

June 2026

Volume 42 - No. 6

County Commissioners Deny PNM Proposal

SHHA PNM Task Group

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At a May 12, 2026 hearing, the Bernalillo County Board of Commissioners (BCC) granted the three community appeals, including one filed by the Sandia Heights Homeowners Association, thereby denying PNM's proposal to construct a 3.5 acre, 66 MVA electrical substation on Paseo del Norte Boulevard and 115 kV power lines on 90 foot towers along eastern Paseo del Norte and Tramway Boulevards.

The decision marked a significant milestone for the affected communities and followed months of organizing, technical analysis, public testimony, and participation by residents in Sandia Heights and North Albuquerque Acres. Although the appeals were granted, the need for additional electrical infrastructure in Northeast Albuquerque remains an active issue. By the evening of May 12, the local PNM discussion Google group filled with reactions from residents, task force members, and neighbors who had spent months working on the issue. Selected excerpts from that community conversation appear below.



"We are still in shock!!!! Everyone's hard work paid off!!!!!" — C.K.

"Our odds were a big fat zero last September. Today, we pitched a shutout." — M.H.

I couldn't believe it at first. I kept waiting for the other shoe to drop!" — D.B.

"So happy to hear this terrific news." — C.Y.

"The little people were heard and won." — K.V.

"The power of the people is greater than PNM's power!" — E.K.

👍😄👏 — K.J.

"Today, we celebrate" — M.H.

"It is 2:18 a.m. in Italy and I am not sure I will go back to sleep." — K.M.

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), Mark Stiles (23)

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

Concerns with the Proposal

PNM’s application for the substation and transmission lines was incomplete and did not adequately support the proposed project. The substation proposed for a residentially zoned neighborhood would have been more than three times the size of other substations in the area and designed for roughly three times the capacity (66 MVA versus 22.4 MVA for the Tramway and Hamilton I & II substations).

The proposed transmission corridor would have placed high voltage power lines within a narrow easement adjacent to the Tramway recreational trail and within approximately 100 feet of at least 37 Sandia Heights homes. Residents also raised concerns regarding wildfire risk, visual impacts, property values, and possible effects on homeowners’ insurance availability and cost.

In its application and presentations, PNM argued that existing electrical infrastructure in Northeast Albuquerque is at or above capacity, especially during the summer months. Those testifying on behalf of SHHA did not dispute that additional infrastructure improvements may be necessary. However, PNM did not provide sufficient electrical load data to justify placing such a large facility in the slowest growing portion of the service area. Sandia Heights has been more than 95% built out for many years. The BCC and appellants were ultimately not convinced that the proposed “area of need” had been clearly defined or adequately supported.

What Happens Next?

With the denial of its application, PNM must now reconsider how to meet growing electrical demand in Northeast Albuquerque.

PNM could continue pursuing the denied proposal through litigation or by appealing to the New Mexico Public Regulation Commission. Notably, PNM challenged a similar BCC decision in court in 2021 and did not prevail.

Alternatively, PNM could revise the project and submit a new application for infrastructure located closer to the areas experiencing the greatest growth farther west. A Technical Working Group (TWG), composed of qualified active and retired professionals

representing the affected neighborhoods and appellants, has volunteered to work with PNM to evaluate alternative locations for the necessary electrical facilities.

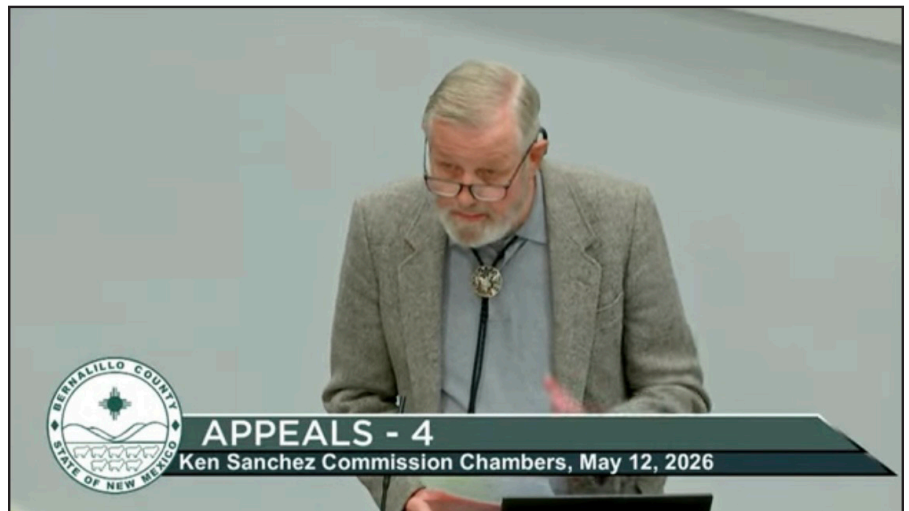
Community Updates

SHHA will continue monitoring this issue and organizing a community meeting to share information and gather resident feedback, with updates and scheduling information to be distributed through email and posted on the SHHA website.

Thank You to Sandia Heights Residents

Thank you to everyone who wrote letters, made calls, attended hearings, or otherwise participated in this process. Public participation played an important role throughout the proceedings.

Residents who wish to do so may also consider thanking the Bernalillo County Board of Commissioners for their careful consideration and deliberation on this matter.



Top: PNM Task Force member Keith Julian and Bottom: SHHA President Robin Dozier Otten, speaking at the May 12th hearing with the BCC.

President's Note

Robin Dozier Otten, President

One thing that stood out to me at the May 12 Bernalillo County Commission hearing was the extraordinary level of community participation. The bus SHHA rented to transport residents to the meeting was full, and neighbors from across Sandia Heights and North Albuquerque Acres showed up in remarkable numbers. Thank you to everyone who attended, wrote letters, volunteered, researched, organized, or spoke during this long process. Your presence truly made a difference, and I could not be more proud to be part of this community.

As we all welcomed the recent rain and look forward to the prospect of a wet El Niño, there are other challenges that continue to demand the Board's attention. Several of these topics fall within the purview of the Environment and Safety Committee, which works to keep residents informed about wildfire risk reduction as well as the disturbing and illegal nighttime vehicle noise along Tramway. We have some ideas regarding these issues and welcome additional volunteers interested in helping develop possible solutions. Kathleen McCaughey chairs this committee and would welcome your participation.

In closing, I wish you all a terrific summer. I hope you take time to relax and enjoy the people and activities you like most. Happy summer!

Caption Contest Winner

Congratulations to last month's Caption Contest winner, Nicole Wascoe Bauman, for her caption: "Asparagus Gigante! Giant Espárragos!"



Board Notes

Kathleen McCaughey, Vice President

Community Appeals Granted in PNM Case

Following the May 12 Bernalillo County Commission decision denying PNM's proposed substation and transmission line project, the Board discussed next steps for continued resident communication, coordination with neighboring communities, and expansion of the PNM Special Task Group.

Record ACC Activity

The Architectural Control Committee reported 158 applications submitted during the first four months of 2026, compared to 93 during the same period last year. Much of the increase reflects the newer online application system and separate submissions now being required for individual projects.

Community Events and Volunteer Efforts

Board members noted strong participation in recent community events, including the neighborhood shredding day and Tramway trash cleanup efforts.

New Board Member Appointed

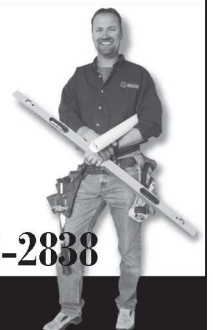
Resident Mark Stiles was appointed to the Covenant Support Committee and approved as a new Board member. A retired finance and accounting professional, Stiles said he hopes to help preserve the quality of life that makes Sandia Heights unique.



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New Community Effort to Reduce Wildfire Risk and Improve Yard Waste Removal

Kathleen McCaughey,
Environment & Safety Committee

If you've ever looked at a pile of cactus pads, dead branches, and assorted wind-delivered vegetation and wondered, "Now what?", you're not alone. Wildfire fuel in our yards has a way of accumulating faster than most of us would like. SHHA is exploring ways to make yard waste removal easier for residents while also identifying more sustainable ways to manage and reuse this material.

As a high-risk wildland urban interface community, Sandia Heights faces unique challenges in managing vegetation that can contribute to wildfire danger. Current yard waste services can make disposal difficult for cactus, large branches, and bulky vegetation.

To address these challenges, SHHA is developing a community-based pilot program that could provide coordinated yard waste collection through scheduled neighborhood pickups and/or centralized drop-off options. The goals are to reduce wildfire fuel across the neighborhood, make home hardening easier for residents, and test a more practical long-term approach to yard waste management while diverting organic material from landfills.

HELP SHAPE A YARD WASTE PILOT PROGRAM!

Tell us what would make yard waste removal easier in this 2-minute survey.

<https://shha.s.gy/SjpaVP>



Wildfire Preparedness Workshop

June 6, 9:30am

Church of the Good Shepherd,
7834 Tennyson St NE

Join BernCo Wildland Fire Coordinator Lt. Joshua Skron Dahl for a workshop on reducing wildfire risk around your home and improving community preparedness. Topics will include home hardening, evacuation considerations, and wildfire challenges unique to Sandia Heights. Breakout discussions by neighborhood area will be included.

Due to extreme wildfire risk this summer, this workshop has been expanded from its original focus on North Sandia Heights to include all of Sandia Heights.

Please pre-register. If Lt. Skron Dahl is called away to an active wildfire, registered participants will be notified of any postponement.

<https://shha.s.gy/V4L8Zs>



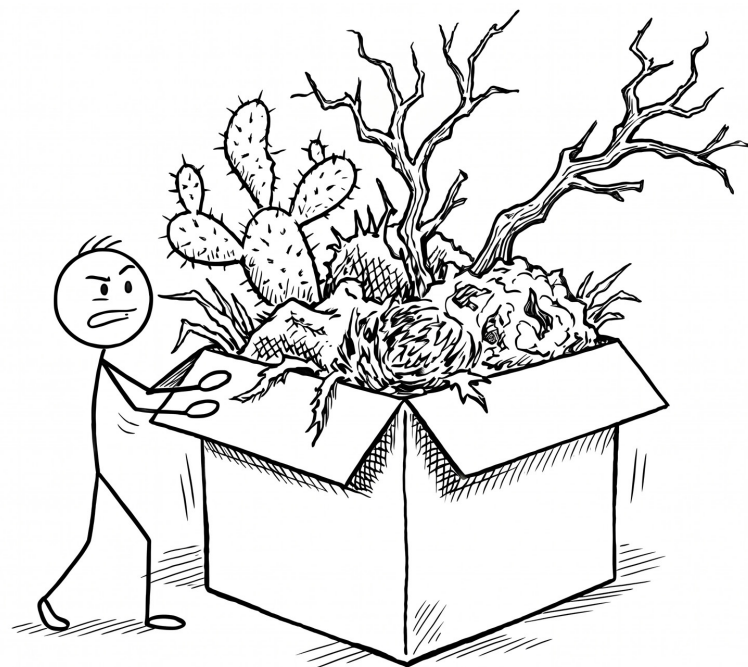
Wildfire Vent Workshop

July 15, 7:30pm

Wildfire embers start up to 90% of home ignitions. Join us for a hands-on session that will demonstrate how to exclude embers by covering wall and roof vents.

Please pre-register.
Seats are limited.

<https://shha.s.gy/V9SiT5>



Drifting Along with the Tumbling Tumbleweeds

Larry Layne,
Environment & Safety Committee

The Sons of the Pioneers made “Tumbling Tumbleweeds” a household tune—at least in older households. The song helped turn tumbleweeds into an icon of the American West, even though the most notorious tumbleweed wasn’t originally part of the West at all.

While several plants can form tumbleweeds, the most familiar is Russian thistle (*Salsola tragus*), an invasive annual introduced to North America in the 1870s, likely through contaminated flaxseed shipments from Russia. If you had traveled through the West before then, you would not have seen tumbleweeds rolling across the landscape.

Russian thistle is not entirely without value. Young plants have occasionally served as emergency livestock forage. Once mature, however, they clog fences, culverts, and roads, create significant fire hazards, and compete aggressively with native plants for water and sunlight. Anyone who has spent time in Sandia Heights has likely noticed how rapidly they have spread in recent years.

Many residents are concerned about controlling tumbleweeds, and the most direct approach is simply to pull them out by the root. Russian thistle has a single taproot rather than a fibrous root system, making hand removal effective when plants are young. Gloves are strongly recommended, as both young and mature plants develop short spines that can make removal unpleasant.



Young tumbleweed

Another mechanical control method is cutting plants at or near ground level. However, repeated cutting is usually necessary because the root survives and regrowth commonly occurs throughout the season.

Chemical control is also an option. Horticultural vinegar, which contains 10–30% acetic acid compared to 5% in household vinegar, can be sprayed directly on plants. Some gardeners also use mixtures of vinegar, Epsom salts, and dish soap. These treatments can be effective on young plants but often require multiple applications because they do not kill the root.

Herbicides may also be effective, particularly on smaller plants. As with any chemical treatment, users should carefully read and follow all label directions and consider potential impacts on human health and the environment.

Whatever control method you choose, the key is early action. Treat individual plants rather than spraying broad areas, and remove them before they produce seed.

Finally, learn to recognize tumbleweeds accurately. Several native plants can look somewhat similar, but unlike Russian thistle, they do not have spines. A few examples are shown here.

Whether Russian thistle can be substantially reduced in Sandia Heights remains to be seen, but success will require a community-wide effort. For those willing to take up the challenge, happy hunting.



Tumbleweed taproot



Wild Tarragon: Not a tumbleweed



April Calls to Sandia Heights Security Patrol

Alarms	4
Customer Assist	4
Customer Inquiry	2
Lost/Found Pet	2
Loud Music/Party	1
Misc Call	2
Motorecycle Nuisance	1
Neighbor Dispute	1
Package Pickup	18
Noise Complaint	1
Parking Problem	1
Salesman Complaint	1
Special Extra Patrol	3
Special Request/Vacation	75
Suspicious Activity	4
Suspicious Person	6
Suspicious Vehicle	9
Attempted Vehicle Burglary	1
Vehicle Burglary	1
APRIL TOTALS	137

Covenant Violation Complaint Log

	April
Accepted	1
Closed	0
Open	12

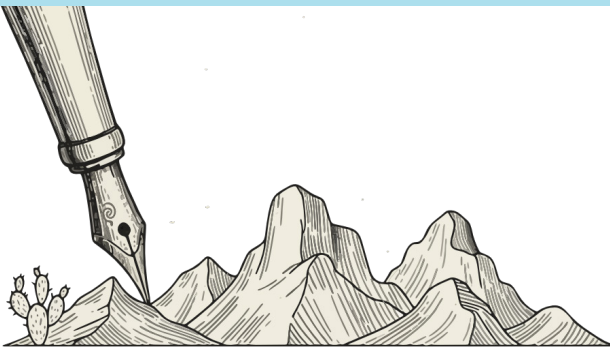


Kochia: Not a tumbleweed

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



A Community That Showed Up for Families Like Mine

Katlin Magi

My family lives in one of the 37 homes identified as being within 100 feet of the proposed PNM transmission line route.

As a working single mother of three children, I was not able to participate in the activism and organizing effort the way many others in this community did. I followed updates late at night instead of attending meetings in person.

For months, I worried about wildfire and health risks of having high voltage power lines towering over our backyard. Those thoughts kept me up many nights.

What I want to say now is thank you.

Because of the countless neighbors who volunteered their time, spoke up at hearings, organized information, and refused to let this community be overlooked, families like mine feel heard and protected. The community response to this issue has been extraordinary.

My children and I will sleep better because of it.



Urgent Need for Conservation

Art Morganti

On May 12, the Bernalillo County Commission denied PNM's flawed application to build a substation and 90 foot transmission towers in our area. It was the right decision, and the voices of our residents played a meaningful role in the outcome.

Following the hearing, Laurie Willam, Senior Vice President of Integrated Planning and Transmission Development for PNM, stated that "there will be unavoidable power outages in the Northeast Heights because of this decision." Most people agree that additional electrical capacity is needed, particularly in the area experiencing the most growth around Wyoming and Paseo del Norte.

Until PNM identifies an appropriate location for long overdue infrastructure, we can all help by reducing our electricity use in reasonable, practical ways.

There is plenty of low hanging fruit when it comes to conservation, much of it requiring little or no change to daily routines, and many steps can even lower your monthly bill. One popular idea is to reduce reliance on electric clothes dryers. In our dry climate, a few minutes in the dryer followed by hanging clothes damp, or using an indoor drying rack, works remarkably well. Your clothes will last longer, and you will add a bit of humidity to your home.

Whether you already have your own conservation habits or are looking for new ones, one action is especially important: **avoid contributing to peak electrical demand between 4 p.m. and 6 p.m., particularly on hot afternoons.** This is when the grid is under the greatest strain. If possible, try to reschedule laundry, electric vehicle charging, large appliance use, and other high demand activities outside those hours.

Together, small steps can make a significant difference for our community.

Classifieds

Family Looking for Evening Household Help.

Family with 3 youngs kids looking for evening household help, kitchen clean up and light tidying after dinner. Mon thru Fri, a couple hours/day, up to 7:30PM. Perfect evening job for high school or college student! 352-872-2736

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Neighbor Appreciation

Anna and I in the office want to thank the wonderful residents who brighten our days with kind words, smiles, and delicious treats. The residents of Sandia Heights are why we are here. — Trish Lovato

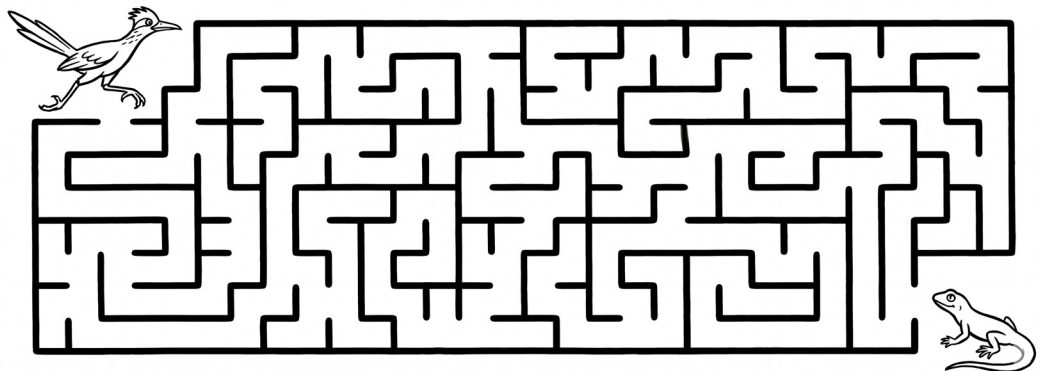
Thank you to all who volunteered for the Tramway trash cleanup in May. With 13 people pitching in, the work was easy, and the impact was meaningful. —E&SC

Kids Corner



Kids create a “Hole Full of Yuck” at Little Cloud Park. — Heidi Komkov

Can you help the roadrunner catch the lizard?



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Sharon's Sandia Heights Market Update Past Year 6/2025 to 6/2026

10 Larger homes For Sale on Larger Lots | Avg Asking price \$1,202,300 Avg Asking price/sf \$288.26
8 Homes Pending | Avg Asking Price \$1,153,625 Avg Asking price/sf \$275.15
43 Homes Closed past year to date | Avg Sold Price \$989,630 Avg Sold price/sf.\$271.23

6 Smaller homes on smaller lots | Avg Asking price \$568,983 Avg Asking price/sf \$279.34
3 homes pending | Avg Asking Price \$435,000 Avg Asking price/sf \$291.00

50Homes Closed past year to date | Avg Sold Price \$487,698Avg Sold price/sf \$268.98

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

Current Interest rates hovering around 6.75% for 30 year conventional & 6.188%VA



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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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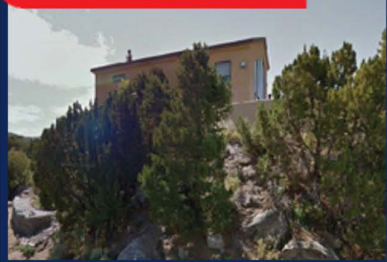
8208 Inidgo Court NE
2140 SQ FT 3BR 2BA .2 Acres

FOR SALE



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

PENDING



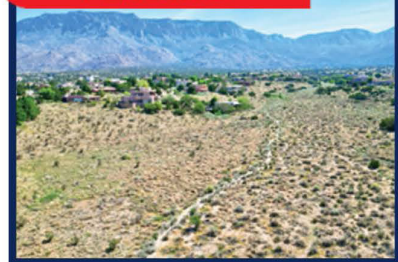
309 Big Horn Ridge Dr NE • MLS# 1102225
5206 SQ FT 4BR 4BA .85 Acres

PENDING



51 Rock Ridge Dr 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



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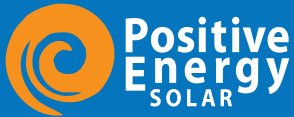


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Architectural Control Committee Logs

Address	Description	Status
975 Antelope Ave	Repair stucco	Incomplete
978 Antelope Ave	Build adobe wall	Denied
979 Antelope Ave	Repair stucco	Approved
11108 Bobcat Pl	Replace window/door	Approved
553 Black Bear Rd	Tree/brush removal	Approved
2163 Black Willow Dr	Repair roof	Approved
1411 Bluebell Pl	Restucco	Approved
358 Big Horn Ridge Dr	Patio, drainage work	Approved
2308 Calle De Rafael	Re-roof, re-stucco	Approved
2317 Calle De Rafael	Re-roof	Approved
7740 Cedar Canyon Rd	Install gutters	Approved
2750 Cliffrose Dr	Install shed	Approved
654 Cougar Lp	Replace windows	Approved
14 Eagle Nest	Add 2-car garage	Approved
1553 Eagle Ridge Ln	Repair mailbox	Approved
2124 Globe Willow Ave	Replace gravel	Approved
11 Juniper Hill Lp	Paint stucco	Approved
105 Juniper Hill Rd	Install mini split	Approved
1157 Laurel Lp	Add garage bay	Incomplete
431 Live Oak Lp	Pave gravel driveway	Approved
1464 Morning Glory Rd	Build addition	Approved
324 Paintbrush Dr	Addon to home	Approved
1719 Quail Run Ct	Replace sunroom	Approved
1921 Quail Run Dr	Install exterior rock	Approved
2014 Quail Run Dr	Modify fence line	Approved
2034 Quail Run Dr	Install irrigation	Approved

1051 Red Oaks Lp	Replace TPO roof	Approved
510 Roadrunner Ln	Shield exterior lights	Approved
512 Roadrunner Ln	Restain exterior	Incomplete
513 Roadrunner Ln	Replace garage door	Incomplete
1 Sandia Heights Dr	Replace roof	Incomplete
1101 San Rafael Ave	Replace patio door	Approved
228 Spring Creek Ln	Replace decking	Approved
1012 Tramway Ln	Install paver driveway	Incomplete
1014 Tramway Ln	Install fence	Approved
1019 Tramway Ln	Remove shingles	Approved
1023 Tramway Ln	Repaint stucco	Approved
726-26 Tramway Ln	Install mini split	Incomplete
748 Tramway Ln	Repair windows/stucco	Approved
793-F Tramway Ln	Replace rooftop HVAC	Approved
793-P Tramway Ln	Repair parking	Approved
906 Tramway Ln	Re-roof section	Approved
2809 Tramway Cir	Repair stucco, sewer	Approved
2829 Tramway Cir	Re-stucco	Approved
2408 Tramway Terrace Ct	Paint exterior	Approved
2451 Tramway Terrace Ct	Re-stucco	Approved
726-6 Tramway Vista Dr	Replace wood fence	Approved
726-12 Tramway Vista Dr	Replace driveway	Approved
726-19 Tramway Vista Dr	Add backyard gravel	Approved
109 Whitetail Dr	Install fence	Part Approved
147 Whitetail Rd	Install fence	Denied
332 White Oaks Dr	Replace roofing	Approved
354 White Oaks Dr	Plant trees	Denied



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Veronica Gonzales 505.440.8956

Elevated Living in Sandia Heights!

Luxury deserves distinction. ABQ Dream Homes specializes in presenting Sandia Heights properties with refined marketing, strategic exposure, and unmatched elegance. Elevate your listing!

Market Stats for Sandia Heights

Total Homes Sold	Avg. Sold Price	Avg. \$/Sq.Ft	Avg. Days on Market
27	\$883,138	\$280	35

***Year to Date as of 5/22/2026

Statistics for Detached Homes Only

Sandia Heights Listings



scan QR code to see what's for sale

PENDING HIGH DESERT



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

What's Your Home Worth



scan QR code for a free valuation

SOLD



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

FOR SALE



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

FOR SALE



**11109 Country Club NE
\$885,000**



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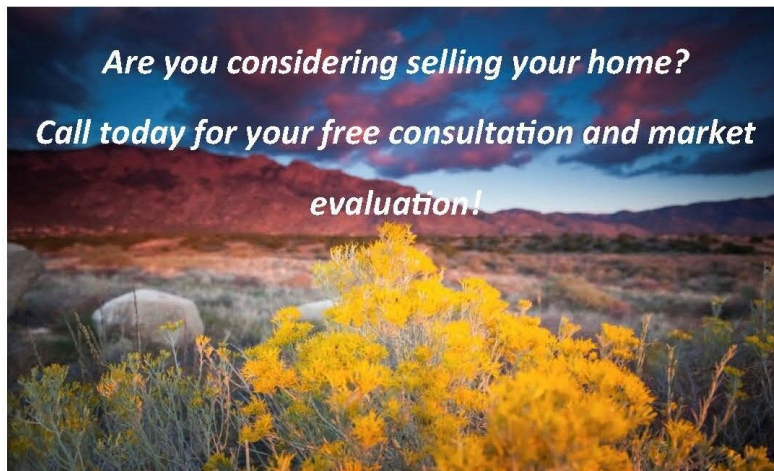
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