

May 2026

Volume 42 - No. 5

President's Note

Robin Dozier Otten, SHHA President

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Hello Sandia Heights! What a wild ride we've been on since our Annual Meeting in February!

Since then, the primary focus of the SHHA Board has been to support the work of the PNM Task Force ably led by Mark Humphrey. This group of volunteer experts has spent countless hours working on behalf of our community to protect our interests in urging the Bernalillo County Commissioners to grant SHHA's appeal of the BernCo Planning Commission's Dec 3rd recommendation to approve PNM's application for a Sector Plan Amendment and Special Use Permit to construct an electric substation and install 90 ft. towers with 115kV transmission lines along Tramway Blvd.

Most recently, the Task Force has completed the following tasks:

1. Authored a letter to the County Commissioners and shared it with SHHA residents for submission through the BernCo Planning Dept.
2. Formed, with homeowners in North Albuquerque Acres (NAA), a Technical Advisory Group composed of subject matter experts that has already held an initial meeting with PNM staff to seek a preferable solution for increasing electric service to Northeast Albuquerque
3. Notified residents of Sandia Heights and NAA of PNM's project applications and the May 12 county commission meeting

The qualifications of the members of both the SHHA Task Force and the Technical Working Group are impressive. All of us owe a debt of gratitude to these neighbors!

In the midst of all this activity, SHHA committees have continued to function according to their newly enacted charters. We are certainly blessed by many members who are willing to share their time and expertise.

Finally, I ask for compassion and support for Susan McCasland as she deals with the disappearance of her husband, Neil.



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; Communitation 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

Board Notes for April

Kathleen McCaughey

The proposed PNM substation and transmission line project continues to be a primary topic at Board meetings. The April meeting opened with Robin Otten recognizing the dedicated and highly capable volunteers continuing to work on behalf of the community.

PNM Update

The Bernalillo County Commission previously granted a 120 day continuance on the zoning case involving the proposed PNM substation near Paseo del Norte and associated transmission infrastructure along Tramway Boulevard.

A follow-up Bernalillo County Commission (BCC) hearing is scheduled for Tuesday, May 12, 2026, at 3:00 pm at 415 Silver SW.

Residents continue raising concerns regarding wildfire risk in a high hazard corridor, evacuation constraints, scenic impacts along Tramway, and whether alternative locations have been fully considered.

SHHA volunteers remain actively engaged and continue coordinating information for residents.

Covenants and Community Standards

The Covenant Support Committee Chair and the Vice President are working with homeowners in North Unit 2, who are moving forward with proposed covenant changes to restrict short term rentals.

SHHA is also working to develop a streamlined “one amendment” model that could be used by other units interested in similar updates.

Interested in making changes to your own covenants? Learn more on the SHHA website.

Community Service and Membership

The Committee gathered feedback from Directors regarding the recent Annual Meeting, including what worked well and where improvements can be made.

Have ideas? Input from residents is always welcome.

Work is also underway on a new resident landing page for the website, designed to help new homeowners easily find key information and get connected to the community.

Communications and Publications

Last month, the printed GRIT was mailed to every physical address in Sandia Heights. Beginning this month, distribution returns to member households only, using the mailing address on file.

All members have been resubscribed to receive the printed GRIT. If you prefer not to receive a mailed copy, you may opt out or update your information here: <https://sandiahomeowners.org/account/request>

If you do not receive the printed GRIT this month and believe you should, please check whether you have an outdated or secondary address on file.

Environment and Safety

The Environment and Safety Committee is hosting upcoming wildfire preparedness workshops focused on practical home hardening steps, including how to cover roof and exterior vents to prevent embers from entering your home.

The ESC has also launched a new **Wildfire Subcommittee**, a strong reflection of the passion and commitment that your SHHA volunteers continue to bring to protecting Sandia Heights as we head into the hot, dry summer months.

Governance

Several committee charters, including Governance, Environment and Safety, Nominating, and Finance, have been updated using a standardized format and are now available on the website.

These updates improve clarity and consistency across committees and reflect the flexibility provided under the newly adopted Bylaws, including expanded opportunities for member participation.

Nominating Committee

As the Nominating Committee begins reviewing next year’s Board composition, several three year Director terms and officer positions will be ending. This means we will be looking for new volunteers. Serving on the Board is one of the most meaningful ways to contribute to the community. It provides an opportunity to shape decisions, support neighbors, and help ensure the long term strength of Sandia Heights.

Residents interested in learning more are encouraged to reach out: <https://www.sandiahomeowners.org/how-join-committee-or-board>

Upcoming Events at a Glance

Food Truck Thursdays

Every Thursday | 4:00 PM to 8:00 PM | 12700 San Rafael Ave NE, outside Mesh Hair Studio

As the weather warms up, *Hamburger y Tacos* food truck will be in the parking lot every Thursday serving up all the deliciousness.

Wildfire Vent Protection Workshop

Saturday, May 9, 2026 | 9:30 AM to 11:00 AM | Location to be announced

Learn practical ways to reduce wildfire risk.

Limited to 50 participants. More details on page 6.

Dog Day at the Tram - Celebrating Dog Moms

Saturday, May 9, 2026 | 9:00 AM to 11:00 AM | Sandia Tram Lower Parking Lot

Additional details: <https://sandiapeak.com/celebrate-dog-moms-this-mothers-day/>

Bernalillo County Commission (BCC) Hearing with PNM

Tuesday, May 12, 2026 | 3:00 PM | 415 Silver SW

Free bus transportation available. See SHHA website to RSVP.

The bus will depart from the SHHA Office at 1:30 PM on Tuesday, May 12.

Tramway Trash Pickup

Saturday, May 16, 2026 | 8:30 AM | SHHA Office

Garbage bags provided. Please bring gloves.

Free O'Bean's coffee afterward. The more the merrier.

North Sandia Heights Wildfire Preparedness Workshop

Saturday, June 6, 2026 | 9:30 AM to 11:00 AM | Location to be announced

Learn about evacuation challenges, wildfire response realities, and how neighbors can work together to prepare. More details on page 6.



PNM Substation Update

Next Hearing

Sandia Heights Homeowners Association PNM Special Task Group

The Public Service Company of New Mexico (PNM) is proposing to build a new electrical substation near Paseo del Norte and route high voltage transmission lines on tall poles 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 resulted in a 120 day continuance. The BCC directed County staff to complete additional analyses for the project, including independent third party review of:

- Substation siting
- Transmission corridor siting
- Feasibility and estimated costs for underground transmission lines

Thank you to all members of our Sandia Heights community who wrote to the County (more than 630 emails were received), attended the standing room only January hearing, and spoke in opposition. Our voices were heard.



The next BCC hearing is scheduled for **Tuesday, May 12, 2026 at 3:00 PM** and is expected to include a report back from County staff regarding the status and schedule of the additional studies requested by Commissioners.

SHHA has arranged bus transportation for residents wishing to attend. The bus will depart from **12700 San Rafael Ave NE, Suite 3** at **1:30 PM** and return approximately **5:30 to 6:30 PM**.

Since the January hearing, the SHHA PNM Special Task Group has reached out to PNM and the County several times to determine the plan for the additional analyses and to push for meaningful public involvement.

To that end, the Task Group has promoted formation of a Technical Working Group that would include technical representatives of:

- PNM
- Bernalillo County
- SHHA
- Other appellants
- North Albuquerque Acres Community Association

The purpose of this group would be to identify practical, workable alternative locations for the substation and alternative routing for transmission lines that work for all parties.

The BCC has taken an unusual approach in directing County staff to complete these additional analyses. As a result, the process, schedule, and ultimate fate of the PNM permit application remain 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 forward.

The Task Group will continue to monitor the process, communicate with residents, and act in the interests of the community.

Residents who want to follow updates or participate in discussion can join the informal community Google Group linked on the SHHA website.

If you have been following this issue, and particularly if you have concerns about PNM's proposal, please mark **May 12** on your calendar. Continued community participation helps show that residents remain engaged as the process moves forward.



The Tenacious Team, a broader group of neighborhood volunteers supporting the PNM Special Task Group, joins members along Tramway Boulevard to raise awareness about PNM’s proposed substation and overhead transmission line project and encourage continued community involvement.



March Calls to Sandia Heights Security Patrol

Alarms	7
Lost/Found Person	2
Loud Music/Party	1
Motorcycle Nuisance	1
Newspaper/Package Pickup	20
Noise Complaint	2
Open Door/Window/Garage	3
Parking Problem	2
Salesman Complaint	1
Special Extra Patrol	2
Special Request/Vacation	76
Suspicious Activity	14
Theft	1
Threat	1
Utility Assist	1
Welfare Check	3
MARCH TOTALS	137

Covenant Violation Complaint Log

	March
Accepted	7
Closed	5
Open	13



Errata

The April 2026 Plat Chat article’s image caption was incorrect. The proper image-caption pairs can be viewed online. <https://sandiahomeowners.org/storage/app/media/grit/2026/platchat.png>

Details About Upcoming Wildfire Safety Workshops for Sandia Heights Residents

SHHA Environment and Safety Committee

Wildfire Risk Reduction Workshop: How to Cover Your Exterior Vents

Saturday, May 9, 2026, 9:30 AM to 11:00 AM

Did you know that in a wildfire, embers blown ahead of the main fire cause 60 to 90 percent of home ignitions? Burning embers can travel more than a mile and enter attics, crawl spaces, under decks, and other vulnerable areas through vents. Join your neighbors for a practical DIY presentation featuring:

- Video presentation & demonstrations
- Displays & handouts
- Guidance on covering existing vents
- Information on commercially available fire resistant products

This workshop is limited to 50 participants. Additional sessions may be scheduled based on interest. Location to be announced.

RSVP: <https://forms.office.com/r/vtWc35okjR>

Wildfire Risk Reduction in North Sandia Heights: Be Prepared

Saturday, June 6, 2026, 9:30 AM to 11:00 AM

North Sandia Heights has limited evacuation routes and terrain that can be challenging for wildfire response. These factors, along with prevention strategies, will be discussed by Lt. Joshua Skron Dahl, Bernalillo County Wildland Fire Coordinator.

Join your neighbors to learn how we can work together to reduce wildfire risk and improve community preparedness. Location to be announced.

RSVP: <https://forms.office.com/r/rwtQojU8c7>

Tramway Bike Path Etiquette

Larry Layne

SHHA Environment and Safety Committee

As we phase into spring and summer, the Tramway bike path fills with ever increasing activity. The Tramway bike path is multi-use, meaning that it's open to walkers, runners, skateboarders (including motorized skateboards), skaters, motorized scooterers, conventional bikers and e-bikers. These activities are all in the name of fun and exercise but underlain with potential disaster which is easily avoidable.

The most prevalent users are walkers/runners and bikers. Both have a responsibility for avoiding collisions, but in different ways. As a frequent walker on the bike path, and almost always with a dog, I know I must constantly be vigilant for bikers coming up behind me. Sometimes they seemingly appear out of thin air. The bikers are not a problem in and of themselves, but rather their speed and almost never announcing themselves. Sometimes this is a concern for a walker/runner, but when a dog is involved, it almost always is.

If I'm aware a biker is going to be passing me, I make sure my dog is on a short leash. Otherwise, it gets a longer lead. The primary issue is that for bikers coming up from behind at a relatively high rate of speed (15 mph and higher) and not announcing themselves, there's a real risk of the dog darting across the path in front of the biker at the last minute, resulting in chaos for everyone.

For bikers in this situation, there's little effort in making sure they announce themselves and then looking for some kind of acknowledgement they've been heard. This is particularly true for e-bikes because e-bikes are far heavier than conventional bikes and can't be maneuvered as deftly. Simply slowing down and/or announcing their presence can go a long way towards avoiding injury. For those bikers who feel the need for speed, the better place to ride would be the bike lane on Tramway Blvd as there are no pedestrians to contend with.

On the other hand, there's also a responsibility on the part of walkers/runners utilizing the bike path, and that responsibility is to simply just remain aware. Not that said people have to constantly look over their shoulders.

The issue is that it's fairly routine for walkers/runners to be wearing ear buds with whatever they're listening to being cranked up so loud that they probably can't even hear themselves breathe, much less hear any sounds around them. Couple that with heavy traffic on the Blvd and you become functionally deaf.

On several occasions while biking, I've come up behind walkers/runners, announced myself plainly, then noticed how startled the walker/runner is when I pass them. Why were they startled? Because they couldn't hear anything except whatever was in their ear buds. Because the bike path is a multi-use route, it's important to be able to listen for some of the sounds around you, for purposes of disaster avoidance if nothing else.

As activity increases on the bike path, its enjoyment can be realized more effectively for everyone by practicing a little common courtesy. Can I hear things around me? Is the other person aware I'm here? Should I slow down a little? Answering those simple questions could go a long way towards averting some otherwise preventable mishaps.

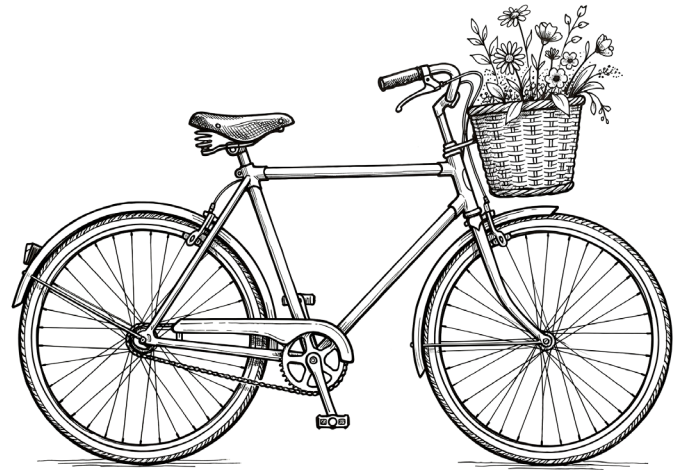


Photo Caption Contest

Communication & Publications Committee

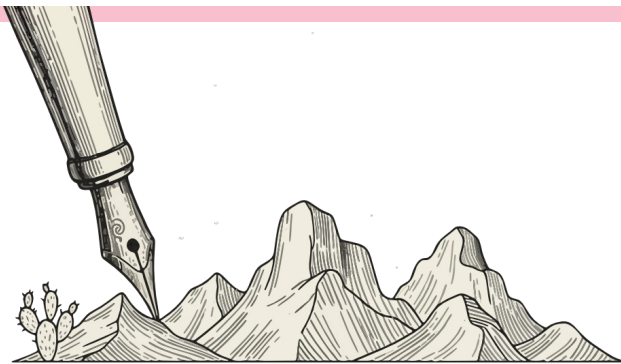
Put your wit to work for a chance to win a **\$10 gift card to O'Beans**. Submit your best caption by May 20 at <http://sandiaheightsgrit.app/caption>. The winning entry will appear in the next issue of the GRIT.



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



Outside Influence on Local Projects

Debbie Bryant

As Sandia Heights residents continue following the proposed PNM substation and transmission line project near Tramway Boulevard, many neighbors have been discussing broader questions about who influences major infrastructure decisions in New Mexico and how advocacy campaigns are disclosed to the public.

In April, the New Mexico State Ethics Commission filed a lawsuit against **Elevate New Mexico**, a Virginia based corporation, alleging violations of the state Lobbyist Regulation Act.

According to the Commission, Elevate New Mexico conducted an extensive, unregistered, and undisclosed advertising campaign intended to influence New Mexico Environment Department Secretary James Kenney regarding air permit applications tied to two natural gas fueled microgrid power plants associated with “Project Jupiter,” a proposed data center development in Doña Ana County.

The alleged campaign reportedly included digital advertisements, print mailers distributed across multiple counties, and an online platform encouraging members of the public to submit comments supporting permit approval.

While the lawsuit does not reference the proposed PNM Tramway project, **Elevate New Mexico was also a documented speaker at at least two Bernalillo County hearings involving that proposal.**

For Sandia Heights residents engaged in the PNM matter, the case is a reminder that transparency in public decision making matters. Whether one supports or opposes a project, communities deserve to know who is advocating, on whose behalf, and under what rules.

Source: New Mexico State Ethics Commission press release, Apr 23, 2026. <https://www.sec.nm.gov/2026/04/23/press-release-state-ethics-commission-files-lawsuit-against-elevate-new-mexico-a-virginia-corporation-for-violations-of-the-lobbyist-regulation-act/>



Neighbor Appreciation

When a Complete Stranger Stops and Asks “Do You Need Help?”: We would love to know the names of the two strangers who stopped and helped us on Monday evening, April 13. My wife and I would like to thank the young woman who stopped to ask if we needed help with a vehicle stuck in our gravel driveway at the corner of Tramway Lane and Antelope NE. She went to get her husband and returned with the whole beautiful family. As luck would have it, another couple with a larger pickup also stopped to help. Together we got the stuck vehicle pulled out. We are so fortunate to have such great neighbors in Sandia Heights. Thank you so much! - *Michael Murillo*

A Note of Thanks for the Many Hands Behind the Work: The April GRIT is phenomenal. The talent and hard work behind it are clear, and I’m thankful to everyone who contributed. I’m also grateful for the SHHA leaders and volunteers working on so many fronts for residents. Please know your dedication and effort are appreciated. - *Vivian George*

Classifieds

Photo Request: Sandias & Albuquerque Area: Seeking geologically interesting or scenic photographs of the Sandia Mountains and greater Albuquerque area for possible inclusion in this year’s New Mexico Geological Society educational guidebook. If selected, photographers will receive credit. Photos needed by early June. Contact Sean Connell at 505-280-5422 or sean.connell@nmt.edu.

Excerpt from *Catch A Twinkle: A Foreverness of Life in Verse*

Linda Bairstow

On a dark and hollow night when moonlight pours down upon a rabbit, the world is
hushed still

As the rabbit.

Nary a twitch. A wide-eyed stillness expectant of—anything.

The rabbit's silken silhouette is outlined with moon glitter. As if it's transfixed within
an enchantment—and creating an enchantment.

—Alive with omens.

But good omens or bad omens? Glittering, glimmering affirmations of a divine
world? If so—divine for whom? For coyotes, owls? If bad omens, bad for whom?

In this dark, hushed eeriness.

The bunny's glowing haunches are primed, on the ready. Expectations are primed.
...We wait.



Sandia Heights Magic - Bill Fredrickson

Editor's Note: After last month's invitation to recognize local artists and authors, resident Linda Bairstow kindly responded with selections from her new poetry collection, *Catch A Twinkle*. I'm pleased to share an excerpt here and hope it encourages others to submit their own writing, photography, art, and stories in future issues. In one of those small editorial coincidences, this poem arrived alongside a moon photograph submitted separately by Bill Fredrickson. Though created independently, the two pieces felt related.

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Sharon's Sandia Heights Market Update Past Year 5/2025 to 5/2026

8 Larger homes For Sale on Larger Lots | Avg Asking price \$1,200,625 Avg Asking price/sf \$276.02
9 Homes Pending | Avg Asking Price \$1,217,878 Avg Asking price/sf \$318.55
43 Homes Closed past year to date | Avg Sold Price \$951,085 Avg Sold price/sf.\$263.82

5 Smaller homes on smaller lots | Avg Asking price \$532,800 Avg Asking price/sf \$293.66
4 homes pending | Avg Asking Price \$461,250 Avg Asking price/sf \$255.76

49 Homes Closed past year to date | Avg Sold Price \$478,754 Avg Sold price/sf \$268.75

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

Current Interest rates hovering around 6.375% for 30 year conventional & 5.875%VA



SOLD!

18 Sandia Heights Drive NE



SOLD!

2027 Quail Run Dr NE



SOLD!

908 Tramway Lane NE



SOLD!

1929 Quail Run Drive NE

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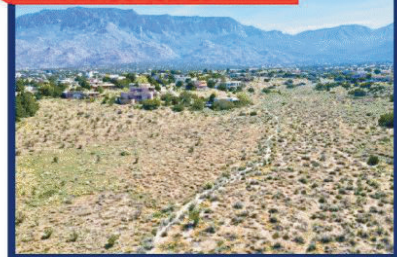
18 Cedar Hill Road NE • MLS# 1101364
4844 SQ FT 4BR 5BA .76 Acres

FOR SALE



51 Rock Ridge Drive NE • MLS# 1096846
4181 SQ FT 3BR 4BA .93 Acres

PENDING



1239 Rockrose Road NE • MLS#1089043
LAND LOT

SOLD



419 Live Oak Court NE • MLS# 1097510
2857 SQ FT 3 BD 3 BA 1.1 Acres

SOLD



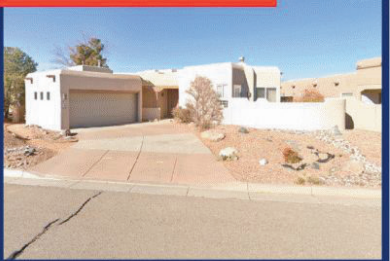
213 Spring Creek Pl NE • MLS#1087202
4844 SQ FT 4BR 5BA .76 Acres

SOLD



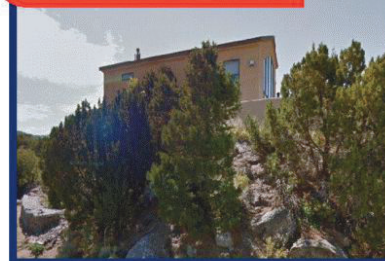
307 Big Horn Ridge Dr NE • MLS# 1089730
3095 SQ FT 4BR 4BA 1.19 Acres

COMING SOON



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

COMING SOON



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

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Architectural Control Committee Logs

21 Cedar Hill Rd	Build addition	Approved
1109 San Rafael Ave	Build art studio	Approved
2022 Quail Run Dr	Build pergola	Approved
795-O Tramway Ln	Install carport posts	Approved
358 Big Horn Ridge Dr	Redo backyard	Incomplete
1459 Bluebell Dr	Install roof solar	Approved
940 Bobcat Blvd	Replace garage doors	Approved
1126 Marigold Dr	Replace coolers	Approved
8207 Indigo Ct	Add cinderblocks	Approved
2738 Tramway Cir	Replace gates	Approved
953 Deer Dr	Move shed	Approved
1121 Marigold Dr	Repaint trim	Approved
1121 Marigold Dr	Replace mailbox	Approved
720-13 Tramway Ln	Install garage door	Approved
830-D Live Oak Rd	Replace roof	Approved
1701 Quail Run Ct	Remove gravel roof	Approved
1168 Laurel Lp	Replace gate	Approved
1822 Tramway Terrace Lp	Remove dead tree	Approved
184 Big Horn Ridge Dr	Improve landscaping	Approved
535 Black Bear Rd	Replace patio	Approved
908 Tramway Ln	Install patio	Approved
2163 Black Willow Dr	Reroof in TPO	Approved
1117 Rockrose Rd	Redo fence	Denied

9101 Lynx Lp	Replace HVAC	Approved
453 Live Oak Ln	Paint front door	Approved
670 Blackhawk Dr	Replace roof	Approved
2710 Tramway Cir	Replace fence	Approved
7713 Cedar Canyon Pl	Mulch	Approved
939 Bobcat Blvd	Replace window	Approved
307 Big Horn Ridge Rd	Install roof solar	Approved
309 Big Horn Ridge Rd	Install shingles	Approved
8217 Indigo Ct	Replace windows	Approved
1411 Bluebell Pl	Reroof in tan TPO	Approved
2014 Quail Run Dr	Change fence	Incomplete
450 Live Oak Ln	Repair stucco	Approved
309 Big Horn Ridge Rd	Pave asphalt	Approved
1167 Laurel Lp	Install roof solar	Approved
1059 Red Oaks Lp	Replace septic	Approved

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Market Stats for Sandia Heights

Total Homes Sold	Avg. Sold Price	Avg. \$/Sq.Ft	Avg. Days on Market
16	\$873,240	\$265	38

***Year to Date as of 4/18/2026

Statistics for Detached Homes Only

Sandia Heights Listings



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13301 Russian Sage Ct NE | \$1,715,000

What's Your Home Worth



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PENDING



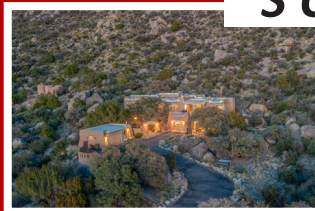
**785 Tramway Ln #4 NE
\$375,000**

FOR SALE



**9 La Luz Trl NE
\$395,000**

SOLD



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



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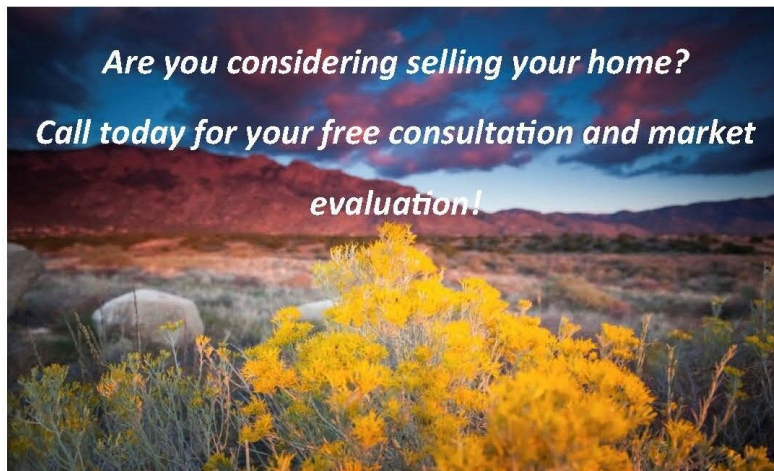
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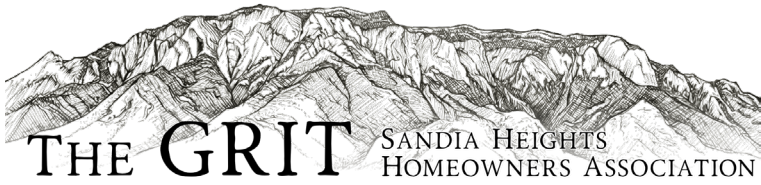
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