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President's Note

Robin Dozier Otten

WE WANT YOU! Have you ever thought about volunteering to serve on the Sandia Heights Homeowners Association Board of Directors? The Nominating Committee is beginning its work of finding officers and members who will stand for election at our annual meeting next February.

Maybe you've heard that being on the Board is time consuming, or maybe you don't think your talents are a good fit. I'd like you to consider some of the rewarding and interesting aspects of Board service.

During the seven months I have had the amazing experience of serving as your association's president, I've discovered that the time commitment depends largely on your availability and preferences.

When I was elected president, I was unaware of the situation with the PNM controversy. The Special Task Group was already busy researching and developing SHHA's legal position. I attended every meeting they held after the election and had a lot to learn from the capable members of that group. I was impressed by their expertise and willingness to share their knowledge and time.

I also decided to attend meetings of the two committees mentioned by our covenants, ACC and CSC. Their work offers insight into many important decisions these volunteers make to help preserve our way of life in Sandia Heights.

Other committees have different responsibilities, but no less important ones. The Community Service and Membership Committee is a good example. Those who attended Tacos and Margaritas are still talking about the fun they had and the people they met.

Please consider joining us on the Board. It is an inspiring diverse group with many ideas and opinions to share. Call (505) 797-7793 or email Trish or Anna at our office (office@sandiahomeowners.org) and tell them of your interest. Thank you!

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; 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

Board Notes

Kathleen McCaughey

Proposed Sandia Pueblo Land Transfer

The Board devoted considerable discussion to the proposed federal legislation that would take approximately 10,000 acres of National Forest land into trust for the benefit of the Pueblo of Sandia. The discussion included the 2003 T'uf Shur Bien agreement, continued public access to the mountain, potential impacts on nearby Sandia Heights properties, and SHHA's role in responding to the proposal. Board members expressed differing views on whether SHHA should oppose the legislation or remain neutral.

SHHA received approximately 200 responses after asking residents for their views on the proposal. The Board agreed that the responses should be shared with the membership and discussed whether SHHA should establish a special task group to study the issue, coordinate with other organizations, and advise the Board. The next step will be to set up an educational session for the Board members to better understand the issues before determining a path forward.

Bears and Wildlife

Recent bear activity and the shooting of a mother bear generated substantial resident correspondence and Board discussion. The Board emphasized that Sandia Heights is a wildlife community and discussed what role SHHA can appropriately play through education, reducing bear attractants, and working with agencies and service providers. Possible next steps include a community meeting with wildlife and public-safety agencies and additional work by the Environment & Safety and other SHHA committees.

The Environment & Safety Committee is also continuing discussions with Sandia Heights Services concerning garbage, bears, and the yard-waste program. Bear-resistant approaches to garbage storage, including properly secured ratchet straps, will be demonstrated at the upcoming Neighborhood Afternoon Out.

Community Service and Membership

The recent Taco & Margarita event drew an overwhelming response, with registration closing after reaching 195 resident sign-ups. The event also provided an opportunity for residents to speak directly with Board members about neighborhood concerns, particularly bears and the proposed Pueblo land transfer.

Planning is now underway for Neighborhood Afternoon Out on Sunday, September 27.

The Board also approved an updated Community Service & Membership Committee charter that strengthens the Committee's role in advocating for Association membership. Membership has declined from approximately 85% in February to 81.8% currently, largely because SHHA is no longer automatically capturing new residents following changes in how Sandia Heights Services handles new resident information and membership enrollment.

Governance

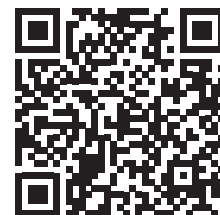
The Board approved the first group of resources for the new Governance Hub on the [SHHA website](#). The new approach replaces lengthy and outdated Rules and Regulations and Policies and Guidelines documents with shorter, topic-specific, member-facing webpages explaining how SHHA governance processes work. Additional resources are continuing to be developed.

Looking for Future Directors

With several Board member terms ending in the coming year, the Nominating Committee is beginning its search for members interested in serving as Directors. The Board discussed holding an informal gathering where interested residents could meet current Directors, learn more about what Board service involves, and ask questions before deciding whether to become candidates. You do not need to wait to be asked—anyone interested in contributing to the community is encouraged to step forward.

Get Involved with SHHA

Scan to learn about joining a committee or the Board.



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



Taco and Margarita Fiesta a Huge Success

Cathy Yandell,
Community Service & Membership Committee

Thanks to everyone who turned out for the SHHA Taco and Margarita Fiesta on August 1! The Homestead was filled almost to capacity with SHHA residents connecting with one another and enjoying the summer day. Stay turned for other events to connect with friends and meet new neighbors!

Note: Thank you to our event sponsor, Realtor Greg Lobberegt! Local businesses interested in sponsoring future SHHA events are invited to contact CSMCChair@sandiahomeowners.org.



Board members Jim Stewart (left) and Cathy Yandell (right), and office staff member Anna (middle)



Event sponsor Greg Lobberegt!

PNM Update

Kindred Murillo,
Member of the PNM Special Task Group

In the August 2026 GRIT, the PNM Task Group provided a comprehensive overview of the efforts of the Sandia Heights Homeowners Association (SHHA) for holding PNM accountable for planning the proposed substation on Paseo del Norte between Browning and Lowell, and the associated 115 kV Transmission lines along Tramway Blvd and Paseo del Norte. <https://www.sandiahomeowners.org/stop-pnm-towers>

It has been a long, arduous process to ensure the Sandia Heights voice was heard at the County level of government requiring the efforts of many residents in Sandia Heights and North Albuquerque Acres. The Bernalillo County Board of Commissioners sided with the three appellants (SHHA was one of the appellants) and PNM filed an appeal in the New Mexico Second Judicial Court. Bernalillo County met their requirements for filing the record upon which they made their decision, thus giving PNM approximately 33 days to file their Statement of Appellate issues.

Latest Update on PNM Appeal with NM Second Judicial Court

PNM has requested a 45-day extension to file their Statement of Appellate issues due to their law firm having a virus problem. We anticipate PNM will file the Statement of Appellate issues sometime toward the end of September. We will update you when we receive the notice it has been filed.

Website for Information

At the following link you will find updates and information regarding the PNM efforts to install a 66 MVA substation on Paseo del Norte between Lowell and Browning, and the associated 115 kV lines to feed that substation down Tramway Blvd.

Continuing to Conserve

We continue to encourage Sandia Heights residents to conserve power during peak hours (4 p.m. to 9:00 p.m.) through the heat waves by raising your thermostat a few degrees, delaying heavy appliance use until after 9 p.m. and turning off unnecessary lights.

Find out more at: <https://www.sandiahomeowners.org/stop-pnm-towers>

Proposed Sandia Mountains Land Transfer

Debbie Bryant

Sandia Pueblo has proposed federal legislation that would transfer approximately 10,000 acres of National Forest land into trust for the benefit of the Pueblo. The proposal has generated considerable discussion in Sandia Heights about continued public access to the mountain, stewardship of the land, wildfire management, and the potential effects on nearby communities.

The proposal would change the framework established by the 2003 T'uf Shur Bien Preservation Trust Area Act. That legislation recognized the Pueblo's cultural and religious interests and the longstanding public use and enjoyment of the land. It established a system for ongoing area management and restricted certain uses. If enacted, the proposed legislation would supersede the 2003 legislation under which the Pueblo gave up its claims to the land.

No legislation implementing the new proposal has yet been introduced in Congress, and important details are not known. Among the questions raised are what public access would be preserved, how trails would be managed, what protections would govern future use of the land, and how the interests of the Pueblo, neighboring communities, recreational users, and the broader public would be balanced.

Views on the proposal differ. Some see Pueblo stewardship or joint management as an opportunity to strengthen long-term protection of the Sandias, particularly as the U.S. Forest Service faces changing federal policies and budget constraints. Others are concerned that a transfer could reduce public access or alter protections established in 2003. Senator Martin Heinrich has been exploring a joint-management alternative, while several local organizations have also taken positions on the proposal. SHHA has not yet taken a position. The Board is gathering information and plans an educational session to better understand the proposal before determining a path forward.

Additional background, including the Pueblo's proposal, the 2003 Act, maps, news coverage, and perspectives from several sides of the issue, is available online. Scan the QR code to learn more.



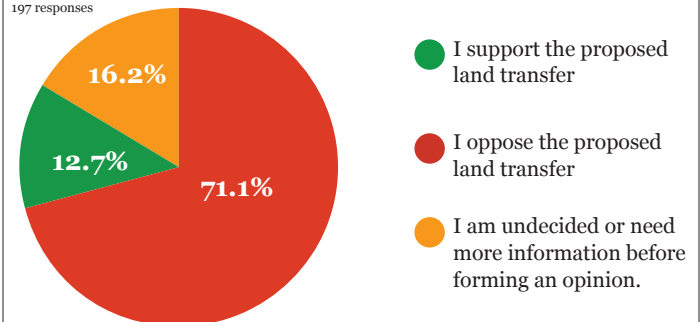
<https://shha.s.gy/vDDR9t>

Land Transfer Survey Shows Strong Opposition, Shared Concern About Access and Stewardship

Cathy Yandell

Based upon what you know today, what is your current opinion?

197 responses



A Sandia Heights survey on the proposed land transfer drew 197 responses between July 26 and August 20.

The results show a strong current preference among respondents: 71.1% oppose the proposed land transfer, while 12.4% support it. Another 13.4% need more information before forming an opinion, while the remainder are undecided.

Opposed

For many opponents, the central question was whether public access and existing protections would endure. 85% of all respondents identified protection of public access as a priority. Some urged the Board to preserve or strengthen the framework established by the 2003 T'uf Shur Bien Preservation Trust Area Act, while others asked for clearer guarantees around trails, roads, easements, and wildfire response.



"I believe the U.S. Forest Service and the 2003 agreement are the better resolution to maintain and assure continued shared use of the land for both parties."

— GALE TALIAFERRO



"I believe it is very important that the land be available for the use and enjoyment of the public."

— ELIZABETH KNOSPE



“I respect and appreciate a good relationship with Sandia Pueblo and the co-management agreement that exists should protect that. But the Sandias have been accessible to all for generations, and I worry that such access would be lost.”

— JUDITH DURZO



“The Pueblo of Sandia is uniquely positioned to support improved stewardship, public safety, and ecological protection ... We should respect tribal sovereignty.”

— ANONYMOUS RESPONDENT

Undecided / Need More Information

Respondents who were undecided or wanted more information did not simply fall between two fixed positions. Their comments often sought a path that respects Sandia Pueblo’s cultural and historical connection to the land while spelling out how responsibilities would work in practice. Among this group, wildfire management was the most frequently selected concern, followed by public access.



“Public access to this area is part of what makes the Albuquerque area such a vital and healthful asset for ALL local residents.”

— GEORGE MARNELL



“I ask that you oppose or decline to support the proposed legislation, help restore the Forest Service–Pueblo relationship, protect sacred places, and preserve the Sandia Mountain Wilderness and existing public access.”

— ANONYMOUS RESPONDENT



My wife and I are concerned that access to our home is not affected. This is for deliveries, safety, and home maintenance by various services. I am specifically concerned that if the Pueblo acquires this land they will be legally able to close access roads.

— DR. STEVE HERSEE

Support

Supporters emphasized a different set of priorities. Respect for tribal sovereignty was selected by the majority of people who supported the transfer, followed by environmental stewardship. Several supporters described the proposal as an opportunity to recognize the Pueblo’s historical relationship to the land, while also calling for durable protections for access, wilderness values, and land management.



“My primary concern always is environmental stewardship, and the Pueblo has pointed to that as a primary concern of theirs.”

— KRISTIN VYHNAL



“I need to understand why the Pueblo of Sandia is pushing for this change now.”

— WILLIAM WILSON

A Common Request for Clarity

Across viewpoints, the survey points to a common request: **clarity**. Respondents want to understand what any change would mean for access to trails and trailheads, emergency and wildfire response, maintenance, utilities, water, development, cultural-site protection, and the ability of residents and the broader public to participate in future decisions.



“I want to live in a community that respects and honors our indigenous neighbors.”

— ANONYMOUS RESPONDENT

Errata

In The GRIT August 2026, p. 10: the map label “Juan Tabo Ridge” is incorrect: it should be “Rincon Ridge”.



Living With Bears in Sandia Heights — It Comes With Responsibility

Kathleen McCaughey,
Environment & Safety Committee

Living next to the Sandia Mountains is one of the things that makes Sandia Heights special. Wildlife is part of that experience. But living here comes with responsibility.

Bears passing through the neighborhood are one thing. Bears repeatedly returning, finding food and becoming comfortable around homes are another. That creates risks for residents, pets and ultimately the bears themselves. We have already had encounters between bears and dogs in Sandia Heights, and a sow with cubs requires particular caution.

Our goal should not be to eliminate wildlife or expect residents to give up the use of their properties. Our goal should be to keep bears moving through Sandia Heights rather than giving them reasons to stay.

What Residents Are Telling Us

This summer's bear activity and the recent incident involving a sow and her cubs generated considerable response from residents.

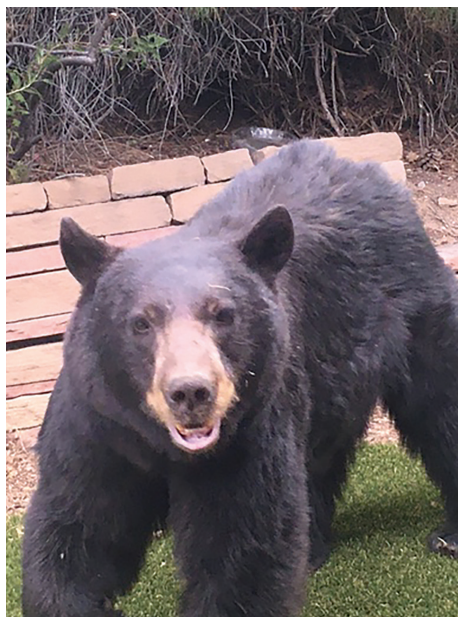
SHHA received emails expressing anger and sadness, but the messages went well beyond the incident itself. Residents raised concerns about unsecured garbage, bird feeders, peanut butter and suet blocks, ripe fruit, loose dogs, pets interacting with bears, landscaping that may attract wildlife, and the safety of neighbors when bears repeatedly return to residential properties.

Some asked what SHHA

Would You Pay for a Bear-Resistant Garbage Container?

Would you pay \$500 to purchase a bear-resistant container, or rent one for a higher Sandia Heights Services monthly charge? The ESC wants to know whether there is enough resident interest to pursue this option further.

[Bear-Resistant Garbage Container Survey – Fill out form](#)



should do. Others asked what Department of Wildlife (formerly Game & Fish), Animal Control or law enforcement can do. Some want more rules or enforcement.

One resident reported a bear climbing into her small walled patio, apparently attracted by peanut butter bird-feeding blocks on a neighboring property. She has a small dog

and missed encountering the bear by only minutes.

That example gets to the heart of the issue.

We Are Part of the Problem — Are We Doing All We Can?

Bears aren't coming into our neighborhood because they prefer garbage cans to the Sandia Mountains. They come back because they are being rewarded.

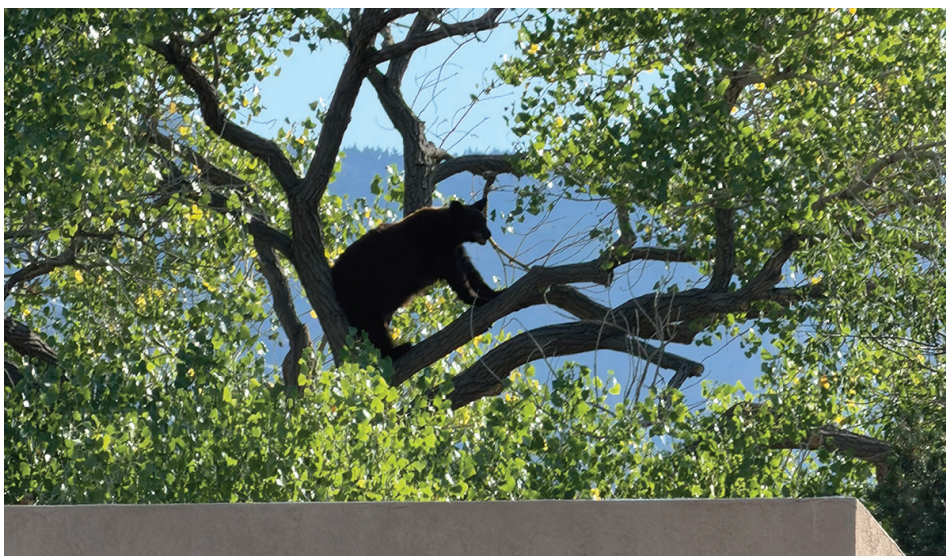


Garbage, birdseed, suet and peanut butter blocks, pet food, ripe fruit, grills and other food odors all provide that reward. A bear that finds an easy meal remembers where it found it. Repeated rewards can make bears less wary of people and increasingly comfortable around homes, increasing the risk of a dangerous encounter.

So before asking what SHHA, Department of Wildlife, Sandia Heights Services or somebody else should do, ask yourself:

Have I done everything I reasonably can to keep bears from finding food on my property? Most importantly, can a bear get into my garbage?





Securing garbage can be inconvenient. There may not be room in the garage. You may leave for work early. Putting the bin out on collection morning may mean getting up earlier than you would like. But inconvenience doesn't make garbage any less attractive to a bear.

If you have to leave your garbage container outside, there is something you can do today: secure it with ratchet straps.

Ratchet straps can also be part of the solution. Securing the lid of a garbage container with sturdy straps is an inexpensive way to make it much harder for a bear to get inside. It takes a little extra effort on trash day, but can help keep garbage from becoming an easy and repeat food source.

What is preventing a dangerous encounter worth—to you, your pet, your neighbor and the bear?

And what we do on our own property doesn't stay there. A bear rewarded at one house doesn't know property lines. It may cross a neighbor's yard, climb a wall, encounter someone walking a dog, or overturn other garbage containers on its way back to a food source it remembers. One resident can do everything right and still encounter a bear because someone nearby continues to

provide food. Keeping bears from finding food on our properties isn't simply something we do for wildlife—it is a responsibility we have to our neighbors.

In Search of Pragmatic Solutions

Individual responsibility comes first, but the discussion doesn't end there.

Residents have raised legitimate questions worth examining. Could



we provide better access to Department of Wildlife and other agencies to discuss living safely with bears? Are there practical improvements to garbage storage or collection? Should ACC guidance better address landscaping or other features that may attract wildlife? Do existing covenants provide any recourse when conditions on one property repeatedly create problems for neighboring properties?



No decisions have been made on these questions, and SHHA's authority is not unlimited. Some issues belong to state or county agencies, and our covenants and enforcement authority vary among Sandia Heights units.

But the first step doesn't require a new rule, covenant or government agency.

It requires each of us to look at our own property and ask whether we are giving bears a reason to stay.

Jory Rosen Believes Life Tastes Better at 6,559 Feet

Heidi Komkov,
Communication & Publications Committee

Most people who walk into Homestead Café probably assume owner Jory Rosen spent his life in the restaurant business. In reality, the café is the result of a long and winding career that eventually brought him back home to Albuquerque.

Rosen grew up in the Northeast Heights, attending Eisenhower Middle School and Eldorado High School before leaving for NYU after graduation. What followed was not a straight line into hospitality, but decades spent building a career in media, marketing, and television production.

After college, Rosen launched a marketing agency that he would run for more than 35 years. Along the way, one unexpected opportunity led to another. A concept for sports training videos took off and eventually became a television series, pulling Rosen to Los Angeles for several years to direct and produce the show. The work introduced him to professional athletes, adventurers, and larger than life personalities, including mountaineers who climbed Everest repeatedly to help remove abandoned equipment from the mountain.

“It was fun,” Rosen said. “I got to meet a lot of interesting people.”

Still, throughout all those career shifts, one idea remained in the background: opening a restaurant of his own.

Food has long been part of Rosen’s family history. His grandfather, a former Buffalo bookmaker who later opened a restaurant, became the inspiration for an earlier collaborative book Rosen wrote with his mother, *The Gourmet Gangster*, a collection of mob themed mystery stories paired with recipes.

Now Rosen released a new cookbook, *Life Tastes Better at 6,559 Feet*, through a local publisher on June 16. The book reflects the same comfort food philosophy that shapes Homestead Café itself.

That storytelling element carries naturally into Homestead Café, which Rosen describes as a family business in every sense. His daughters work at the café, and the restaurant’s logo is based on the family dog, “Homie.”

Although Homestead Café has already become well known in the area for coffee, pastries, breakfast, and



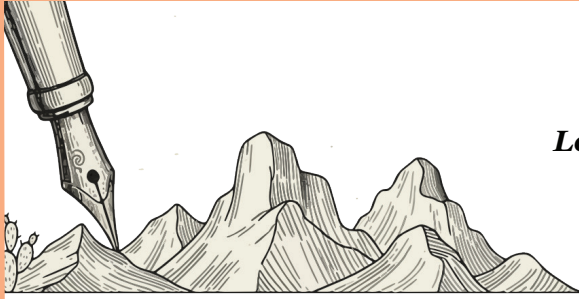
lunch, the restaurant continues to evolve. One of the biggest recent changes is the addition of a full bar earlier this spring, helping transform the café into more of an evening gathering place for the neighborhood.

Rosen says he is happy simply to be part of the neighborhood and to continue growing alongside it. After decades spent building other kinds of businesses, Homestead Café feels less like a career pivot and more like the realization of something he had been carrying with him for years.

Ice cream social Sept 27!

Save the date for the annual SHHA Ice Cream Social/ Neighborhood Afternoon Out at **WL Jackson Park**. Join your neighbors for ice cream and conviviality - plus safety information and visits with the Sheriff's staff and firefighters. There will also be face-painting and games for the kids. Everyone is invited! September 27, 1-3 pm.

Sponsored by the Environmental and Safety Committee and the Community Service and Membership Committee of the SHHA.



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 Taxing Question to Consider

R. Keith Julian

Have you noticed that the New Mexico Gross Receipts Tax (NMGR) charged on most items that you buy or services you receive in the Land of Enchantment varies depending on where you happen to live, travel, or work? For example, NMGR varies from a low of **5.25%** (in unincorporated portions of Lea and Lincoln County) to a high of **9.175%** (Town of Taos) and **9.44%** (Village of Taos Ski Valley).

Living in Sandia Heights, we are fortunate to be charged NMGR of only **6.1875%** for any goods or services provided locally, since Sandia Heights lies entirely within Bernalillo County (Tax Location Code 02-002). By contrast, our nearby neighbors residing in the City of Albuquerque pay **7.625%** (Location Code 02-100), a difference of nearly **1.5%**. Why should we be interested in this difference of 1.5% in the NMGR?

Residents of Sandia Heights are almost always—and incorrectly—charged the higher Albuquerque NMGR rate despite all of Sandia Heights and our neighboring subdivision North Albuquerque Acres existing within the unincorporated portion of Bernalillo County. Apparently this confusion results from our sharing a common “Albuquerque” mailing address—even though we don’t live in the City. Check receipts you might have for taxable goods or services that were provided within Sandia Heights, and you will inevitably find that you were incorrectly charged Albuquerque’s 7.625% NMGR rate.

So, why does this disparity exist? As a result of a 2021 New Mexico Supreme Court decision, NMGR must be imposed on a “destination-location” basis, meaning that the tax is charged wherever the good or service is **delivered**, not where the company

providing the good or service has headquarters, offices, or workshops. Sandia Heights is located entirely within the boundary of Bernalillo County. But during routine financial transactions occurring within Sandia Heights (such as buying a delicious Homestead Café chile-cheeseburger), you likely will be incorrectly charged Albuquerque’s NMGR of \$1.00 instead of the correct Bernalillo County NMGR of 80 cents (no big deal, considering how good Homestead’s food is). It may not sound like much, but it can quickly add up, and not in your favor.

For example, when a Sandia Heights homeowner needs to replace their septic tank using an Albuquerque-based company at a cost of \$20,000, the difference being charged using the county-versus-city NMGR rate would be around **\$300**. And when you sell your house (on which NMGR is charged on the real estate agent’s commission, not the total sale amount) at an average recent Sandia Heights home sale price of \$750,000, the difference paid in NMGR on the 6% commission charged by an agent whose office is located in the City of Albuquerque versus what should be charged for your county-located home is nearly **\$6750**. That’s a significant difference that you could save—but only if you are aware of and insist on being charged the correct amount of NMGR. So, be tax-wise and insist that the correct NMGR rate be applied to all goods and services provided to you within the boundaries of Sandia Heights.

Each year, the state, counties, tribal entities, and municipalities are allowed to change the amount of NMGR they charge. If you want to know the current NMGR rate for any location in the state or to verify information provided in this article, go to the NM Taxation and Revenue Department’s website link at:



<https://shha.s.gy/74Va4C>

Cork & Fork Dinner Group

Debby Shonka

The Cork and Fork Dinner Group will meet for a Pot Luck Dinner at 6pm on Saturday September 12, 2026 at Debby and Joe Shonka's house. Please RSVP to Debby at 404.375.5603 by September 10th. All participants bring a bottle of wine to share and will be assigned a side item to bring too.



The Group will meet the second Saturday in November 2026, January

2027, March 13, 2027 and May 8, 2027. If you are interested in joining the Cork & Fork Dinner Group for the 2026-27 season, contact Kim Wagner at 215.287.1792 or kuWagner55@gmail.com. The Group is open to all residents of Sandia Heights. Please consider joining us for good food and fun fellowship!

Summer Vegetable Salad with Walnut Sauce

Anna, SHHA Office

This colorful summer salad combines fresh vegetables with a creamy walnut-garlic sauce. It is simple, flavorful, and perfect for a warm September day.

Ingredients:

- 2 tomatoes and 2 cucumbers, cut into small pieces
- 1/2 bell pepper, cut into small pieces
- 1/2 small red onion, thinly sliced
- 1 cup walnuts
- 1-2 cloves garlic
- 2 tablespoons olive oil
- 1 tablespoon lemon juice or vinegar
- Salt and black pepper, to taste
- 2-4 tablespoons water
- Fresh parsley or dill for garnish

Directions:

1. Cut the tomatoes, cucumber, and bell pepper into small pieces. Thinly slice the red on-

ion and place all the vegetables in a large bowl.

2. Prepare the walnut sauce by placing the walnuts, garlic, olive oil, lemon juice or vinegar, salt, and pepper in a food



processor. Blend until finely ground.

3. Slowly add water, one tablespoon at a time, until the sauce reaches a smooth, creamy consistency.
4. Pour the walnut sauce over the vegetables and gently mix until everything is well coated
5. Garnish with fresh parsley or dill and serve chilled or at room temperature.

Kids Corner

Katherine Galvan

This is what the tracks of a black bear look like. How many bear footprints can you find in the pages of this issue?

Have you seen animal tracks? Send a picture to The GRIT (griteditor@sandiahomeowners.org) for a chance to have it published!



Meet Your Artistic Neighbors

Claudia Mitchell, President,
Sandia Heights Artists

Twenty third Annual Sandia Heights Artist Tour, Sept 12-13

You have probably seen the SHA artist signs peppered throughout the neighborhood. Maybe you have been surprised to discover that your neighbor or dog-walking acquaintance is an artist. Those signs have been heralding the season of the Sandia Heights Artists Tour.

Mostly out of sight in their studios and shops throughout Sandia Heights, folks have been creating works of art this past year. They have been taking and developing photographs, painting in all media, working glass, working wood and metal, and creating intricate jewelry just to mention a few artistic directions. All will be revealed during an amazing weekend of art—the much-anticipated 23rd annual Sandia Heights Artists Tour, September 12 and 13, 10-5 each day. For you who are new to Sandia Heights, this is a not-to-be-missed self-guided art crawl showcasing 40 local artists who will be exhibiting their work in 13 homes and studios throughout the neighborhood. Every year the tour



A cornucopia of creativity displayed with a backdrop of the Sandia Crest at sunset provides a glimpse of what you will find at the 23rd Annual Sandia Heights Artists Tour, Sept 12-13, 10-5. Photo by Mark McNeil, SHA tour participant

reveals just how much artistic variety exists in Sandia Heights. Visitors can move easily from one style and medium to another, discovering work that ranges from bold and contemporary to refined and traditional and everything in between. Artwork on display includes painting, sculpture, ceramics, fiber arts, glass, photography, jewelry, woodworking, metal work, mixed media, and code-based digital art. With multiple artists featured at each location, guests can expect a rich visual experience and plenty of opportunities to find work that resonates — whether they are long-time collectors, first-time buyers, or simply enjoying a creative journey through the neighborhood.

You can go to our [website](#) right now to get information about the artists, to print the brochure and a map and to plan your tour. Lots of directional signs will guide you to the thirteen stops. Find out about our sponsors, without whom we could not put on the tour. Make a day of it. Make two days of it!

The Sandia Heights Artists proudly support La Mesa Arts Academy, a free after-school program that brings arts education to students at La Mesa Elementary School — ensuring the creative spirit of this community reaches the next generation.

July Calls to Sandia Heights Security Patrol

Alarms	13
Customer Assist	3
Customer Inquiry	1
Dump/Spilled Material	1
Fire/Smoke	2
Fireworks Complaint	2
Lost/Found Pet	2
Miscellaneous Call	2
Motorcycle Nuisance	1

Newspaper/Package Pickup	46
Noise Complaint/Suspicious Noise	1
Open Door/Window/Garage	3
Pet Nuisance	1
Salesman Complaint	5
Snake Call	3
Special Request/Vacation	97
Suspicious Activity	1
Suspicious Person	7
Suspicious Vehicle	4
Utility Co. Assist	4

Vandalism	1
Welfare Check	3
Wildlife Report	11
TOTAL	214

Covenant Violation Complaint Log

	April
Received	5
Closed	3
Open	19

SANDIA HEIGHTS HOMES ARE SELLING !



Sharon McCollum Sells Sandia Heights Homes

Executive Real Estate Broker 25 Million Dollar Producer In Association with Remax Select

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

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Sharon@SharonMcCollum.com | smminabq@aol.com | (505)-269 -6217

Sharon's Sandia Heights Market Update Past Year 9/2025 to 9/2026

9 Larger homes For Sale on Larger Lots | Avg Asking price \$1,214,778 Avg Asking price/sf \$300.33

6 Homes Pending | Avg Asking Price \$1,067,817 Avg Asking price/sf \$290.67

45 Homes Closed past year to date | Avg Sold Price \$1,001,480 Avg Sold price/sf \$267.50

7 Smaller homes on smaller lots | Avg Asking price \$517,700 Avg Asking price/sf \$272.29

2 homes pending | Avg Asking Price \$562,500 Avg Asking price/sf \$267.89

37 Homes Closed past year to date | Avg Sold Price \$482,273 Avg Sold price/sf \$269.64

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

Current Interest rates hovering around 6.74% for 30 year conventional & 6.30% VA

SOLD!



18 Sandia Heights Drive NE

SOLD!



906 Tramway Lane NE

SOLD!



908 Tramway Lane NE

SOLD!



1929 Quail Run Drive NE

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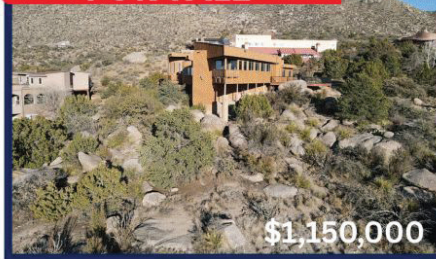
COMING SOON



\$600,000

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

FOR SALE



\$1,150,000

40 Cedar Hill Pl NE
3685 SQ FT 3BR 2BA 1.28 Acres

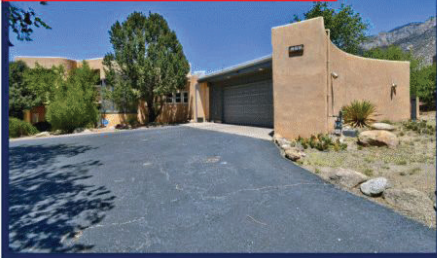
FOR SALE



\$1,000,000

33 Juniper Hill Rd NE • #MLS1105799
3711 SQ FT 4 BD 4 BA .62 Acres

PENDING



620 Cedar Hill Rd NE • MLS# 1103987
3229 SQ FT 4BR 3BA .6 Acres

SOLD ABOVE LIST PRICE



2021 Quail Run Dr NE • MLS# 1106170
2338 SQ FT 3BR 2BA .18 Acres

SOLD



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

SOLD



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

SOLD



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

SOLD



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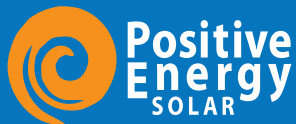


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ACC Activity Log

Address	Description	Status
975 Antelope Avenue NE	Window replacement	Approved
975 Antelope Avenue NE	Roof repair	Approved
184 Big Horn Ridge Drive	Garage roof replacement	Approved
541 Black Bear Loop NE	Garage door replacement	Approved
1455 Bluebell Drive NE	Driveway section replacement	Approved
1459 Bluebell Drive NE	Home addition	Neighborhood review
2755 Cliffrose Drive NE	Patio sun shade	Approved
653 Cougar Loop NE	Fence replacement	Incomplete
654 Cougar Loop NE	Stucco recoating	Approved
808 Harrier Hawk Dr NE	Wall stucco	Approved
14 Juniper Hill Road NE	Soffit finishing	Approved
14 Juniper Hill Road NE	Soffit mailbox finishing	Approved
156 Juniper Hill Road NE	Garden irrigation	Approved
156 Juniper Hill Road NE	Home re-stucco	Approved
2108 Navajo Willow Drive NE	Window replacement	Approved
1912 Quail Run Drive NE	Home re-stucco	Approved
1054 Red Oaks Loop NE	Roof replacement	Approved
1060 Red Oaks Loop NE	Deck refurbishment	Incomplete
1 Sandia Heights Drive NE	New TPO roof	Approved
1115 San Rafael Avenue NE	Patio pergola	Approved
1415 San Rafael Avenue NE	Deck work	Approved
203 Spring Creek Drive NE	Windows patio door	Approved

220 Spring Creek Lane NE	Landscape reinforcement	Incomplete
241 Spring Creek Place NE	Exterior wood painting	Approved
795-C Tramway Lane NE	Pergola wood replacement	Approved
906 Tramway Lane NE	Rainwater collection gutters	Approved
2831 Tramway Circle	TPO re-roof	Approved
2866 Tramway Circle NE	Patio extension	Incomplete
2738 Tramway Circle NE	Flagstone landscaping	Approved
2738 Tramway Circle NE	Windows doors replacement	Approved
726-13 Tramway Vista Drive NE	Stucco patch coating	Approved
346 White Oaks Road NE	Stucco repair	Approved
348 White Oaks Drive NE	Storage shed	Incomplete
2770 Wolfberry Place NE	Solar window film	Approved



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Market Stats for Sandia Heights

Total Homes Sold	Avg. Sold Price	Avg. \$/Sq.Ft	Avg. Days on Market
52	\$882,822	\$274	28

***Year to Date as of 8/19/2026

Statistics for Detached Homes Only

PENDING
SANDIA HEIGHTS



726 1 Tramway Pl NE

\$540,000

SOLD
HIGH DESERT



6209 Goldfield Pl NE
\$570,000

FOR SALE
SANDIA HEIGHTS



9 La Luz Trl NE
\$355,000

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