

### Letter from the Editor

*Heidi Komkov*

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**L**ife in Sandia Heights is made up of small, familiar things — a regular trail, a stretch of road with a favorite view, the places where wildlife tends to pass through at dusk. One goal of The GRIT is to bring more of that into view — to share the stories, projects, and people that make up life in Sandia Heights. Over the years, that has added up to nearly 400 issues going back to the 1970s, all produced by volunteers.

This April issue is being mailed to every household in the neighborhood, and many of you may be seeing The GRIT for the first time.

We would love to showcase the creativity and perspective of the people who live here. If you are a local artist, photographer, or writer, **we would be delighted to feature your work**. If you have thoughts about a local issue, a favorite hike, the wildlife around your home, or the history of the neighborhood, please consider contributing—long or short. Check out the SHHA website to learn how to contribute.

Going forward, **all members will be re-subscribed** to receive the printed The GRIT as part of an effort to improve communication across the neighborhood. Over time, records of print delivery preferences became inconsistent, so this reset helps ensure members stay informed and connected. We will also mail a copy to the entire neighborhood—members and nonmembers—once per year.

If you are not currently an SHHA member, we would be glad to have you join — and we are always looking for volunteers as well. Membership dues support efforts to preserve the natural character of the area, protect wildlife, strengthen advocacy on neighborhood issues, and keep the community informed and connected. To become a member or update your household information, visit: <https://sandiahomeowners.org/account/request>

*And one more thing — can you find the four Easter eggs hidden in this issue?*



#### Your SHHA Volunteers

**Officers** (Unit numbers): President, Robin Dozier Otten (8); VP, Kathleen McCaughey (5); Secretary, Larry Dragan (23); Treasurer, Charles Ewing (14)

**Board Members:** Paul Baumgartner (4), Andrea Edmonds (7), Jim Stewart (7), Stan Davis (10), Martin Kirk (23), Heidi Komkov (8), Phil Krehbiel (14), Larry Layne (7), Randy Tripp (18), Terry Walker (11), Cathy Yandell (3)

**Committee Chairs:** Architectural Control, Phil Krehbiel; Communion and Publications, Heidi Komkov; 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](mailto:griteditor@sandiahomeowners.org)

## President's Note

Robin Dozier Otten, SHHA President

**H**ello Sandia Heights! How do we ever adequately thank Jim Stewart for his service as President of SHHA? His style of leadership combines thoroughness, compassion, understanding, and that all too rare quality these days—common sense. Thank you from all of us, Jim. We are so pleased that you will continue to serve on the Board.

I know many of you have heard me say recently how thrilled I am to once again be a resident of Sandia Heights. As breathtaking as our views are, even more striking to me is the warmth of the people here. When I moved in early last fall, neighbor after neighbor appeared at my door with welcoming greetings. Many came bearing homemade baked goods or homegrown vegetables, which I thoroughly enjoyed. We are all fortunate to live in such a special place.

Although I am still learning new details about topics that will occupy the time and attention of our board over the next months, I see the issue of PNM's power delivery system as the most urgent. Please be assured that we have a group of capable homeowners who have worked diligently on this issue for many months and will continue to do so. They have made great progress with the County Commission and are now working with the County and PNM to find a better solution than Tramway. Sandia Heights residents have played a major role in our success to date. We will continue to keep you informed about new developments.

### Shredding Event on April 25



Bring documents for secure, on-site shredding on Saturday, April 25 at 9-11 AM in the SHHA parking lot.

Financial records, medical forms, anything sensitive — shredded quickly and securely while you watch.

Please remove large binder clips and non-paper materials ahead of time.



## Board Notes

Kathleen McCaughey, Vice President

**T**he March Board meeting was opened by our new President, Robin Otten, who welcomed attendees and set the stage for several important updates regarding the PNM substation and transmission lines.

### *PNM Task Group*

The Board approved a 120-day extension of the Task Group Charter to allow continued engagement as the proposed substation and transmission line project moves forward. Adding to the complexity, PNM's pending merger may influence the timing, coordination, and overall direction of the County's ongoing review process. There is growing concern that PNM could bypass the County process and submit its application directly to the NMPRC; under applicable statutes, the Commission may accept such an application and begin its review as early as March 2026. If this occurs, the project would shift to a state-level regulatory process, potentially altering both the timeline and the framework for public input and decision-making. In response to the potential for the project to shift to the NMPRC, the Board has authorized the search for and retention of legal counsel to represent the community's interests, with approval of up to \$10,000 for this purpose.

### *Community Service & Membership*

The Community Service & Membership Committee is at it again with another round of great events! By the time you read this, the Easter Bunny will have already made a joyful visit to eager kids at Little Cloud Park. But don't worry—there's more to come. Be sure to mark your calendars for the Shredding Event on April 25. After a great turnout last year, this popular event is back again!

### *Communications Update*

The new Communications & Publications Committee Chair, Heidi Komkov, presented an overview of efforts to improve how the Association communicates with residents—particularly through expanded and more inclusive email distribution.

In February, all email addresses in our system were added to the Association's email distribution list, increasing subscriptions by 700+ recipients. With this improvement, email outreach now reaches almost 80% of the over 2000 unique home addresses in Sandia Heights. Residents may unsubscribe at any time if they prefer fewer communications.

Looking ahead, the plan is to mail at least one printed GRIT each year to every home address to ensure all residents receive key information.

Speaking of GRIT—how do you like the new format? You can now submit your own content! The Board also received a demonstration of the new GRIT submission app, along with guidance on how to use it to share news, events, and community updates.

### *Governance Committee Update*

The Board voted to designate the Governance Committee as a Standing Committee of the Association. Previously operating as a Task Group, the Committee will now have an ongoing, formal role within SHHA. This change is important to the community because it ensures governance efforts—such as Bylaws and other governing document updates—are continuous rather than fragmented. The Governance Committee will provide a sustained focus on keeping the Association’s framework current, consistent, transparent, and effective for both the Board and members.

The Committee’s first initiative is to implement a standardized format for all committee charters. This approach is intended to:

- Promote consistency across committees
- Improve clarity and usability of charters
- Simplify ongoing maintenance and updates

Updated charters will be developed over the next few months and posted on the Association website.

## **Spring Into New Art at the Sandia Heights Homeowners Office**

Claudia Mitchell, President, Sandia Heights Artists

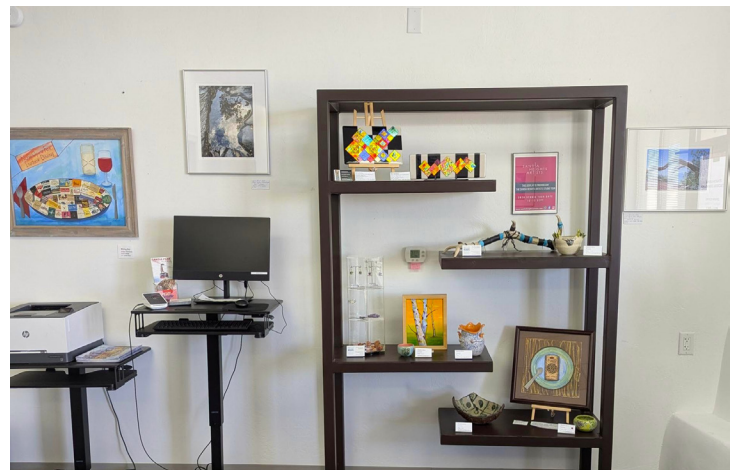
The Sandia Heights Homeowners Association office exhibit of work by the Sandia Heights Artists (SHA) is sporting fresh art for spring. The new collection spotlights work from seven of our resident SHA members: Lynda Burch, Kirk Conrad, Charlotte Driver, Esta Kirschner, Ron Lohrding, Mara Malnekoff, and Mary Ellen Merrigan. The contemporary acrylic paintings from Lynda include one of her unique collages, this one featuring vintage matchbook covers.

Kirk is an accomplished photographer focusing on regional landscapes and his contribution includes a unique view of iconic Cerro Pedernal. Charlotte’s pottery display is utterly unique utilizing unusual techniques and

imaginative forms. Ron is showing some of his scintillating pieces created with dichroic glass. A distinctive artfully adorned antler by Mary Ellen merges art and nature. We are happy to now have a case for our many jewelry artist members. The inaugural display includes an intricately beaded brooch by Esta Kirschner, tiny tea-cup earrings by Mara Malnekoff, and statement necklaces by Mary Ellen.

The SHHA art exhibit is always an amazing mélange of compelling work. It is a small sampling of the variety of artists that reside here in Sandia Heights. It is also a preview of what is in store at the annual SHA Tour held this year on September 12 & 13 right here in the neighborhood. All pieces are for sale directly from the artist. Information for purchase will be on the labels with the art. The office staff cannot make the sale for the artist.

Take a moment to enjoy this rotating exhibit at 12700 San Rafael Ave. NE, Suite 3, on the southeast corner of San Rafael and Tramway Boulevard. When you stop by say hello to our friendly office staff, Anna and Trish.



# PNM Substation Update

Paul Karas, SHHA PNM Special Task Group

**P**NM is proposing to build a new electrical substation near Paseo del Norte and route high-voltage transmission lines on steel towers along Tramway Boulevard beside the multi-use trail. Many Sandia Heights residents have raised concerns about wildfire risk, visual impact, trail safety, and whether alternative locations and routing options were properly considered. This has led to months of coordinated community involvement and opposition, with SHHA supporting residents through information sharing, as well as notification of, and transportation to, County hearings. SHHA volunteers also submitted an appeal on behalf of residents in December 2025 opposing a County Planning Commission recommendation for approval of PNM's proposed project.

The January 27, 2026, Board of County Commissioners (BCC) hearing on PNM's application for this project resulted in a 120-day continuance or "deferral". The BCC directed County staff to complete additional analyses for the project including independent analysis by a third-party of the substation siting, transmission corridor siting, and feasibility and estimated costs for running transmission lines underground.

Thank you to all of the members of our Sandia Heights community who wrote to the County (over 630 emails were received), attended the standing-room only January hearing, and stood up to voice your opposition. Our voices were heard!

The County has established 3:00 pm, Tuesday, May 12, 2026, as the time and date of the next hearing on this matter. It is expected that this hearing will consist of a "report-back" from County staff on the status and schedule for additional studies requested by the Commissioners.

Since the January hearing, the SHHA PNM Special Task Group (created by the SHHA Board in September 2025 to address and respond to this issue) has reached out to PNM and the County several times in an effort to determine the plan for the additional analyses directed by the BCC, and to push for meaningful public involvement in that work. To that end, the Task Group has promoted the formation of a Technical Working Group, to include technical representatives of PNM, the County, SHHA and the other two appellants, and North Albuquerque Acres (NAA) Community Association. The purpose of this TWG would be to identify practical, workable alternative location(s) for the substation and routing of transmission lines that work for all parties.

At its hearing in January, the BCC took an unusual approach in directing County staff to complete the additional analyses. As a result, the process and schedule for the additional analyses and the ultimate fate of the PNM permit application are uncertain. Decisions made by the utility, County staff and the BCC over the next several weeks and at the May 12 hearing will determine the path. The Task Group will continue to monitor the process, communicate with residents, and act in the interests of the community.

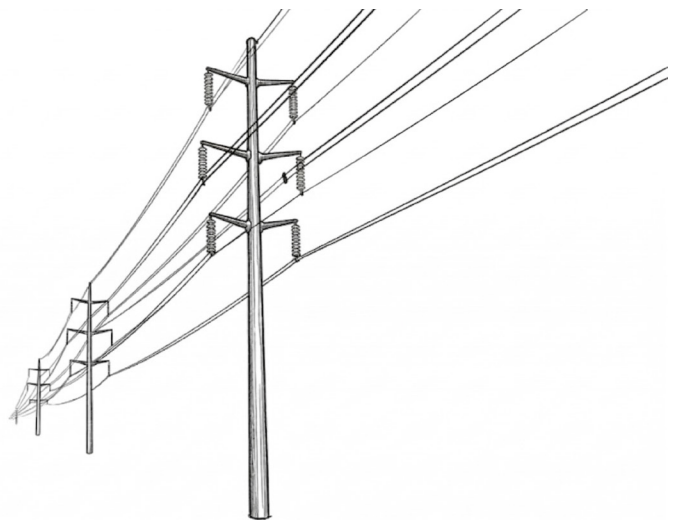
Sandia Heights residents' involvement has been critical to the success we have had to date. Without it, PNM's plan to install towers and transmission lines on Tramway would likely be underway now. If you want to follow updates or participate in discussions, you can join the informal community Google Group linked on the SHHA website. If you've been following this issue, and particularly if you have concerns about PNM's proposal, please mark May 12 on your calendar to attend the BCC hearing. Our community's continued participation helps shows the Commissioners that residents remain engaged as the process moves forward.

**Next County Hearing on Substation Siting and Tramway Blvd Power Lines**

3:00 pm, Tuesday, May 12, 2026,

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

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



# Easter Egg Hunt a Success!

## *Community Service and Membership Committee*

**O**n a beautiful summer day in March, SHHA held a well attended Easter Egg Hunt at Little Cloud Park, with many hidden and discovered eggs, face painting, and games. No children, parents, or grandparents left empty-handed. If you missed this one, mark your calendars for the Saturday one or two weeks before Easter next year (depending on school vacations). We are also planning a pub and pizza event this coming summer for a slightly older crowd - stay tuned!

Many thanks to the Community Service and Membership Committee of SHHA, and to Greg Lobbereg of Coldwell Banker, for sponsoring this happy event!



# GREG LOBBEREGET

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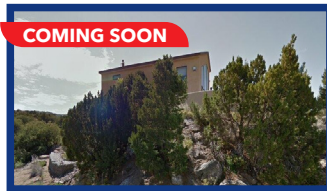
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2857 SQ FT 3 BD 3 BA 1.1 Acres



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



**1239 Rockrose Road NE • MLS#1089043**  
LAND LOT



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



**2811 Tramway Circle NE • MLS# 1078325**  
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### Sharon's Sandia Heights Market Update Past Year 4/2025 to 4/2026

12 Larger homes For Sale on Larger Lots | Avg Asking price \$1,315,325 Avg Asking price/sf \$281.48  
7 Homes Pending | Avg Asking Price \$987,129 Avg Asking price/sf \$254.44  
37 Homes Closed past year to date | Avg Sold Price \$960,733 Avg Sold price/sf.\$267.49

2 Smaller homes on smaller lots | Avg Asking price \$552,500 Avg Asking price/sf \$268.25  
3 homes pending | Avg Asking Price \$516,667 Avg Asking price/sf \$258.14

54 Homes Closed past year to date | Avg Sold Price \$487,508 Avg Sold price/sf \$268.40

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

Current Interest rates hovering around 6.15% for 30 year conventional & 5.875%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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## Thank you, Neighbors

Susan McCasland

As many of you know, my husband of 40+ years, William Neil McCasland, disappeared midday on February 27 from our home on Quail Run Court in southwest Sandia Heights.



As of writing this, there has been no trace of Neil. Bernalillo County Sheriffs' Office (BCSO), the FBI and numerous other law enforcement and search agencies have been working to find him or even to get a lead on his possible whereabouts. You, our neighbors, have been questioned by BCSO and FBI to see if anyone saw him or has surveillance or wildlife videos that might indicate where he went. I thank you all for your patience and corporation.

As he apparently left on foot and is quite athletic, there have been extensive searches in the undeveloped foothills area. You can see the areas searched so far:

[https://sandiahomeowners.org/storage/app/media/grit/2026/mccasland\\_search\\_map.png](https://sandiahomeowners.org/storage/app/media/grit/2026/mccasland_search_map.png)

If you have any information you think might be relevant, please contact BCSO at 505-468-7070 or text a tip anonymously to 847411. Your continued thoughts and well wishes mean the world to me and others among Neil's family and friends—and I sincerely thank you for them.

## Fire Insurance – Who’s at Risk?

*New in 2026: IBHS Certification*

Kathleen McCaughey, Environment & Safety  
Committee Chair

### *What Sandia Heights Homeowners Should Know in 2026*

I attended the East Mountain Wildfire Protection Association meeting in February to better understand current trends in fire insurance and how they may impact Sandia Heights. A few attendees shared that they are already unable to obtain home insurance. The meeting focused on the growing risk of losing coverage—and, importantly, new options now emerging in New Mexico. New Mexico ranks among the highest-risk states for wildfire exposure, and as a result, the insurance market is changing—especially for communities like ours.

Insurance availability and cost are no longer determined by location alone. Insurers are increasingly looking at both community-level fire protection and the specific condition of each individual property. In many cases, small differences in mitigation can significantly affect coverage decisions.

### *A Changing Insurance Landscape*

Insurance companies are responding to rising replacement costs, increasing catastrophic losses, and closer evaluation of wildfire risk. While insurers have not broadly left New Mexico, homeowners may see:

- Higher premiums
- Reduced coverage
- Non-renewals

Insurance decisions are increasingly based on property-level risk, which includes our Fire Department response and your individual property condition. This rating directly impacts insurance costs:

50% – Staffing, equipment, and training, 40% – Water supply capacity, 10% – Emergency communications

Insurers also consider how effectively a fire department can access and operate at a property. This includes factors such as:

- Road access and whether emergency vehicles can reach the home
- Adequate evacuation routes (egress) for residents and emergency access for responders
- Dead-end roads or limited entry/exit points
- Overall fire suppression logistics in the area

The Insurance Institute for Business & Home Safety (IBHS) is introducing its Wildfire Prepared Home program in New Mexico. This science-based program helps homeowners reduce wildfire risk and improve insurability.

For about \$25, homeowners can complete a DIY assessment, submit photos, and receive recommendations. Homes that meet standards can earn certification valid for three years.

Insurance companies increasingly evaluate both community protection and individual property conditions—meaning your home’s specific characteristics can directly influence your coverage.

### *Why This Matters*

- Insurance may become harder to obtain
- Mitigation will play a growing role in coverage and cost
- Individual homeowner actions matter more than ever

### *What You Can Do Now*

- Review your insurance coverage
- Confirm adequate replacement value
- Improve defensible space and home hardening
- Consider the IBHS certification program

Wildfire preparedness is no longer just about safety—it is also about protecting your ability to insure your home. Taking proactive steps now helps protect your property, your investment, and the resilience of our community.

### *Home Hardening - What Mitigation Looks Like*

Wildfire damage is often caused by embers—not flames. Small improvements can significantly reduce risk:

- Install ember-resistant covers over all roof vents
- Maintain a 0–5 foot non-combustible zone around your home
- Replace mulch with gravel or stone near structures
- Remove flammable vegetation (such as junipers)
- Keep roofs and gutters clear of debris
- Use fire-resistant materials where possible

The Environment & Safety Committee focused on home hardening through last year’s seminars and will continue to make it a top priority this year.

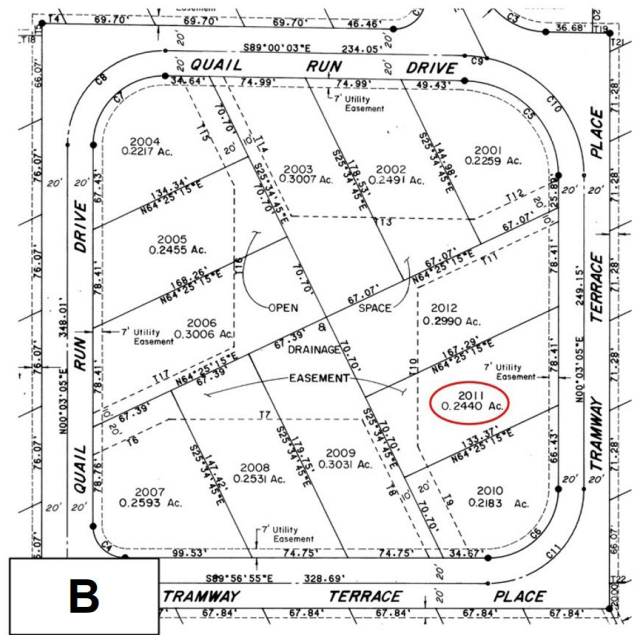
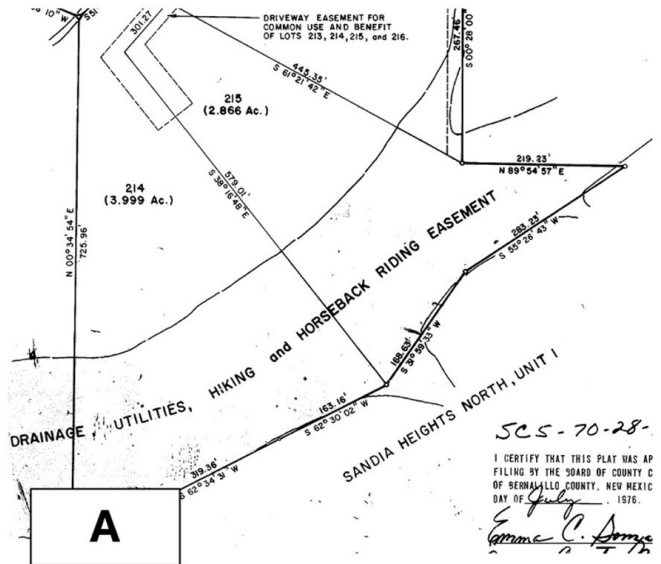
# Plat Chat

Stan Davis, Covenant Support Committee

“When in doubt, read that plat” may sound like a platitude, but in fact, it’s good advice that helps homeowners to understand how other persons, entities or even Mother Nature herself may be allowed to use your land. Each Unit in Sandia Heights has a plat (and sometimes re-plats) that shows subdivision details drawn up at the time the Unit was established (or when re-plats were made). Plats and *surveys* of individual lots/properties should be highly consistent with each other, but plats will give Unit-wide context. One use of plats is to identify where various easements are located. Note that easements are not the same as *setbacks* (see “Backstory on Setbacks”, *The GRIT*, Dec. 2025), but they serve a similar purpose in that they restrict what a property owner can do on them, and they sometimes coincide or overlap each other.

There are a variety of easements in Sandia Heights, and it important to know where these are because they are to be left alone, with no improvements made on them or obstructions put in them, at risk of penalty. Many easements have familiar names that readily indicate their use: *Utility* easements, *Waterline* easements, *Sewer* easements, *Use and Access* easements, *Private Access* easements, *Driveway* easements, and so forth.

*Drainage* easements can vary from very wide *Flood Plain* easements that follow the major arroyos cutting through our neighborhood to relatively narrow channels (usually dry, it seems) that cut through lots, often not along property boundaries. You’ll want to know where these relatively narrow drainage easements are, because if you ever need to relocate your septic system drain field, for example, you can’t go near them. (Yes... this type of *easement* has a setback!). A *Private Backyard Drainage* easement can form a linear swath along backyard property boundaries for entire blocks of lots, and neighbors must work together to keep them free of obstructions. A *Private Drainage* easement allows for drainage from a single property, but it can cut through a neighboring property (or properties): the property owner where this easement exists needs to keep that easement free from obstruction to accommodate the property owner serviced by the easement. If your property includes a swath of *Flood Plain* easement, don’t go down there and start planting and propagating aggressive invasive plants or trees (see “Trees of Heaven – Not so Heavenly”, *The GRIT*, Nov. 2024).



Examples of two easements on close-ups of plats from different Units in Sandia Heights.

A: Hiking and Horseback Riding Easement in North Sandia Heights.

B: Flood Plains are sometimes shaded, as shown on this plat for South 15. Note also the Access Easement that had to be built through lots 1215A and 1214A in South Unit 12 as an extension of Marigold Drive to gain access to South 15, which was developed after South 12.

View more plat features online: <https://sandiahomeowners.org/storage/app/media/grit/2026/platchat.png>

Sandia Heights contains some unusual easements to be reserved for recreational access or Unit aesthetics. For example, a *Hiking and Horseback Riding* easement is present in multiple North Units: this easement, which is also a drainage easement, follows the Jaral Canyon drainage; Unit South 1 also has this type of easement. At least a couple Units have *Natural Area* easements; South 4 even has two of these, occupying the backyards

of neighboring properties whose boundaries come to a point (like pie slices) in the middle of the easement. Some plats indicate *Parks*, which might be the same as Natural Area easements, that are located inside looped and lolly-popped-looped roads. South 20 and 19 have *Open Space* easements, which are located in the far backyards of neighboring properties on the inside of square-looped roads. These terms might be essentially synonymous, and all of these easements are to be left in their natural state.

Digital copies of plats can be purchased online for a small fee. Go to the Bernalillo County Clerk Records Public Access web page, Document Search and Copies. You can also visit the County Clerk's office on 415 Silver Street, 2nd floor, downtown to obtain plats.

Digital copies of plats are also available to download for free from the SHHA website for most of the Units in Sandia Heights: <https://www.sandiahomeowners.org/sandia-heights-plats>. Note that some plats and replats are missing from this collection. If you, as a homeowner, end up downloading digital plats or replats, please provide them to SHHA for uploading to this website. Note also that paper copies of many plats are available in the SHHA office, where they can be viewed but not taken.

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	JAN 2026	FEB 2026
Accepted	0	2
Worked	13	11
Closed	4	0
Open at end	9	11

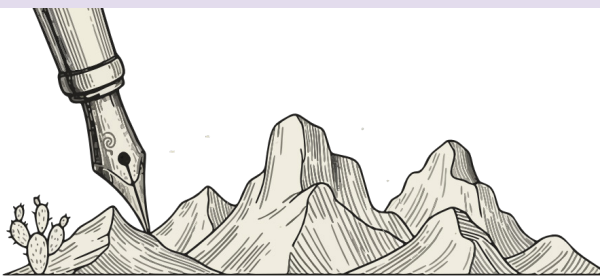
### Errata

We regret the inadvertent printing of an outdated ad for Greg Lobbereg on page 6 of the March 2026 GRIT issue. We also apologize for the omission of Jim Stewart from the Board of Directors list in March. Both errors have been corrected in the online version of the GRIT.

## Community Contributions

*Letters, notices, and opinions submitted by residents... of all ages!*

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



### Glinda and the Curious Brontosaurus Explorer

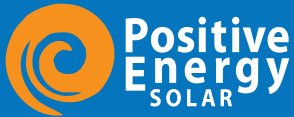
*Ellie Galvan, age 6*



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8300 Carmel Ave NE STE 203  
Albuquerque, NM 87122

**Architectural Control Committee  
Applications in February**

554 Black Bear Pl NE	Partial reroof (TPO)	Approved
573 Black Bear Rd NE	Repair stucco; repaint	Approved
670 Blackhawk Dr NE	Repair patio supports and stucco	Approved
690 Blackhawk Dr NE	Sauna with covered deck	Approved
693 Blackhawk Dr NE	Patch exterior stucco	Approved
938 Bobcat Blvd NE	Repair cracks; repaint trim	Approved
1199 Bobcat Blvd NE	Repaint trim; restain porch	Approved
1199 Bobcat Blvd NE	Full reroof (TPO)	Approved
21 Cedar Hill Rd NE	Front addition	Incomplete
7732 Cedar Canyon Rd NE	Install mini-split AC	Approved
7739 Cedar Canyon Rd NE	Replace windows	Approved
7741 Cedar Canyon Rd NE	Restucco house and walls	Approved
1553 Eagle Ridge Ln NE	Replace pool deck and patios	Approved
1515 Eagle Ridge Rd NE	Install roof solar	Approved
442 Live Oak Lp NE	Project extension (no changes)	Approved
526 Live Oak Pl NE	Reroof (tan)	Approved
1184 Laurel Lp NE	Add living room & deck	Approved
992 Lynx Lp NE	Add bathroom (~90 sq ft)	Approved

1467 Morning Glory Rd NE	Reroof (TPO); repair AC	Approved
1467 Morning Glory Rd NE	Repair/replace rooftop AC	Approved
1606 Quailwood Dr NE	Yard work (front/back)	Approved
53 Rock Ridge Ct NE	Latilla fence (propane tank)	Approved
15 Sandia Heights Dr NE	Full reroof (TPO)	Approved
211 Spring Creek Dr NE	Interior remodel; windows; entry	Approved
235 Spring Creek Ct NE	Replace evaporative cooler	Approved
901 Tramway Ln NE	Replace awning	Approved
901 Tramway Ln NE	Replace skylight	Approved
901 Tramway Ln NE	New garage door	Approved
929 Tramway Ln NE	Repaint exterior and mailbox	Approved
1020 Tramway Ln NE	Replace screen door	Approved
1020 Tramway Ln NE	Roof repair	Approved
2748 Tramway Cir NE	Full reroof (GACO)	Approved
2421 Tramway Terrace Ct NE	Reroof (TPO)	Approved
2526 Tramway Terrace Ct NE	New asphalt surface	Approved



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<b>Market Stats for Sandia Heights</b>			
Total Homes Sold	Avg. Sold Price	Avg. \$/Sq.Ft	Avg. Days on Market
<b>12</b>	<b>\$783,564</b>	<b>\$265</b>	<b>29</b>
<small>***Year to Date as of 3/18/2026</small>			

*Statistics for Detached Homes Only*



**785 Tramway Ln #4 NE**  
call for pricing



**9 La Luz Trl NE**  
call for pricing



**10 La Luz Trl NE**  
**\$1,175,000**



**Veronica Gonzales**  
Associate Broker, CRS  
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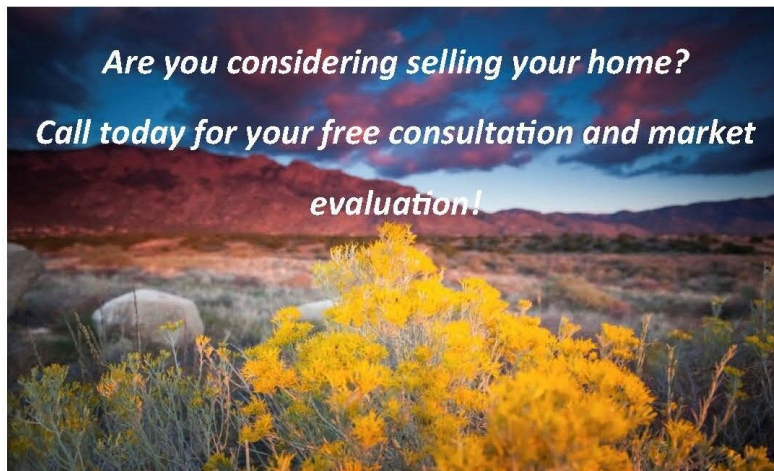
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