pellets are bigger than rabbit pellets but similar in shape.
- Varies from firmer poop in the winter, when deer are mostly eating woody vegetation, to moister and looser in the summer, when they are eating plant greenery, flowers, and fruit.
- Will not contain fur or bones, as deer are herbivores.

I have seen as many as a dozen deer traipsing through my yard *at a time*, so deer poop is definitely a thing. It's a small price to pay for their majesty, however. And the baby fawns are so cute!



Bobcat pawprints leading up to (and away from) a door to the author's house.

Third Annual Ice Cream Social Event: A Sweet Success

The weather smiled on the third annual SHHA-sponsored ice cream social and, combined with the free ice cream being dished out, brought smiles to the adults and children alike. Nearly 200 Sandia Heights residents gathered on September 21 in W.L. Jackson Park to enjoy the warm afternoon sun and everyone's favorite frozen dessert. There was also a vast variety of toppings to encourage unique creamy creations.

Folks met with neighbors, reconnected with old friends and made new friends. County officials from Fire and Rescue were there with a major attraction-- a genuine fire truck. Fire Safety information was handed out by the Environment and Safety Committee. Sandia

Heights Services representatives were there to answer questions. Meanwhile, children rolled down the hills, played games, got their faces painted, and climbed on the firetruck.

Many thanks to those who sponsored this event, notably the Community Service & Membership Committee and the Environment and Safety Committee of the SHHA. Thanks also to all who attended — and if you missed the fun, look out for next year's September ice cream social.



Photo by Arthur Romero



The Face Painting booth was nearly as big a hit as the ice cream buffet. Photo by Arthur Romero

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CURRENT INVENTORY - SEPT 2025

CB LEGACY BLUE SHEET - SEPTEMBER 2025



An informative overview of the Monthly Statistical Highlights. The SWMLS market areas includes Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County.

New Listings		Pending Sales		Closed Sales	
Detached	862	Detached	790	Detached	761
Attached	104	Attached	87	Attached	81
One Year Ago		One Year Ago		One Year Ago	
Detached	1,010	Detached	834	Detached	698
Attached	91	Attached	84	Attached	87
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-14.7%		-5.3%		+9.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+4.4%		+0.5%		+3.9%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$385,000	Detached	\$437,050	Detached	98.6%
Attached	\$277,500	Attached	\$283,012	Attached	98.1%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$359,000	Detached	\$406,273	Detached	98.7%
Attached	\$255,000	Attached	\$264,837	Attached	98.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+7.2%		+7.6%		-0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.0%		+5.5%		-0.3%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	2,109	Detached	43	Detached	2.7
Attached	216	Attached	36	Attached	2.5
One Year Ago		One Year Ago		One Year Ago	
Detached	1,841	Detached	33	Detached	2.2
Attached	149	Attached	17	Attached	1.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+14.6%		+30.3%		+22.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+26.6%		+28.2%	

*The inventory of homes for sale at the end of a given month, divided by the pending sales for the month.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed

FOR SALE



\$385,000

**1239 Rockrose Road NE
LAND LOT**

FOR SALE



\$1,200,000

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

FOR SALE



\$1,050,000

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

SOLD



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

SOLD

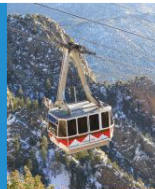


**166 Juniper Hill Pl NE
2727 SQ FT 4BR 4BA .82 Acres**

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2026 Directory Changes? Last Chance!

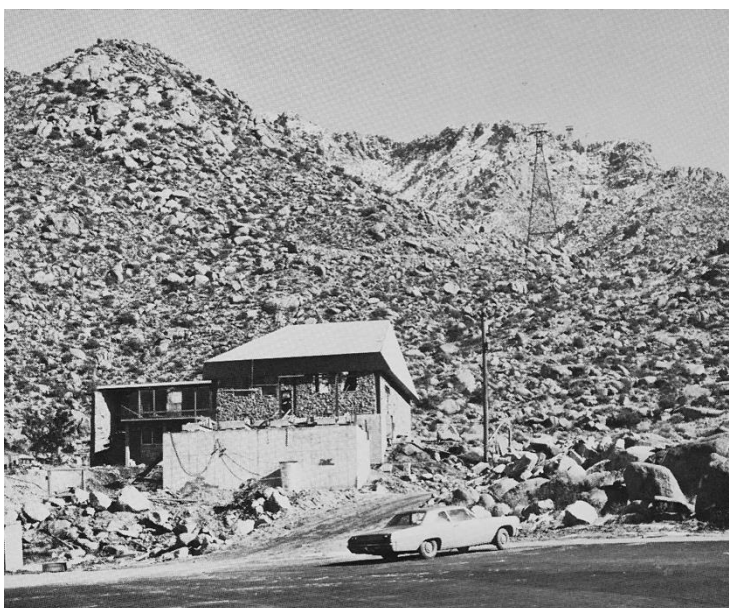
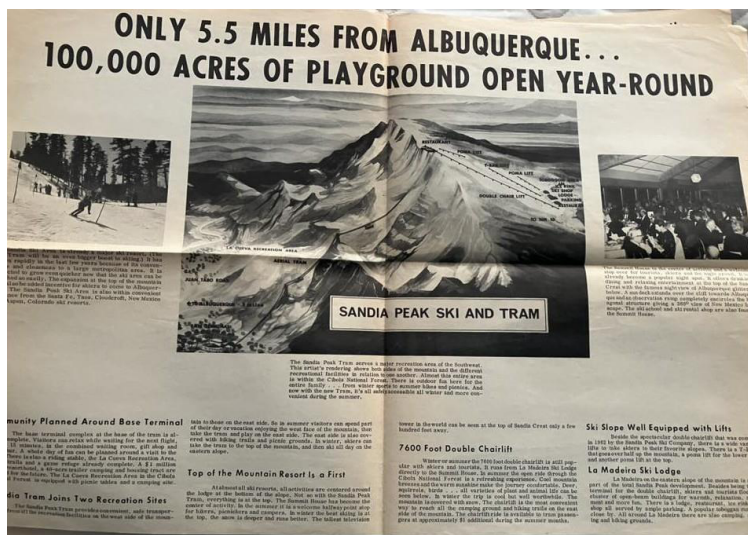
Name spelled wrong? Want to change your listing information? Want to add or delete your address? Please submit any changes to your address listing for the 2026 Directory to office@sandiahomeowners.org. The submission deadline is November 7, 2025.

Dream Made Reality

Editor, *The GRIT*

Over sixty years ago, Robert Nordhaus, who was one of the original owners of the Sandia Peak Ski Company, came back from Europe with an idea that he shared with his partner, Ben Abruzzo: “Let’s build a tram up to the Sandia Peak ski area like the ones in Europe which would avoid the steep icy drive up the back side of the crest.” After two years of city, county, and state hearings, the tram construction began. Two more years of construction, and over 5000 helicopter trips later, the first riders took the 2.7 mile, 3,819-foot ascension on the Tram on May 7, 1966. These photos, circa 1965, found by SHHA office administrator Anna on Facebook, give you an idea of what the site looked like, along with a brochure from that era.

Now, after over 12 million tram rides, take a look at these photos and marvel at what we have in our backyard: a spectacular 10,000 foot plus mountain crest and a 15-minute ride to an alpine climate zone and a spectacular view. Sandia Heights dues-paying members can get discounted tickets at the SHHA office to enjoy this unique adventure.



Historical Flashback, October 1983

What Would We Say Now?

Elizabeth Edgren, Member, C&P Committee

(Editor's note: It is quite interesting to look back on the history of Sandia Heights as recorded in back issues of *The GRIT*. I invite you to explore the archive on our SHHA website under the "GRIT Newsletter" tab on the homepage.)

Forty-two years ago, a new restaurant was opening up next door to Sandia Heights, but it wasn't necessarily welcome! The SHHA Board of Directors conducted a couple surveys of residents and found significant opposition to the County Line restaurant. Here are excerpts from the October 1983 *GRIT* article:

Your Homeowners' Board of Directors decided in a July 26, 1983 meeting to inform the entire Sandia Heights Community about the status of the County Line's new liquor license application, and, at the same time, conduct a written survey.

A questionnaire was mailed to [the total population at the time] 692 Sandia Heights residences on August 4, 1983, asking several questions concerning the County Line.

As of August 22, 1983, 259 (37%) of the residents had responded. The results are as follows:

Oppose	173 (67%),
Support	71 (27%),
Don't Care	15 (6%).

.... Only a handful of people stated that they would actively support the restaurant. the vast majority of individuals who oppose the restaurant do so because they are opposed to the additional traffic hazards that would result from heavier town traffic, particularly with liquor being a factor.

THE BOARD OF DIRECTORS OPPOSES THE COUNTY LINE. After studying the questionnaire and random poll results, your Board of Directors, at a meeting held August 30, 1983, voted to follow the mandate of the majority of homeowners and actively participate in opposing the liquor license application of the County Line Restaurant & Bar in Sandia Heights.

The Nights Are Longer Now: Look Up!

Editor, *The Grit*

Daylight Saving Time ends November 2nd, bringing longer evenings. It is truly nice to spend those evenings curled up with a book in front of a fire, but it can be worth it to put on your warm jacket, hat, and gloves; grab a reflective vest, flashlight, or both for safety; and brave the chill to look at the night skies.

When we got our rescue pup, Archie, a couple of years ago, we developed the habit of walking him at about 8 PM every night. We quickly began *really* noticing the night skies and the changes that slowly and predictably marked the passing seasons.

We are fortunate to be situated in the foothills at 6,000 feet, plus at the eastern edge of the Rio Grande Valley where we are relatively free from city air pollution. We are especially blessed being situated in Sandia Heights where there are no streetlights, and our covenants and Bernalillo County ordinances forbid outside bright lights.

Although the glow from the Rio Grande Valley keeps us from experiencing truly dark skies, our heavens are relatively dark, and much can be seen. In the winter, our atmosphere holds less moisture, and the stars and planets appear especially bright. It is fun to track Orion as he rises into the apex of the winter sky and to note the steady beacon of Venus.

Of course, watching the moon rise over the Sandia Crest is a singularly beautiful sight any time of the year. A pair of binoculars will greatly enhance your astronomical experience.

There are many good websites and apps for exploring the night sky. One is [Night Sky Tonight: Visible Planets in Albuquerque](#) which gives a daily guide to celestial events in Albuquerque skies and is a fun place to start.

Meanwhile, until you can make a visit to one of the six remarkable dark sky areas in New Mexico (on our bucket list), just go out there on a moonless night (unless it is the moon you wish to explore!), let your eyes adjust 10 minutes—20 is even better—and just look up.



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



*This rare shot from the morning of September 8 captured a rainbow in the western sky arcing over the setting moon.
Photo by Claudia Mitchell*