

THE GRIT

SANDIA HEIGHTS HOMEOWNER'S ASSOCIATION

January 2026

Vol. 42 – No. 1

Message from the President, January 2026

Jim Stewart

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Howdy Neighbors,

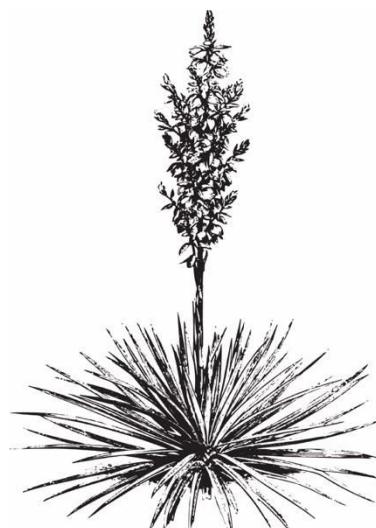
Since the last PNM update, the Board and our Special Task Force, ably led by Mark Humphrey, have continued to vigorously engage on the PNM issue. This included four meetings with PNM officials and a successful community-hosted gathering for residents and representatives to meet face-to-face. Additionally, a strong contingent of residents attended and spoke at the public hearing conducted by the BernCo Planning Commission.

The Commission, unfortunately, disregarded the facts and clear evidence we presented and approved PNM's application. To say I was disappointed would be an understatement. However, the initial 'sprint' portion of our effort is now concluded, and we are officially entering the 'marathon'. We are absolutely not done with this fight, and we will continue to keep you posted every step of the way.

I want to take a moment to express my sincere appreciation and congratulations on the outstanding success of the SHHA Holiday Reception held at the Homestead this past month. The event was truly wonderful! Everything, from the warm atmosphere and impeccable organization to the delicious refreshments, was absolutely perfect. It was clear to everyone present just how much hard work and dedication was poured into making this gathering happen. A big thank you to Chair Cathy Yandell and her Community Service and Membership Committee for everything they did to orchestrate such a memorable and enjoyable event for our community.

Next on our calendar is the SHHA Annual Meeting in February, which will be my last as your President. Please plan to attend; we look forward to updating you on the past year's activities and plans for the year ahead.

Remember our website is full of information at www.sandiahomeowners.org and our office staff (Trish and Anna) are available at office@sandiahomeowners.org. Of course, you can also reach me at president@sandiahomeowners.org; I promise you will receive a response.



Your SHHA Volunteers

Officers (Unit numbers): President: Jim Stewart (7), Vice President: Kathleen McCaughey (5), Secretary: Larry Dragan (23), Treasurer: Charles Ewing (14)

Board Members: Paul Baumgartner (4), Andrea Edmonds (7), Stan Davis (10), 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 - Phil Krehbiel, Communication and Publications - Claudia Mitchell, Community Service & Membership - Cathy Yandell, Covenant Support - Stan Davis, Environment & Safety - Kathleen McCaughey, Finance - Charles Ewing, Governance - Kathleen McCaughey

Submit to *The GRIT*: <https://sandiaheightsgrit.app/> Contact the Editor: griteditor@sandiahomeowners.org

The GRIT Turns the Page

Heidi Komkov, acting editor

With this issue, *The GRIT* turns the page and shuffles the papers a bit.

After several years of dedicated service, Claudia Mitchell has stepped down as editor. For now, I have grabbed the red pen and am serving as content wrangler for a few months while we collectively sort out what long-term editorship will look like—one editor, or a small team.

At its heart, ***The GRIT is your community newsletter***. It exists to reflect what's happening in Sandia Heights, to share information, ideas, and perspectives from across the neighborhood, and to help keep us connected. The more residents who participate, the more accurately *The GRIT* represents the place we live.

Contributing to *The GRIT* has often meant writing thoughtful, in-depth articles, which takes real grit. We're now experimenting with shorter, more casual submissions to make participation easier. That's where you come in. Thank a neighbor who helped you out. Share a photo of the funny animal that keeps showing up in your front yard. Ask if anyone knows a good babysitter. Show us your toddler's "drawing" of a beautiful New Mexico sunset. Or if you're feeling ambitious, write an in-depth article about granite. If it's part of everyday life in Sandia Heights and you want to share it, it belongs here.

You can now submit *GRIT* content online at:

<https://sandiaheightsgrit.app>

You can reach the editor(s) at:

grieditor@sandiahomeowners.org

To make contributing easier, there's now a simple online submission form, and a single point of contact for the editor(s). You'll also notice some experimental changes to the look of this issue, including a pen-and-ink trace of the previous header that's been converted to a vector graphic so it works cleanly at any size in both print and on the web.

We're actively shaping the next chapter of *The GRIT*, and your input matters. If you have thoughts on the format, design, or direction, please write to the editor or share them using the "Response to Prior Content" submission category on the submission site. Your feedback helps ensure *The GRIT* continues to capture the nitty gritty of life in Sandia Heights.

Board Notes for January

*To provide more timely information, these Board Notes combine the November and December Board meetings as part of a new schedule in which each issue will reflect the most recent Board meeting, following the shift of the *GRIT*'s monthly submission deadline to the 20th.*

Committee Appointments & Bylaws Overview

The Board reviewed how committee appointments work under the New Mexico Nonprofit Corporation Act and the Association Bylaws. Committees are created by the Board, and the Board retains legal responsibility for their actions. For that reason, members of Standing Committees are to be appointed by the Board. What that said, the Board voted on the appointment of Mark Foehse to the Covenant Support Committee and Kristin Ackerson as a new member of the Communication and Publications Committee. We appreciate both of these volunteers' willingness to serve and support vital areas of SHHA operations.

This is one of the explicit changes that are being made to the Bylaws, which are going through a revision. Given the extent of the changes, website announcements will be posted, and emails will be sent out, highlighting all the changes and dates for Bylaw Review sessions with the membership prior to the vote at the Annual Meeting.

It Won't be Long! Annual Meeting Coming Fast

The Board began planning for the February 21, 2026 Annual Meeting. Members have received an email blast inviting nominations and self-nominations for open Director seats, with a reminder that floor nominations are not permitted. As in past years, the Board will again collect questions in advance to ensure clear and prepared responses.

Nominating Committee Update

The Nominating Committee has also been busy reviewing Board terms and preparing the officer slate for next year. To maintain stability and continuity, the Board voted to waive the two-term limit for two current Directors, keeping next year's Board at 14 members.

We are also facing a significant challenge: filling the office of President. Despite outreach, conversations, and direct recruitment efforts, we have not yet identified a volunteer willing to take on the role. As a result, next

year's operations may look a little different, including a quarterly rotating President to ensure leadership coverage.

Why are we here? Like many volunteer organizations, we are finding it harder to recruit individuals for demanding leadership roles. Serving on the Board is meaningful work, but it is also time-consuming, sometimes contentious, and often thankless. Every Director serves because they care about this community, and the Board continues to do its best on your behalf—even as we work through these challenges.

Updated Policies Adopted

The Board approved the revised Code of Conduct for Residents and Code of Conduct for Board Members, Volunteers, and Members in Official Roles. We clarified and simplified several sections and expanded the second document to reflect the wider group of volunteers and committee members who help keep the Association running. These updates matter because clear conduct expectations support respect and consistent expectations.

The Dispute Resolution Policy Involving Lot Owners has also been updated and approved. We did get membership input on the use of Notices of Non-Compliance, which was thought to be a good idea. Under the revised policy, the Association may issue this advisory notice when covenant concerns remain unresolved. At the Board's discretion, the notice may also be recorded with the Bernalillo County Clerk when the severity, duration, or impact of the issue warrants public disclosure. These notices create a clear record of the Association's good-faith efforts to resolve concerns, but they do not change or replace the Association's dispute-resolution process or enforcement authority.

2026 Budget and Other Financial Reviews

The 2026 budget was approved at the December Board meeting and will be posted on the SHHA website. The Finance Committee recently completed its annual review of 2025 operations, focusing primarily on revenues and expenses. Only minor issues, if any, were identified.

Earlier this year, the Board approved a new Financial Reserve Policy. In accordance with that policy, the committee reviewed current reserve designations, historical practices, and the Association's overall financial condition. Recommendations regarding capital, operating, and emergency reserves were presented and approved.

We also reviewed Tram ticket sales. As in most years, SHHA incurred a loss on ticket sales in 2025. Based on the 2026 pricing from the Sandia Peak Tram Company, the Association will need to increase SHHA member ticket prices from \$10 to \$13 per ticket. Even with this adjustment, members continue to receive a significant discount—full-price tickets at the Tram are \$34.

A GRIT Transition

The SHHA Board thanks Claudia Mitchell for her editorship of *The GRIT* for the past two years. We are grateful for her generous service and wish her all the best as she assumes the Presidency of Sandia Artists. Thank you, Claudia! 

Association Announcements

SHHA Annual Meeting: Saturday, Feb 21, 2026, 9AM. Church of the Good Shepherd, 7834 Tennyson St. NE.

Open to all Sandia Heights homeowners. Meeting conducted per SHHA Bylaws and Robert's Rules of Order.

Annual Meeting Agenda

1. Call to Order
2. Verification of quorum
3. Welcome and opening remarks
4. Approval of the Agenda
5. Approval of Minutes the 2025 Annual Meeting
6. Introductions of SHHA Volunteers, Office Staff, 2025 Board of Directors, and Standing Committee Chairs
7. Reports for 2025
 - a. Officer Reports
 - b. Standing Committee Reports
8. Election of Directors
9. Election of the 2026 Interim Board of Directors by the Membership
10. Announcement of 2026 Officers
11. Adjournment of the Business Portion

--- Break ---

1. Presentation of Revised Bylaws
2. Overview of revisions
3. Clarifying discussion (limited - member sessions prior to Annual Meeting will be available)
4. Vote on the Revised Bylaws
5. Member Questions & Open Forum

Questions for the board must be submitted in advance. Check the website for the [submission form](#).

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Sharon's Sandia Heights Market Update Past Year 1/2025 to 1/2026

10 Larger homes For Sale on Larger Lots | Avg Asking price \$1,419,900 Avg Asking price/sf \$290.97

5 Homes Pending | Avg Asking Price \$980,800 Avg Asking price/sf \$279.70

48 Homes Closed past year to date | Avg Sold Price \$931,220 Avg Sold price/sf \$269.40

3 Smaller homes on smaller lots | Avg Asking price \$431,667 Avg Asking price/sf \$238.90

4 homes pending | Avg Asking Price \$454,500 Avg Asking price/sf \$270.34

52 Homes Closed past year to date | Avg Sold Price \$475,466 Avg Sold price/sf \$274.58

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

Current Interest rates hovering around 6.37% for 30 year conventional & 5.87%VA



SOLD!



1114 San Rafael Ave NE

SOLD!



2027 Quail Run Dr NE

SOLD!



908 Tramway Lane NE

SOLD!



1723 Quail Run Ct. NE

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Sandia Heights SOLD Statistics

Avg. Sold Price	Avg. \$/Sq.Ft	List to Sold Price %	Avg. Days on Market
\$720,654	\$275	99%	20

* Stats for Detached Properties

**As of DEC. 1, 2025

Sandia Heights Listings



scan QR code to see what's for sale



9 Sandia Heights Dr. NE \$1,875,000



906 Tramway Ln NE
\$895,000

What's Your Home Worth



scan QR code for a free valuation



348 White Oaks Dr NE
\$1,680,000



10 La Luz Trl NE
\$1,210,000



1066 Tramway Ln NE
\$825,000



8237 Raintree Dr NE
\$697,000



Veronica Gonzales

Associate Broker, CRS

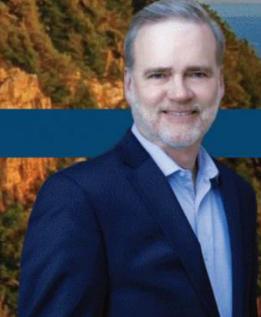
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4844 SQ FT 4BR 5BA .76 Acres



51 Rock Ridge Drive NE • MLS# 1091993
4181 SQ FT 3BR 4BA .93 Acres



1405 San Rafael Pl NE • MLS# 1095571
2977 SQ FT 3BD 3BA .62 Acres



1239 Rockrose Road NE • MLS# 1089043
LAND LOT



2865 Tramway Circle NE • MLS# 1084473
2245 SQ FT 3BR 2BA .18 Acres



307 Big Horn Ridge Dr NE • MLS# 1089730
3100 SQ FT 4BR 3.5BA 1.19 Acres



166 Juniper Hill Pl NE • MLS# 1085838
2727 SQ FT 4BR 4BA .82 Acres



138 Big Horn Ridge Drive • MLS# 1079942
2684 SQ FT 3BR 3BA .83 Acres



1452 Honeysuckle Dr NE • MLS# 1083105
3589 SQ FT 3BR 4BA .94 Acres



373 Big Horn Ridge Dr NE • MLS# 1079034
5556 SQ FT 5BR 5BA 1.69 Acres



18 Sandia Heights Dr NE • MLS# 1076413
4136 SQ FT 4BR 4BA .53 Acres



304 Spring Creek Pl NE • MLS# 1083986
4414 SQ FT 4BR 4BA 1.53 Acres



2811 Tramway Circle NE • MLS# 1078325
1876 SQ FT 3BR 2BA .13 Acres



2866 Tramway Circle NE • MLS# 1076405
2081 SQ FT 3BR 2BA .17 Acres



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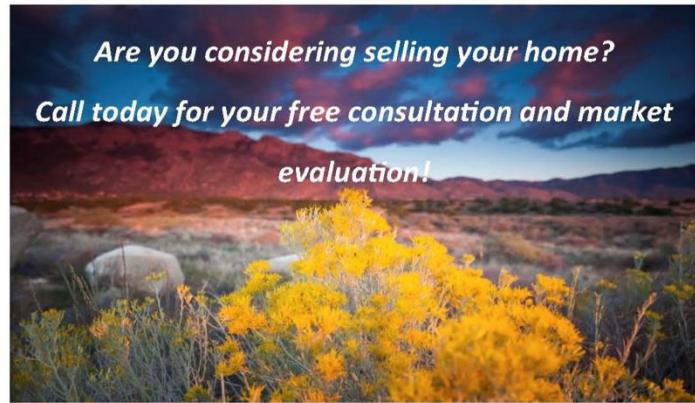
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SHHA Board of Director Candidates

In accordance with the SHHA Bylaws, the following qualified candidates have been nominated for election and will be voted on by the Association membership at the Annual Meeting.

Andrea Edmonds is a New Mexico native who has lived in Sandia Heights for 4 years after spending 15 years in High Desert. She is a practicing CPA with >25 years serving in financial leadership roles for public and private companies. She has a BBA in Accounting from UNM, an MBA from UNM in Management Information Systems and a Masters in Taxation and currently serves on the SHHA Finance Committee. She loves the outdoors and you will regularly find her walking her German Shepperd and riding her bicycle through the hills of Sandia Heights. She looks forward to serving the SHHA community.

Paul Baumgartner has been a Sandia Heights resident since May 2024. A retired auto mechanic and handyman, he is a husband, father, and grandfather to two boys who also live in the neighborhood. He has a long-standing commitment to service and is currently volunteering with the Covenant Support Committee as well as serving as a CSC-ACC liaison.

Call for a 2026 SHHA President

Sandia Heights needs a President for 2026 — someone with the leadership skills, judgment, and commitment to guide our Association through an important year. This is not an easy job, and we are not asking just anyone to step forward. We are looking for a member with the ability to lead, listen, and make informed decisions on behalf of the community.

You will not be alone in this role. You will have the full support of:

- A committed and collaborative Board of Directors
- An experienced Vice President who manages continuity and agenda planning
- An Executive Committee that shares much of the operational load
- Strong committee chairs and staff

If you have the capacity to lead — or even think you might — we encourage you to reach out for a conversation. No pressure, just information.

If you are willing to consider serving as President, please contact the SHHA office at office@sandiahomeowners.org

An Update on Proposed Transmission Lines along Tramway Blvd

Heidi Komkov

PNM's proposal to build a new substation and route 115 kV transmission lines with 90-foot towers along Tramway Boulevard has prompted significant community concern in Sandia Heights. The Sandia Heights Homeowners Association is actively working on residents' behalf to ensure those concerns are clearly presented and formally addressed as the project moves through the County process, including the appointment of neighborhood resident Mark Humphrey to lead a special task force focused on this issue.



A rendition of the type of 90-foot 115kV transmission lines that PNM proposes running down Tramway Blvd from Paseo del Norte to Academy Rd.

What You've Seen in the Neighborhood

In November, SHHA hosted a community information session at St. Chad Episcopal Church so you could ask questions, review the proposed routes, and understand potential impacts. In December, SHHA chartered a bus to transport residents downtown to participate in the Bernalillo County Planning Commission (CPC) hearing.

Stay up to date about PNM's proposed power lines down Tramway Blvd:

<https://sandiahomeowners.org/stop-pnm-towers>

That hearing lasted nearly six hours, with dozens of residents voicing their opinions directly to the Commission. During the public comment period prior to the hearing, 485 letters and emails were submitted in opposition to the project, compared with 78 in support.

The CPC ultimately voted to recommend approval. It's important to know that the CPC's role is advisory only.

The final decision will be made by the Bernalillo County Board of Commissioners.



How SHHA Is Working on Your Behalf

SHHA is submitting an appeal on behalf of Sandia Heights residents to ensure that neighborhood-wide safety and quality-of-life concerns are fully considered by the County. While 37 homes would be located within 50 feet of the proposed transmission lines, concerns about wildfire risk and evacuation safety extend throughout Sandia Heights.



What Happens Next — and When

The Bernalillo County Board of Commissioners will hold a public hearing on this matter at **1:00 PM, January 27, 2026**, which is where the final decision will be made.

If you wish to support the SHHA appeal, you can submit an email by **January 8, 2026** to the Bernalillo County Planning Department and the Board of Commissioners.

Because this issue continues to evolve, SHHA is maintaining a [frequently updated webpage](#) with timelines, maps, analysis, and links to official documents and external media coverage. Check there for the most up-to-date information.

Oh Deer!

Community Contribution by Christine W.

After a year-long search, my husband and I found our dream home in Sandia Heights filled with city and mountain views, trails, and deer.



Holiday Brunch at the Homestead Café

Cathy Yandell, Chair, Community Service and Membership Committee

Sandia Heights ushered in the holiday season with a convivial brunch at the Homestead Café at the base station of the Sandia Peak Tram in December. Free pastries were promised to the first fifty guests, and free coffee for all. Even though more than fifty were in attendance, the berry scones, cinnamon rolls, and other delicacies from Great Harvest Bread Co. were so enormous that most guests shared with a friend -- so everyone ended up with free pastries. Adults circulated and chatted at tables while the children played with Legos. Jory Rosen, the owner of this new establishment, had tastefully decorated the space for the holiday season, and generously gave free stuffed animals to the children. If you missed this happy occasion, stay tuned for next year -- there's a good chance that this will become a Sandia Heights holiday tradition! Thank you to Jory and to the Community and Service Committee members who helped make this happen.

Photo Contest Winner

Communication & Publication Committee

Every year, we ask our residents to submit photos for our annual directory, and every year we are showered with a plethora of amazing offerings. This year, our board of directors has chosen an adorable photo of a baby raccoon submitted by resident **Connie Mae Britton-Piché Welty**, which you can see on the back cover of this GRIT issue. Connie has an amazing story that we'll be sharing in the next issue of *The GRIT*. Stay tuned!

You can find the petition here:

<https://www.change.org/p/protect-the-people-and-the-deer-at-sandia-foothills>

I also contacted the Game Department, Animal Protection NM, and city and state representatives Nicole Chavez, Eric Olivas, Dan Champine, and Renee Grout, who referred me to Senator Anthony Thornton. Tracy Major at Senator Thornton's office is the only one to show interest and get back with me. She can be reached at Tracy.Major@nmlegis.gov

I also contacted 4 Investigates and Larry Barker, KRQE investigative reporter. I heard from his team member, and they are working on the story.

Unfortunately, there is another bow hunt January 1–15, but together, with our voices, let's make it the last.

ACC Applications

2163 Black Willow Dr: exterior repaint (partial approval) | 2158 Black Willow Dr: place gravel outside wall | 2175 Black Willow Dr: relocate wrought iron gate | 377 Big Horn Ridge Dr: new septic system with access cut | 197 Big Horn Ridge Dr: replace tar and gravel roof with TPO | 696 Bluebird Ln: new septic system and drainage | 7724 Cedar Canyon Ct: install synthetic stucco | 7740 Cedar Canyon Rd: repair roof leaks and replace skylight | 2750 Cliffrose Dr: replace asphalt driveway with concrete | 645 Cougar Loop: front yard grading and courtyard wall | 1508 Eagle Ridge Rd: replace garage doors | 1510 Eagle Ridge Rd: straighten east wall and relocate evap cooler | 1510 Eagle Ridge Rd: replace front door and side glass | 1510 Eagle Ridge Rd: enclose existing patio with new wall | 422 Live Oak Ct: replace railroad ties with brick and slate | 1121 Marigold Dr: straighten east wall and relocate evap cooler | 67 Pinon Hill Pl: new pool, spa, terrace, and lawn | 1704 Quail Run Ct: replace septic tank and relocate drain field | 1715 Quail Run Ct: add 6 solar panels to existing system | 36 Sandia Heights Dr: restucco and crack repair, same color | 212 Spring Creek Pl: install two new garage doors | 1001 Tramway Ln: new custom house (2021 application) | 793 Tramway Ln: add silicone coating over TPO roof | 906 Tramway Ln: replace east-facing bedroom windows | 725 Tramway Ln: install 15 roof-mounted solar panels | 748 Tramway Ln: replace 13 windows and 1 door | 1845 Tramway Terrace: restucco front yard, same color | 725 Tramway Vista Dr: re-roof tar and gravel section with TPO

Neighbor Appreciation

A big thank you to Sandia Heights teen resident Daago for helping scan and organize our archival SHHA files. It's a tedious but important job, and we're grateful for the time and care he put into it. – *The SHHA Office*

Office Announcements

January Board Meeting: The next Board meeting will be held at the SHHA office on January 14th at 4:00PM.

Office Closures: The office will be closed on Monday, January 19, in observance of Martin Luther King, Jr. Day.

Discounted Tram Passes: Passes are available for SHHA members in the SHHA Office for \$13 per ticket.

November Calls to Sandia Heights Security Patrol

Alarm – 17	Car Accidents – 1
Customer Assist – 2	Fire/Smoke – 1
Miscellaneous – 1	Open Door/Window – 4
Package Pickup – 28	Parking – 1
Salesman Complaint – 2	Special Extra Patrol – 1
Special Request/Vacation – 115	
Suspicious Activity – 3	Suspicious Person – 3
Utility Co. Assist – 2	Welfare Check – 1
Wildlife Report – 2	

November 2025 Total - 189

CSC Logs

Received: 4 · Closed: 3 · Open: 13

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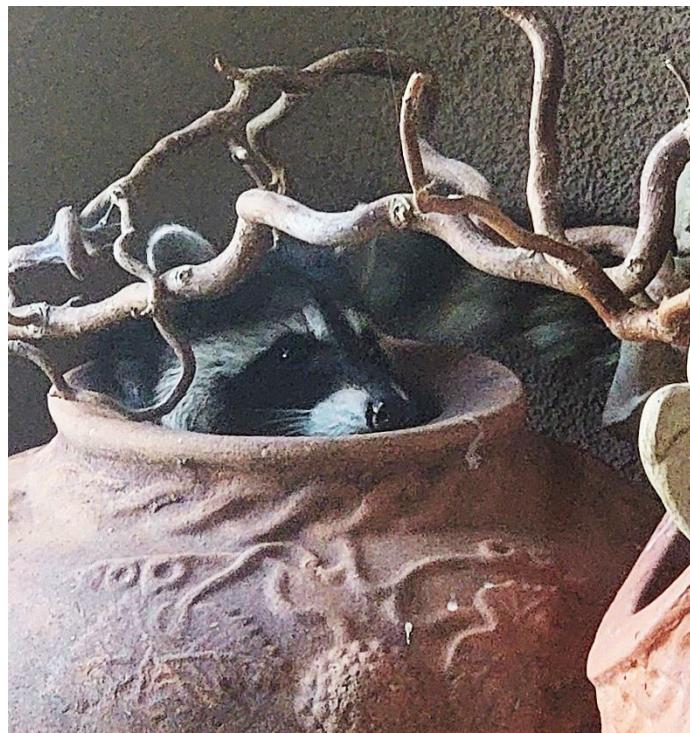
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Curiosity in a jar: This baby raccoon, photographed by Sandia Heights resident Connie Mae Britton-Piché Welty, captured hearts and earned a spot on the 2026 SHHA directory cover.