

February 2026

Volume 42 - No. 2

Message from the President

Jim Stewart

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Howdy Neighbors,

It has been quite the ride serving as your President. As I sit down to write this final column for the GRIT, I am filled with a profound sense of gratitude for the opportunity to have served both this community and our dedicated Board of Directors.

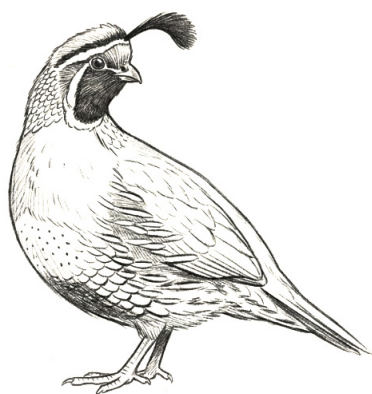
My tenure has been marked by many interesting challenges but navigating them alongside such a committed group of neighbors has been a truly rewarding experience. While the work of a homeowners association often happens behind the scenes, the impact on our unique quality of life in Sandia Heights is significant, and it has been an honor to play a part in that mission.

I am also pleased to share that the SHHA is in excellent hands. The Board has a great slate of officers—all dedicated volunteers—who have committed to serve you over the next year and, hopefully, for many years to come. Their passion for our community ensures that the progress we have made will continue well into the future.

Looking ahead, our next major event is the SHHA Annual Meeting on February 21st. I strongly encourage you to attend. It is a vital opportunity for us to update you on the past year's activities and discuss our collective plans for the year ahead. We look forward to seeing many of you there as we transition into this next chapter.

Thank you for your support, your engagement, and for the privilege of serving as your President.

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 my successor 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), Robin Otten (8)

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

Board Notes

The SHHA Board Thanks Jim Stewart

The Sandia Heights Homeowners Association extends its sincere thanks to Jim for his two years of service as Board President. Jim brought exceptional dedication to the role, consistently making himself available to residents, attending every committee meeting, and ensuring questions and concerns were addressed thoughtfully and promptly. His steady presence and hands-on approach strengthened communication across SHHA and set a high standard for Board leadership. We are deeply grateful for the time, energy, and care he devoted to the community.



Jim accepts an appreciation award in recognition of his two years of dedicated service as President of the Sandia Heights Homeowners Association.

Annual Meeting Preparations

As of this writing, no questions have been submitted in advance for the Annual Meeting. Questions will also be welcomed from the floor during the meeting and addressed after the break, as time allows.

The Community Service & Membership Committee is improving the check-in process to help attendees move through more quickly this year. Voting cards—one per member household—will be distributed at check-in. We also welcome Chelsi Wieland as a new member of this Committee, and thank her for volunteering.

New Interim Director and President for 2026

Last month's GRIT included a call for someone to step forward to help lead the Association—and it worked. Robin Dozier Otten, a former SHHA Director and 43-year resident, who returned to Sandia Heights and repurchased a home last year, has agreed to serve as President. Robin

brings significant leadership experience, and we invite members to learn more about her background on the Annual Meeting webpage. Prior to Robin stepping forward, the Board had been preparing to implement a rotating President model. We are grateful for Robin's willingness to serve and look forward to her tenure.

Bylaws Revision Update

The Governance Task Group has completed the proposed revision of the SHHA Bylaws. Following Board approval in December, the document was reviewed by legal counsel and our Parliamentarian (special thanks to Marsha Thole). While most recommended changes were administrative in nature, the revised document was voted on and re-approved by the Board.

The proposed Bylaws are now ready for membership review. Four total information sessions are being held to walk through the changes. February info-session dates are:

- February 6, 9-10:30 am
- February 12, 5-6:30 pm

As a reminder, the Bylaws Revision will be voted on as a single document at the Annual Meeting, with one vote to approve or reject the full revision. Absentee voting is available.

Website Refresh Coming Soon

An upcoming refresh of the SHHA website will improve how information is organized and maintained, with clearer navigation, more visible high-use destinations, automatic expiration of outdated content, and standardized committee pages that bring related materials together. Merrilea Mayo presented this work to the Board in January, outlining the guiding approach and planned improvements, and the Communications & Publications Committee will continue refining the site over time. We are also pleased to welcome Kathi Vogt as a new member of the Committee—thank you for volunteering.

2026 Annual Meeting - a Reminder

All residents are encouraged to attend. The webpage includes much information: agenda, voting processes, bylaws revision, biographies on all our new Interim Directors to be voted and more.

SHHA Annual Meeting

Saturday, February 21, 2026

9:00 – 11:00 AM

Church of the Good Shepherd

7834 Tennyson St NE

<https://sandiahomeowners.org/2026-annual-meeting>

An Interview with Photo Contest Winner Connie Welty

Jim Sorenson

Annual Call for Artists

Sandia Heights Artists

It's that time of year again when the watermelon pink signs of the Sandia Heights Artists (SHA) pop up at high-traffic intersections in our neighborhood. The SHA is putting out its call for resident artists for the 2026 annual artists' studio tour held on the first weekend of September. The call will continue throughout the month of March.

"Are you an Artist?" these signs ask. Have you ever shown your work? Would you like to? The SHA tour is a wonderful opportunity to bring your work to the public in an accessible, affordable, and supportive venue. The joining fee is reasonable, covering only the expenses of the tour and a modest donation to our supported charity, La Mesa Arts Academy. You would be surrounded and supported by experienced tour veterans and assigned to a stop with an experienced participant (or you can offer your home as a stop if you wish and the venue is deemed suitable for tour traffic by our executive committee).

One of the unique joys of an artists' studio tour is getting to interact directly with the visitors. The SHA tour is well-publicized and well-known. The visitors are your neighbors, local folks, or even people from outside the Albuquerque metro area. They come because they want to meet the artists, not just view the art. Talking about your work and selling directly to the buyer is satisfying to both the artist and the buyer. And, yes, you will sell some artwork. Then you can buy more supplies to make more art for next year's tour!

For information on the tour and how to join, go to the SHA website (<http://sandiaheightsartists.com>) and apply before March 31.



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. Connie has an amazing story and was happy to share it with us.



Connie Mae Britton-Piché Welty, resident photographer and the eye behind this year's directory cover image.

She was born in Marquette, Michigan in 1943, and moved to Albuquerque at the age of 7. She graduated from Highland High School in 1961, the same year she married Rodney William Welty. Connie and Rod moved 20 or more times, living in Texas, New Jersey, Vermont, Georgia, and Arkansas. She's traveled extensively, and has studied across four continents. "I saw so much of the world, but this [Albuquerque] is where I wanted to be!"

About thirty years ago, she found the plot of land that would eventually be her forever home here in the Sandia Heights. "I came here because I had to get my shot of the Sandia Mountains. The energy was great—I'm all about the energy! I saw a big giant sign on a hill by a big old cluster of junipers. Rod told me to do my thing so I lay down and asked 'what is this?' 'Home,' came back the answer. I felt it throughout my body." Building her home was more than a little challenging. Four architects said it was impossible to build on the hill because there was no flat area on it, but eventually she managed. About 20 years back, she designed the home exactly the way she wanted it. It's a breathtaking space, close to nature. From her roof, accessible by a custom iron spiral staircase, you can see "a

bazillion million stars.” Sadly, Rod’s plan to host rooftop parties was stymied when she realized that they didn’t actually know enough people in the area. Whoops!

Art has been a huge part of Connie’s life. She studied art at Georgia State University, Ramapo College of New Jersey and New York University. “For me, art is a way of seeing and living, not just drawing lines or putting paint on canvas,” she remarked. “I can think of nothing else in the world that gives me as much pleasure as sharing what I see with others.”

Much of what she sees and shares these days is the Sandia wildlife. Shortly after moving into her Sandia home she had a transformative encounter. “I was sitting in the front yard and I saw, or rather felt, something. I turned around and there was one of those gigantic bucks. We stared into each other’s eyes for a few moments, and then he just turned around and walked away. That gave me the realization that there were truly wild animals up here. I was thrilled.”

Connie’s advice to other would-be animal code talkers is calmness. “We look into each other’s eyes and trade energy. If you’re calm, they can sense that and they’re calm. It’s a beautiful relationship.” Perhaps her most dramatic encounter was with a family of black bears. “One time I had a big—I called her mamma bear—come up to my back porch with three cubs. I don’t know why but I felt that she was gentle, so I went outside. One of the cubs was large, one was middle, one was little, a baby the size of a housecat. They sniffed everything on the porch. They sniffed every chair, every pot, everything. And they sniffed me. It seemed like a normal thing to do. I talked to mamma bear—she didn’t talk back, but she gave me a calm, knowing feeling. One of the cubs came back just last spring. A huge black bear came up and just looked at me eye to eye for the longest time ... and then he walked away.” [While Connie’s calm clearly works wonders, the Editor gently reminds readers that eye contact with black bears is best admired from a safe distance—preferably indoors.]

Her photo of a baby raccoon was a chance encounter. “I didn’t even know I had raccoons. I looked down at the pot in the nichos on my porch and there were two baby raccoons inside. I had my phone with me so I snapped photo after photo. The next morning I got up to go see them and they were gone. I guess mamma raccoon didn’t feel safe with me.”

We’re fortunate to have residents like Connie in our community, and she certainly seems to enjoy living here. “I hope I live here till my dying day,” she remarked off-handedly towards the end of our interview. But she urges us to remember that the animals were here first. “It’s not like I have a sign saying ‘wild animals welcome,’” she remarked. “I’m sure the deer look at us and think ‘what the heck are you doing here? You’re messing up my trails.’”

Goats With a Job: Grazing for a Better Landscape

Marcia Starns, Environment & Safety Committee

As we go about the usual rhythms of life, it’s fun to pause and notice the unexpected ideas that pop up along the way. Lately, my thoughts have wandered not to schedules or to-do lists, but to goats and Navajo Churro sheep. Why goats? Why sheep? And did you know there’s even a Goat Grazing Podcast? It turns out that managed herds of goats and sheep can provide real benefits for both residential and commercial landscapes—and it’s a story worth exploring.



Goatscaping in action.

In the spring of 2025, while out walking my dog around our beautiful Sandia Heights, I was astonished to observe a neighbor’s large natural property covered with an amazing pastoral sight—a big herd of goats and sheep peacefully munching. I met Amanita Berto, who owns a goatscaping business, Horned Locust, and began learning about the wonderful benefits of having these beauties visit your wilder areas instead of weeding, cutting, bagging, etc., and sending all of that to a landfill! Within a week, I had invited them to my house, and what a great experience we had.

Amanita is one of the original implementers of using the natural instincts of grazing animals to “prune” an area of invasive species, add organic matter to the soil, stir the soil with their hooves, and help return that area to a more natural plant biome—a better outcome with lower environmental impact.

Goatscaping is an aid to fire prevention, allergen (pollen) reduction, packrat and rodent reduction, and can even reduce tumbleweeds and kochia—both the plants and the prolific seeds! Amanita has been in business for about 20 years and has information and photos on her Facebook page, Horned Locust Remediation.

Goats and Navajo-Churro sheep have been used to implement “Healthy Soils Grants,” invasive plant management, fire prevention, and reduction of weed allergen levels. They are utilized by some HOAs, from two-acre residential yards all the way up to large park and wild acreages, where Amanita wrangles the work on horseback with her Border Collies. Goats are also being utilized in the three-to five-year restoration project at Railyard Park in Santa Fe, where Conservancy Graze Days were recently held in October of this year.

For more information, check with Amanita Berto (505-470-8741) or one of the other area goatscaping businesses. Amanita says this is a great time of year for the herd: “A lot of things are best after frost in fall... kochia and tumbleweed begin now... they are harvesting a lot of seed, so they do a pretty good job!” And I had thought this was only a spring strategy!

Mark Your 2026 Calendar to Be Wildfire Prepared

Cheryl Wieker, Environment & Safety Committee

Our actions throughout the year directly increase the chances of wildfire survival for our families, homes, and all of Sandia Heights. Plan to spend some time each month on being wildfire prepared!

February — Cut down dead trees and trim dead branches in Pinyon and Ponderosa trees. Remove any live branches and bushes within five feet (minimum) of your home to create a wildfire defensible space.

March — Collect and trash any remaining dead tumbleweeds – they act as ladder fuels for burning embers to get into your trees. Practice alternate evacuation routes in case your usual route is blocked. Make a family plan including an emergency landline phone contact and meeting place away from home.

April — In windy season, keep any leaves or debris from all nooks, crannies and vestibules that might catch a wildfire ember. Rid your roof, canales and gutters of leaves and pine needles.

May — Add screening to cover vents on your roof where a burning ember might get into your home. See step-by-step directions and pictures on SHHA website. Be attentive to “Red Flag” days.

June — Pull tumbleweed growing in your yard. They are much easier to pull in the early growth stage before thorns develop and up to 200,000 seeds per plant roll over your yard!

July — Check your “go-bag” and replace items that are missing or worn. Remember your pet needs too! Check the SHHA website for links of recommended go-bag contents.

August — Keep up with yard clean up of tumbleweeds, dry grasses and dead trees/branches.

September — Check that piles of wood/firewood are stored at least 30 feet away from your house. Update your emergency list of contacts in case of evacuation, like insurance policies on house and car.

October — Verify that you are signed up for “Disaster Alerts” for your cell and landlines. Do not rely on local media alone, as wildfires can happen at night.

November — After the first freeze, use a tarp and collect any tumbleweeds before they roll. Check roof for leaves and pine debris. Remove or trim to one foot any chamisa within 30 feet of your home. Chamisa is a potent fire advancer.

December — Conduct annual review of your home exterior for wildfire defense. The SHHA website has excellent checklists to keep your family and home safe.

Find More Details on Fire Preparedness

Check out more details on the Environment & Safety Committee website page. Be sure to scroll down to find additional fire preparedness resources:

<https://sandiahomeowners.org/association/committees/environment-safety-committee>



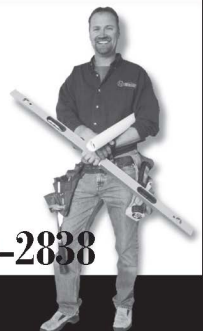
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Sandia Heights **SOLD** Statistics Year over Year

Total Homes Sold	Avg. Sold Price	Avg. \$/Sq.Ft	Avg. Days on Market
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2025 Statistics

94	\$725,978	\$271	21
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2024 Statistics

89	\$727,778	\$269	29
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2023 Statistics

86	\$741,505	\$261	23
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Statistics for Detached Homes Only

Sandia Heights Listings



scan QR code to see what's for sale

What's Your Home Worth



scan QR code for a free valuation



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



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



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



906 Tramway Ln NE
\$895,000



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Why Sandia Heights Residents Oppose PNM's Proposed Tramway Blvd Route for High Voltage Power Lines

SHHA Special Task Force on the PNM Issue

Sandia Heights residents oppose PNM's proposed electrical substation on Paseo Del Norte and the associated plan to route 115 kV transmission lines on 90-foot poles along Tramway Boulevard, immediately adjacent to the multi-use trail. SHHA has supported resident involvement through a special task force that helps coordinate participation, share information, and provide bus transportation to county hearings. In early January, SHHA filed an appeal of the County Planning Commission's December recommendation to approve the substation. At the County Commission hearing on January 27, extensive public testimony and community response led the Commission to unanimously continue the case for 120 days and direct PNM to complete additional studies, including analysis of undergrounding the transmission lines, a complete substation siting report, and a transmission line siting study that has not previously been conducted. The Commission also directed that the project be subject to third-party review.



Members of the public are sworn in before providing testimony at the Jan 27 Bernalillo County Commission hearing.

On these pages we document the factual wildfire, evacuation, safety, and quality-of-life concerns raised by residents and supported by official plans, which form a central basis for community opposition to the proposed Tramway transmission corridor.

I. Wildfire Risk and Evacuation Constraints

1. High Fire Risk Confirmed by Official Plans

Official regional plans identify Sandia Heights as a high wildfire risk area. The Albuquerque and Bernalillo County Hazard Mitigation Plan (2022–2027) ranks wildfire as Highly Likely with Extensive and Catastrophic potential impacts, while the Bernalillo County Community Wildfire Protection Plan designates Sandia Heights North (La Luz) as HIGH risk and Sandia Heights South as MEDIUM risk. The proposed Tramway transmission corridor lies directly within the Wildland–Urban Interface, where wildfire can rapidly spread between vegetation and structures.

2. Unfair Burden of Risk

Many Sandia Heights residents have invested in fire mitigation measure, including home hardening, fuels reduction, and ongoing property maintenance, guided by recommendations by SHHA's highly active volunteer-run Environment & Safety Committee. PNM's proposal would introduce new ignition hazards and create obstacles to aerial wildfire suppression, placing an additional burden on residents who have already taken substantial steps to reduce wildfire risk.

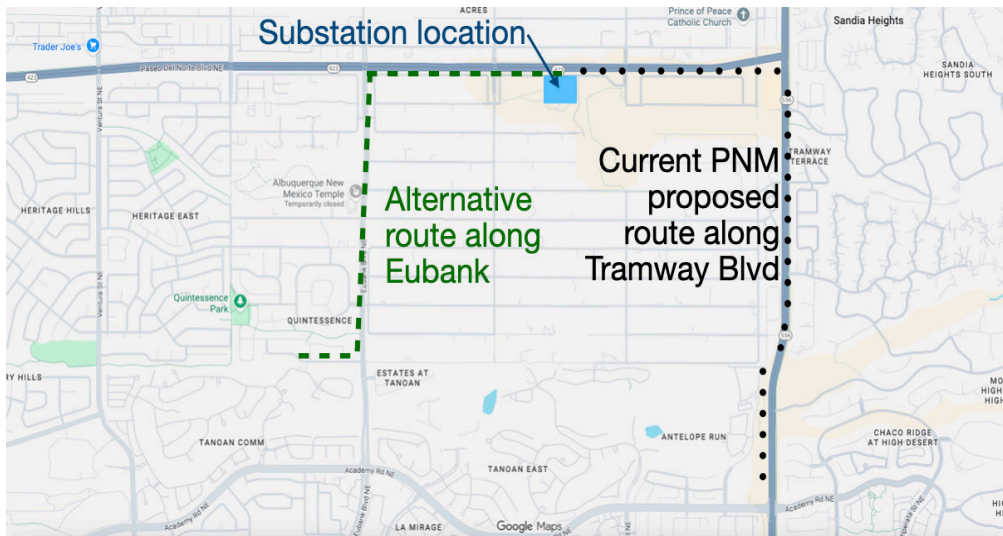
3. Evacuation Limitations Unique to Sandia Heights

Tramway Boulevard is the sole ingress and egress route for Sandia Heights residents on the east side. Any closure of Tramway, whether due to wildfire response, helicopter operations, or arroyo hazards, would leave the community with no viable evacuation route. By comparison, the Eubank route provides multiple exit corridors and substantially lower Wildland–Urban Interface exposure.

II. Sensitive Receptors, Electromagnetic Field (EMF) Exposure, and Selective Criteria

1. Selective Application of "Sensitive Receptor" Criteria

PNM excluded approximately 40 homes, Little Cloud Park, and the Tramway walking and biking trail, all located within 100 feet of the proposed towers, from its sensitive receptor analysis. At the same time, PNM relied on schools and parks located farther from proposed transmission lines to reject alternative routes. This inconsistent application



The proposed new electrical substation location is on the Paseo del Norte frontage road adjacent to Bernalillo County Fire Station #35.

PNM's preferred route places 90-foot transmission poles and 115 kV lines along Paseo del Norte to Tramway, then south along the east side of Tramway, adjacent to homes, parks, and heavily used walking and biking paths.

Dozens of houses within Sandia Heights would have high-voltage transmission lines within 50 feet.

reflects selective screening rather than a comprehensive evaluation of risk.

2. Lack of EMF Modeling

PNM has provided no transparent, quantitative electromagnetic field modeling for the Tramway Boulevard route. Homes, park users, walkers, runners, and the hundreds of people who use the bike path each day would be significantly closer to the transmission corridor than receptors cited elsewhere in PNM's analysis. Decisions based solely on avoidance criteria, without exposure modeling, are incomplete and insufficient for responsible infrastructure planning.

III. Open Space, Scenic, and Multimodal Corridor Impacts

1. Impact on County and City Recreational Assets

The Tramway multiuse trail is part of the Bernalillo County Comprehensive Open Space Network, which the County has committed to preserve and protect from development. The Tramway bike path is designated by NMDOT as a Tier 1 Route, reflecting its high recreational demand and tourism value, and is among the most heavily used recreational corridors in New Mexico, with year-round use by families, seniors, commuters, and visitors.

2. Impact on Scenic Views and Tourism

The Sandia Peak Tramway is one of the region's most significant tourist destinations, and visitors approaching via Paseo del Norte or Tramway Boulevard experience long stretches of unobstructed mountain views. The proposed route would place 90-foot transmission towers directly between visitors and the mountains, permanently altering this iconic scenic gateway.

3. Conflict with County Planning Priorities and Public Benefit

Bernalillo County, the City of Albuquerque, and NMDOT have designated the Tramway corridor for multimodal transportation improvements, trail and bikeway connectivity, open space preservation, and scenic view protection. Despite these designations, PNM's siting documents state that there are no special resource factors and that no viewshed analysis is required. Transmission towers along Tramway would degrade the experience of tens of thousands of users each year and diminish one of the County's most visible and valued public landscapes.

Keep up with the latest updates and ways to get involved:

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



Community Contributions

Letters, notices, and opinions submitted by residents.

The GRIT is your community newsletter, and we want to hear from you! Submit your content, long or short, at <https://sandiaheightsgrit.app> or email griteditor@sandiahomeowners.org

Firsthand Account of a Power Line Fire in Sandia Heights

David Becker

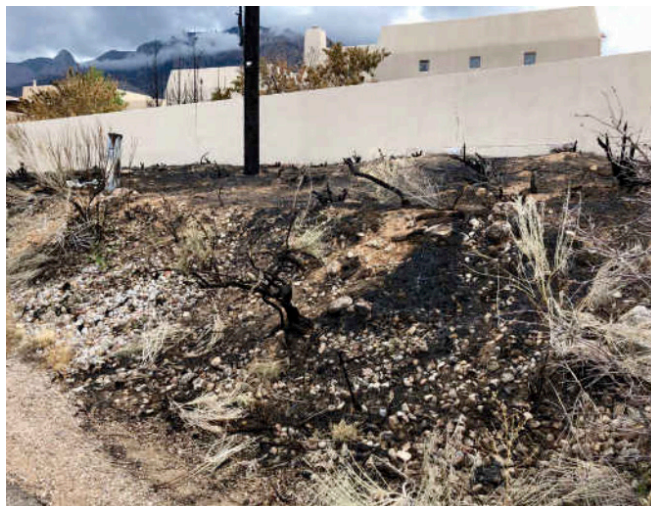
Dear Readers, I live on Indigo Ct. NE across from CVS Pharmacy. On July 3, 2018, my house almost burned down, caused by sparking power lines behind my fence. I will give some background on this incident.

I'm retired now, but at the time I was an MD-11 captain for UPS Airlines. I was also dating a lady who lived with me on Indigo Ct. I was in Sydney, Australia, on July 3rd when my Ring doorbell app blew up. That was caused by the huge fire with 100-foot flames behind my fence. My girlfriend was not home at the time. My next-door neighbor's son, Jonah, to the north of me, was able to get into my house and get my two Labrador Retrievers to safety. He then manned a garden hose to try and quell the flames behind my house and his until fire trucks arrived.

The newspaper said that the fire was caused by a pigeon sitting on the power lines. I don't know, but I have seen thousands of pigeons on power lines without causing a fire. After the fire was extinguished, my girlfriend returned home. While she was standing outside, a lady by the name of Sandre approached her. She lives two lights north of San Bernadino. She stated that the night before, she was walking on the bike path to go to the gas station to get some treats. When she passed my neighbor to the north's house, she saw the power lines sparking. She called the sheriff and fire department, and they responded. The fire department pulled up in the southbound lane on Tramway in front of CVS and just sat there. There was no fire, just sparking lines, so they called PNM and left. The next afternoon, the fire started.

Thankfully, my house did not burn down, but all of the landscaping in my backyard was burned to a crisp. One other thing to note is that the day before, a PNM crew was on a cherry picker behind my neighbor's house, cutting tree branches at the exact spot where the sparking was.

To this day, I have temporary lines lying on the ground behind my house and a burned telephone pole. PNM has done nothing through the years. I hope this gives some more insight into this issue.



The photo from the 2018 GRIT showing the fire damage adjacent to the bike trail outside of David Becker's property.

Oh Deery Me! (Response to Oh Deer!)

Larry Layne

Concerns about deer hunting near the Sandia foothills seem to reappear with clockwork regularity, and the petition cited in the January 2026 GRIT article “Oh Deer!” is simply the latest iteration. Public safety matters. It always should. But it also matters that claims are placed in context and measured against how hunting is actually regulated in New Mexico.

Hunting in New Mexico is legal. Full stop. That includes deer hunting, as clearly laid out in the New Mexico Department of Game and Fish 2025-2026 Hunting Rules and Information Proclamation, available here: <https://wildlife.dgf.nm.gov/download/2026-2027-new-mexico-hunting-rules-and-info/?wpdmdl=52826>

The foothills fall within Game Management Unit 8 (p. 82), much of which is U.S. Forest Service land managed by the Sandia Ranger District. Within the Sandia Ranger District hunting is restricted to archery-only. This is federal land. It is not city open space, not county land, and not an informal extension of nearby neighborhoods, even though it sits close to them.

Non-wilderness Forest Service land directly borders Sandia Heights South for its entire eastern edge. It is roughly 0.4 miles (700 yards) wide before transitioning to designated wilderness. Access points are limited, which matters when people casually suggest expanding “buffer zones” without explaining where hunters are supposed to go or how such buffers would even function on federal land.

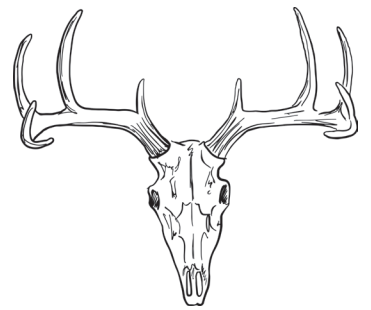
Both foothills deer hunts are tightly constrained. They total 24 days per year: a 9-day youth hunt in November and a 15-day general season from January 1–15. Harvest is limited to fork-antlered deer only, defined on p. 160 of the Proclamation as mature bucks. Does, fawns, and immature bucks are off limits. This is tightly regulated hunting, not open season.

Several petition claims fall apart under scrutiny. The oft-quoted 150-yard rule applies to firearms near dwellings (p. 25). Bows are not firearms. Reports of injured deer or unsafe practices are concerning, but isolated images or anecdotes do not establish frequency, location, or whether the activity was lawful.

The U.S. Forest Service is required under the Multiple-Use Sustained-Yield Act of 1960 to manage public lands for multiple purposes, including recreation and wildlife. Hunting is one of those uses, alongside hiking, biking, and others. These activities do not always overlap neatly, but they have long coexisted on public land.

Finally, wildlife management in New Mexico is not funded by general tax revenue. It is funded primarily by hunters and anglers through licenses, tags, habitat stamps, and Pittman-Robertson excise taxes on hunting equipment. Those funds support all wildlife management in the state, including non-game species and habitat conservation. Whether one hunts or not, everyone benefits from that system.

The petition frames its concerns as public safety. What it ultimately argues against is a legal, tightly regulated activity occurring on federal land for 24 days each year. That is a fair position to debate. But it is a different argument than one about safety, and the distinction matters. Clearer definitions, specific evidence, and an honest framing of the issue would go a long way toward a more useful community discussion.



Lost & Found

LOST: Son's drone, lost near W.L. Jackson Park, possibly in the Cedar Hill Ct. residential area. Last known location: Cedar Oak Ct. Contact: preza09@gmail.com

Classifieds

Camille Trujillo Photography: Need Photography Services? My name is Camille Trujillo and I am a wedding and lifestyle photographer based in Albuquerque. I offer services for weddings, couples, families, children, sports, events, seniors, business branding, headshots, and more. Visit <https://www.camilletrujillophotography.com/contact>

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FALL IN LOVE WITH YOUR NEXT HOME - HAPPY VALENTINES

COMING SOON



309 Big Horn Ridge Dr NE
5206 SQ FT 4BR 3BA .85 Acres

FOR SALE



213 Spring Creek Pl NE • MLS#1087202
4844 SQ FT 4BR 5BA .76 Acres

FOR SALE



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

FOR SALE



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

FOR SALE



1239 Rockrose Road NE • MLS#1089043
LAND LOT

COMING SOON



8208 Inidgo Court NE
2140 SQ FT 43BR 2BA .2 Acres

VALENTINE'S DAY DRAWING

WIN

A FREE DINNER FOR TWO AT THE
SANDIA PEAK RESTAURANT

TEN 3

FOR VALENTINE'S DAY

**Text or email me to be entered to win
a dinner for two at Ten 3. Entries must be
submitted by February 12th.



FREE TRAM PASSES

are available from me every day.
Email or call today!

Greg@GregLobb.com or 505.269.GREG



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SANDIA HEIGHTS HOMES ARE SELLING !



Sharon McCollum Sells Sandia Heights Homes

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(505) 269 6217 Cell | (505) 822 0080 Direct

FREE MARKET CONSULTATION CALL OR TEXT 505-269 -6217 TODAY!

www.SharonMcCollum.com | www.albuquerquehomes.net | www.SandiaHeights.com
Sharon@SharonMcCollum.com | smminabq@aol.com | (505)-269 -6217

Sharon's Sandia Heights Market Update Past Year 2/2025 to 2/2026

10 Larger homes For Sale on Larger Lots | Avg Asking price \$1,377,890 Avg Asking price/sf \$273.85

2 Homes Pending | Avg Asking Price \$1,100,000 Avg Asking price/sf \$283.19

44 Homes Closed past year to date | Avg Sold Price \$935,740 Avg Sold price/sf \$265.97

1 Smaller homes on smaller lots | Avg Asking price \$450,000 Avg Asking price/sf \$248.89

4 homes pending | Avg Asking Price \$422,500 Avg Asking price/sf \$235.24

50 Homes Closed past year to date | Avg Sold Price \$472,658 Avg Sold price/sf \$273.45

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 & 6.0 7%VA



SOLD!

1114 San Rafael Ave NE



SOLD!

2027 Quail Run Dr NE



SOLD!

908 Tramway Lane NE



SOLD!

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



SOLD!



Custom Home!



Understated Elegance !



Quality Features!



Views!

HAPPY NEW YEAR! BUYERS ARE STILL BUYING ! READY TO SELL YOUR HOME ?

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

WHEN IT COMES TO SELLING AND BUYING REAL ESTATE.

Sharon McCollum is ready to sell your Sandia Heights Home using her local expertise and worldwide reach in prospecting and marketing. She has a long list of satisfied Sandia Heights families: this is because Sharon promotes top values in Sandia Heights. She offers you a full service, comprehensive and aggressive "Marketing Plan to get your home SOLD fast"! Free Consultation on selling you home :Professional Photos & Drone /Video Photography, Staging options & Licensed Contractors .Transaction Management . Sharon's marketing plan includes internet marketing and up to date prospecting and marketing technology systems Promoting your home to all buyers for Sandia Heights Homes. Check out home sales near you by contacting Sharon today .
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SUCCESSFULLY SELLING SANDIA HEIGHTS

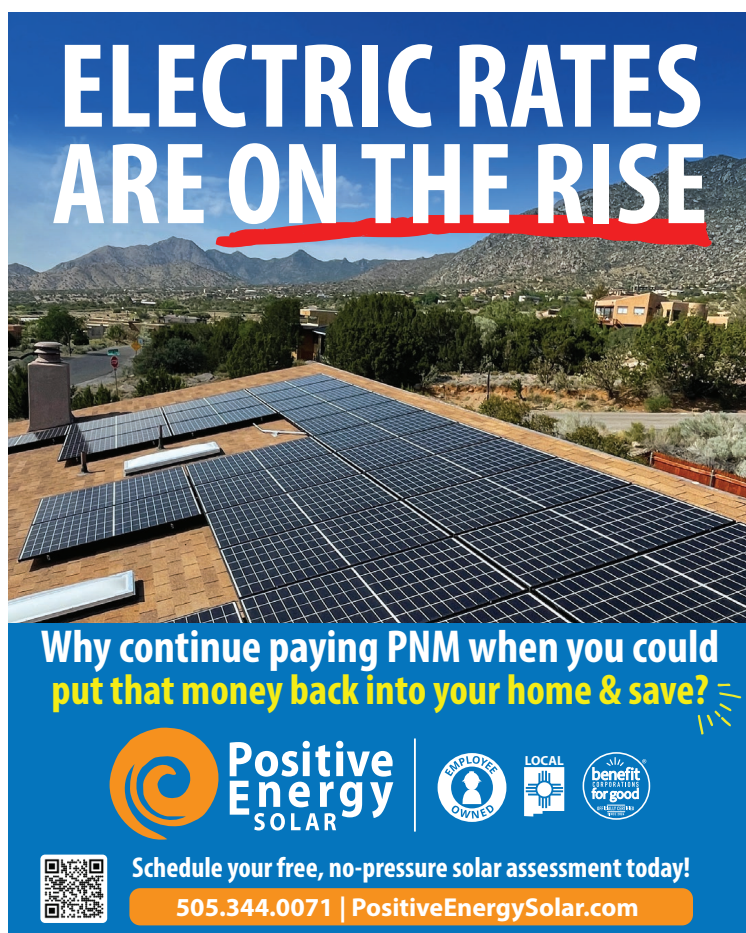


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Signature

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PLUMBING ELECTRICAL

ANY REPAIR

\$50 OFF

Heating, Cooling
or Electrical
Repair

Cannot combine with any other offers.

WATER HEATER

\$69

Tank Water
Heater Flush

(save \$124)

Cannot combine with any other offers.

PLUMBING

\$75 OFF

First Plumbing
Repair

Cannot combine with any other offers.

TUNE-UP

\$69

Furnace or AC Tune-up
+ Free CO Safety Inspection

(save \$132)

Cannot combine with any other offers.

ACC Logs

535 Black Bear Road NE	New septic system	Approved
553 Black Bear Road NE	Portable fire pit	Approved
7739 Cedar Canyon Road NE	Stucco repair and radon system	Approved
1439 Honeysuckle Drive NE	Re-stucco house same color	Approved
1454 Honeysuckle Drive NE	Paint garage door black	Denied
1454 Honeysuckle Drive NE	Replace asphalt with concrete	Approved
58 Juniper Hill Court NE	Door and window replacement	Approved
378 Juniper Hill Road NE	Arroyo reinforcement and steps	Approved
1168 Laurel Loop NE	Add single garage	Approved
1125 Marigold Drive NE	Replace vigas and wood	Approved
1141 Marigold Drive NE	Roof repair and re-slope	Approved
660 Roadrunner Lane NE	Replace cedar fence	Incomplete
221 Spring Creek Lane NE	Privacy wall and gate	Denied
865-1 Tramway Lane Court NE	Move and paint fence	Approved
2802 Tramway Circle NE	Front yard fence	Denied
1829 Tramway Terrace Loop NE	TPO roof replacement	Approved
725-14 Tramway Vista Drive NE	Exterior re-stucco	Approved
725-14 Tramway Vista Drive NE	Garage door replacement	Incomplete
726-19 Tramway Vista Drive NE	Reroof modified bitumen	Approved

December Calls to Sandia Heights Security Patrol

Alarms	12
Customer Assist	6
Customer Inquiry	1
Home Burglary	1
Lost / Found Pet	1
Loud Music / Party	1
Miscellaneous Call	4
Neighbor Dispute	2
Newspaper / Package Pickup	54
Noise Complaint / Suspicious Noise	1
Open Door / Window / Garage	5
Pet Nuisance	2
Special Extra Patrol	2
Special Request / Vacation	134
Suspicious Activity	1
Suspicious Person	2
Suspicious Vehicle	13
Theft	1
Utility Co. Assist	1
Welfare Check	3
TOTAL	247



THE GRIT

SANDIA HEIGHTS
HOMEOWNERS ASSOCIATION

12700 San Rafael Ave NE Ste 3
Albuquerque, NM 87122

