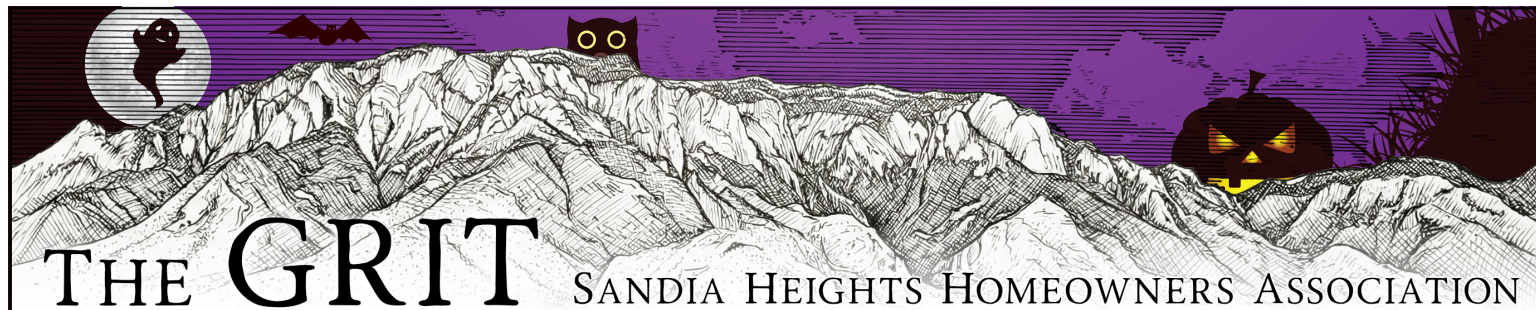




October 2026

Volume 43 - No. 10

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President's Note

Robin Dozier Otten

Summer ended with a bang, and it wasn't just the thunder of the rainstorms we've been grateful for recently. Many of our neighbors have been busy organizing and executing events that have become important elements of fall for those of us who call Sandia Heights home.

The twenty-third annual Sandia Heights Artist Tour, which took place September 12–13, was, according to several participating artists, very successful. Our beautiful surroundings inspire talented people who produce a wide variety of artistic expressions. I'm sure those of you who were able to visit one or more of the 13 venues had an enjoyable experience and perhaps found a new treasure or two to take home. The Sandia Heights Artists organization, led by President (and former GRIT editor!) Claudia Mitchell, did a magnificent job of presenting this year's tour. Thank you to all of you! The informational signs and brochures were so helpful.

Another opportunity to enjoy our cooler fall weather and mix with neighbors was the annual Ice Cream Social on September 27 at W. L. Jackson Park. The Sandia Heights Homeowners Association's Environment & Safety Committee, headed by Kathleen McCaughey, and Community Service & Membership Committee, led by Cathy Yandell, brought us yummy ice cream, face painting and games for children. Representatives from the Sheriff's Office and firefighters were also there to chat with us about safety in our neighborhood.

Finally, with school having started again, we all may need a reminder to watch for youngsters walking along our curvy roads.

I hope you all enjoy one of the most beautiful seasons of the year in New Mexico, when our clear blue sky is often dotted with colorful balloons! And as a few bats and other strange creatures begin appearing in this month's GRIT, we wish you a **Happy Halloween!**



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, Vice President

Proposed Sandia Pueblo Land Transfer

Following extensive discussion at the August meeting and additional review of the proposal, the Board approved a statement opposing the proposed transfer of nearly 10,000 acres within the T'uf Shur Bien Preservation Trust Area into trust for the benefit of the Pueblo of Sandia. The Board also established a special committee, chaired by Cathy Yandell, to represent SHHA and coordinate its work on the issue.

The Board's action followed the community survey in which 71.1% of responding SHHA members opposed the proposed transfer and 16.2% indicated they needed more information. The full Board statement and an update from the Committee for the Sandias appear in this issue.

Community Service & Membership

The Committee is also working with Sandia Heights Services on ways to provide SHHA information to new homeowners and tenants. Communications and Community Service & Membership are developing a more structured welcome and follow-up program for new residents who have not joined SHHA.

Environment & Safety

The Environment & Safety Committee continues work on bear-resistant garbage solutions and met with Sandia Heights Services to discuss garbage containers and other options. A resident survey on interest in bear-resistant containers was included in the September GRIT. The survey response was limited, but about half of respondents said they don't need a bear-resistant container because they keep their garbage in the garage. The Committee also continues its broader work on wildfire preparedness and neighborhood safety.

Governance

The Board approved additional member-facing governance resources covering **Board Meetings and the Annual Meeting**. These are part of the continuing effort to replace older, lengthy governance documents with shorter resources that explain SHHA processes more clearly.

Around the Neighborhood

The Board received updates on several other community matters. Those included efforts to address traffic and speeding on Tramway, a meeting with Bernalillo County regarding right-of-way maintenance, and outreach to meet new tenants to the Sandia Heights Village shopping center.

Upcoming Events

Hamburger y Tacos Food Truck

Every Thursday | 4:00–8:00 PM

Outside Mesh Hair Studio,
Sandia Heights Village

Hamburger y Tacos serves fresh food every Thursday evening. Stop by for dinner or call ahead for pickup:
505-991-2522.



Help Clean Up Tramway Boulevard!

Saturday, October 17 | 8:30 AM

Tramway Boulevard



Join the Environment & Safety Committee for a morning trash cleanup along Tramway. Just bring your gloves and lend a hand. **Free coffee at O'Bean's afterward!**

SHHA Office Closed

Monday, October 12 | Indigenous Peoples' Day

The SHHA office will be closed in observance of Indigenous Peoples' Day.

SHHA Board Happy Hour

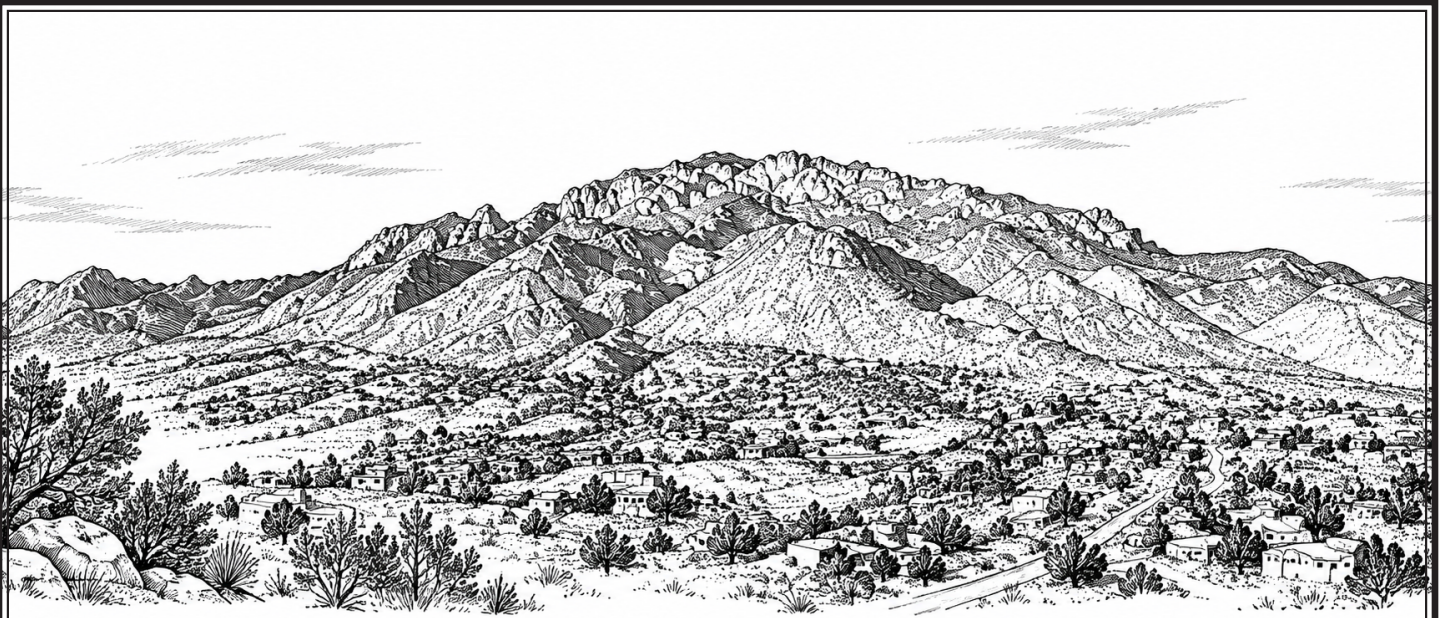
Thursday, October 15 | 4:00–6:00 PM

Homestead Café

Curious about serving on the SHHA Board? Join current Directors for an informal happy hour, learn what the Board does, and ask questions. No commitment or pressure. Light hors d'oeuvres, beer and wine will be served, and your first drink is on us. Please use the link to RSVP.



<https://shha.sgy/XV0to4>



Statement Against the Proposed Land Transfer into Trust for the Sandia Pueblo

SHHA Board of Directors

The Sandia Heights Homeowners Association opposes the proposed transfer of almost 10,000 acres of National Forest and Wilderness land in the Sandia Mountains into trust for the benefit of the Pueblo of Sandia. The Pueblo has expressed concerns that the Forest Service has not adequately managed or protected this land. We believe, however, that the means to address any such concerns are already in place.

The T'uf Shur Bien Preservation Trust Area Act was adopted by Congress in 2003 to protect the Pueblo's traditional and cultural interests in the land and preserve access for all people in perpetuity. This 2003 Act embodies a hard-earned compromise reached through the efforts of the Pueblo, the US Forest Service, Bernalillo County, the City of Albuquerque, the Sandia Peak Tram Company, the Sandia Mountain Coalition, homeowners, and the public.

The land remains primarily under Forest Service management, while the Pueblo has a significant voice in how it is used. The law explicitly provides a process to address any land management concerns.

We recognize the importance of the Sandia Mountains to the Pueblo. The Sandias are also an integral part of Albuquerque's heritage, identity, and quality of life.

Statements and maps from the Pueblo governor suggest that under the 2026 proposed transfer, most of the land and trails would be closed to the public. In addition, residents whose properties border or are surrounded by the land could face serious problems related to easements, access, utilities, infrastructure, wildfire mitigation, and emergency response.

We believe that concerns regarding land management should be addressed through the processes already established in the 2003 law, without the need to alter land ownership. Following those processes can ensure that the Pueblo's rights and interests are protected, while allowing the "Land of Many Uses" to continue to be respected and enjoyed by all.

This statement was approved by the SHHA Board on September 9th, 2026.

Status of the Proposed Land Transfer to Sandia Pueblo

Cathy Yandell,
Committee for the Sandias

The “Committee for the Sandias,” a special committee appointed by the Board of SHHA, has been working on behalf of Sandia Heights residents to oppose the proposed land transfer from the US Forest Service to the Pueblo of Sandia, which would involve closing to the public the majority of land and trails in the northwest Sandias and could cause difficulties of easements, utilities, and emergency services for bordering homeowners.

The unanimously approved Board statement opposing the transfer has been circulated to several publications and politicians, including the offices of Melanie Stansbury, Martin Heinrich, and Ben Ray Lujan. In addition to the SHHA website, the statement has been published on the website of sandiasforall.org.

To be clear, the Pueblo’s proposal has not yet been introduced in Congress, but lobbying is taking place for Representative Stansbury to sponsor it. Our goal is to nip this drastic proposal in the bud before it is introduced to Congress, so that all parties involved can return to the hard-earned T’uf Shur Bien Preservation Trust Area Act of 2003. That legislation, which was agreed to be fair to all parties, gave the Pueblo particular rights over the land and also kept the beautiful Sandias open to the public.

Members of the Committee have had a letter published in the Albuquerque Journal, communicated or met with Melanie Stansbury, representatives of the US Forest Service, the senior policy advisor for Martin Heinrich, and several Bernalillo County Commissioners, and spoken against the transfer at a County Commission meeting. We are also working with other neighborhood groups and sandiasforall.org to organize regular clean-up days in the Sandias, for which residents can volunteer. We will continue to keep everyone posted -- many thanks to all who have already contributed to these efforts.

Neighbors Helping Neighbors

Karen Polk,
Community Service & Membership Committee

Do you need a helping hand, or do you have a little time to give back? The Community Service and Membership Committee of the Sandia Heights Homeowner’s Association is considering launching a Neighbor-to-Neighbor Assistance Network to connect folks who need short-term help with nearby volunteers.

We are looking for both volunteers and residents who could use assistance with everyday tasks, including:

1. **Around the house:** Changing hard-to-reach light-bulbs, moving heavy garbage cans to the curb, watering plants or minor yard tidying, providing tech support.
2. **Transportation:** Rides to medical appointments, grocery stores, or local errands.
3. **Errands & deliveries:** Picking up prescriptions, groceries, or dropping off mail.

No long-term commitment is required. Whether you can give an hour a week, help once a month, or just provide an occasional hand, you are welcome here. We hope that this will become a real avenue for exchange and interaction. You might need assistance one month, and be able to assist the next.

Want to join the
Neighbor-to-Neighbor
Assistance Network?

Fill out the form at <https://shha.s.gy/neighbor-support> or email karenwpolk@gmail.com



PNM Appeal Update

Kindred Murillo,
SHHA PNM Special Task Group

PNM’s appeal of the Bernalillo County Commission’s denial of its proposed Paseo del Norte substation and Tramway Boulevard transmission line project remains before the New Mexico Second Judicial District Court.

PNM requested a 45-day extension to file its Statement of Appellate Issues, and that filing is expected around the end of September. After PNM files its statement, Bernalillo County, SHHA, and the North Albuquerque Acres Residents Coalition (NAARC) will have an opportunity to file response briefs. The PNM Special Task Group will continue to follow the appeal and provide updates as the case proceeds.

For current information, visit:
<https://sandiahomeowners.org/stop-pnm-towers>

Betting on Themselves: The Story Behind La Luz Veterinary Care

Trish Lovato,
*For the Communications &
Publications Committee*

When I stopped by **La Luz Veterinary Care** in early September, the practice was so new that co-owner Dr. Dayna Pauly was still arriving before the staff each morning because the building hadn't been rekeyed yet.

La Luz is one of SHHA's newest business neighbors, located in the office complex two doors down from the SHHA office. But the story behind the practice goes back nearly two decades.

Dr. Pauly and Dr. Sarah Romero worked together for 17 years at another veterinary practice in the Northeast Heights. They loved working there, but after COVID brought changes throughout the veterinary world, both eventually moved on to other practices. Still, they kept coming back together and talking about an idea: *Could we do this ourselves?*

A client eventually encouraged them to seriously consider it and showed them a possible location. When that first space fell through, Dr. Pauly and Dr. Romero realized they had reached a decision without quite meaning to.

"We knew at that point, well, this is our out," Dayna recalled. "If we don't want to do this, this is the time to walk away."

But they were upset that the location hadn't come through. That reaction told them something: *they didn't want an out.*

So they got in the car and started driving around the Heights, looking for another place. They found their current space in rough shape, thought about it for a week, and decided to take the leap. Signing the lease was "a little scary, but



Dr. Sara Romero (left) and Dr. Dayna Pauly (right)

really exciting." Then came nearly a year of design, financing, permits and construction.

Even the name took time.

Both Dr. Pauly and Dr. Romero are from Albuquerque and wanted something with local roots. **La Luz** connects naturally to their location near the La Luz Trail, but it also came to represent what they wanted the practice to be.

Veterinary medicine can be difficult and emotional work. They hope La Luz will be "a light" for their employees and a place where people enjoy working. They also want to be a light for clients who need guidance while caring for their animals. Even the choice of *Veterinary Care* was deliberate. "Care is important to us," Dr. Pauly said.

Dr. Romero was one of those children who always said she wanted to become a veterinarian. She loved science, and her pets "were my world." What she didn't realize then was how much of veterinary medicine would ultimately be about people.

"I really thought that was going to be all of my job, just playing with nice puppies and kittens," she said. Instead, she learned that "it's really a people business. We're taking care of people's family."

That, she says, has made the work even more meaningful.

Perhaps what has touched the owners most about opening La Luz is how many people have chosen to come along with them. Almost every member of their staff approached them after hearing

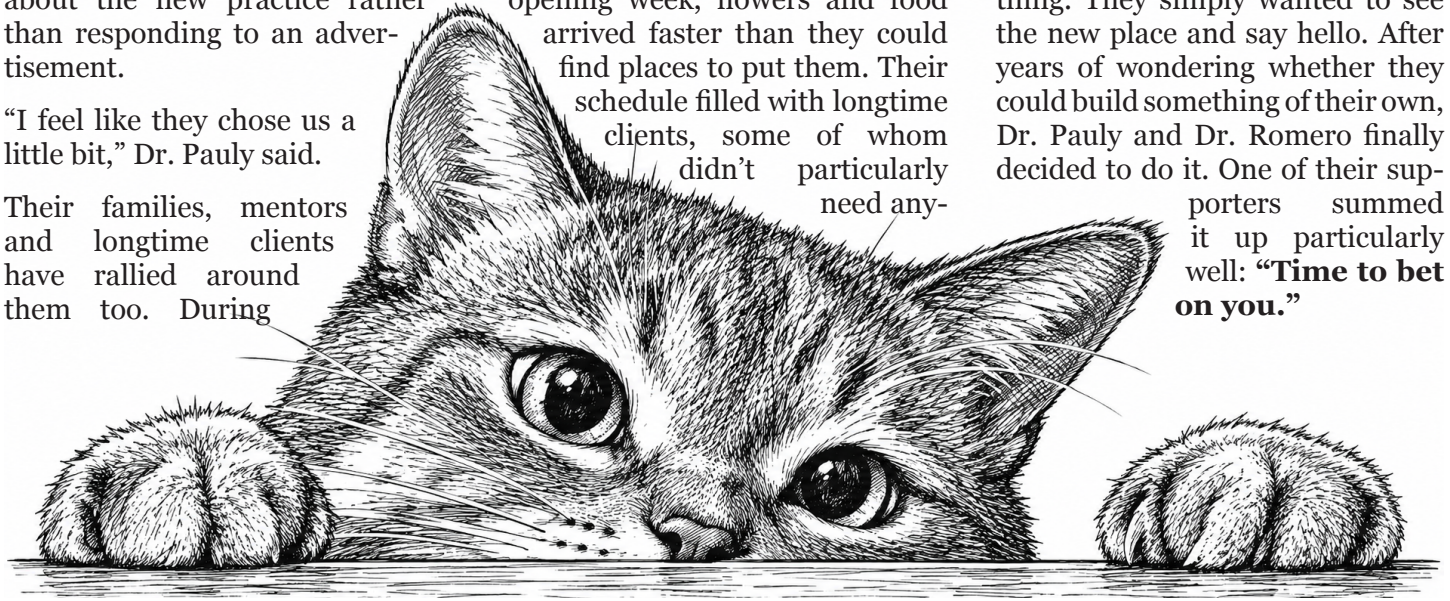
about the new practice rather than responding to an advertisement.

"I feel like they chose us a little bit," Dr. Pauly said.

Their families, mentors and longtime clients have rallied around them too. During

opening week, flowers and food arrived faster than they could find places to put them. Their schedule filled with longtime clients, some of whom didn't particularly need any-

thing. They simply wanted to see the new place and say hello. After years of wondering whether they could build something of their own, Dr. Pauly and Dr. Romero finally decided to do it. One of their supporters summed it up particularly well: "**Time to bet on you.**"



Editor's Note

The GRIT would like to get to know more of the **people behind the businesses in and around Sandia Heights**. We invite all of our business neighbors to participate in a personal interview. We're interested in **you and your story**: how you got here, what led you to the work you do, the people who helped along the way, and the things your neighbors might never know from simply walking through your door. Contact griteditor@sandiahomeowners.org, and we'll connect you with a volunteer interviewer.

Ice Cream, Neighbors & an Afternoon Out

Cathy Yandell,
Community Service & Membership Committee

The 4th annual SHHA Ice Cream Social and Neighborhood Afternoon Out was another success, with plenty of ice cream, toppings, and fun. Sandia Heights Services, Sheriff's staff, and firefighters joined the celebration. Children rolled down the hill, played hide-and-seek, and sported face paintings ranging from sparkly snakes to Mardi Gras-worthy masks.

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

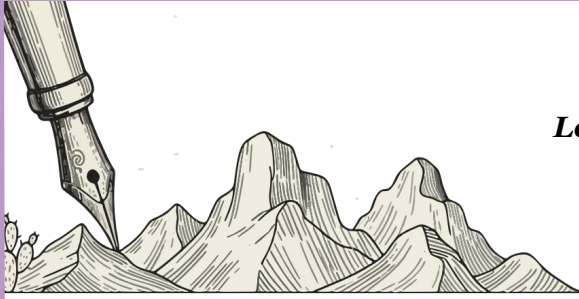


Robin and Anna scoop ice cream.



Firefighter Santos Aragon of Bernalillo County Fire Station 35 gives neighborhood children a tour of the fire truck.

Evie Hartley models one of the afternoon's fabulous face paint creations.



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



In Perpetuity Means Exactly That

Michelle Hegmon, PhD,
*Emeritus Professor
of Archaeology/Anthropology,
Arizona State University*

The SHHA Board unanimously approved an excellent statement opposing the proposed land transfer. There is also information about the proposal on the SHHA website.^[1] Even so, there is a lot of misinformation swirling around this growing controversy. Here I try to correct some erroneous assumptions and explain the facts as I understand them from my reading of the documents.

This is not a case of a broken treaty. The Trust did not take away Pueblo land. Rather, the 2003 Act gave the Pueblo “free and unrestricted access to the Area for traditional or cul-

tural uses.”^[2] If that Act had not been enacted, those 9,890 acres would simply be part of the National Forest, and the Pueblo would have no special rights to them.

Today’s controversy has to do with the eastern boundary of a land grant made to Sandia Pueblo by Spain in 1748. The Pueblo *claims* the land grant extends to the crest of the Sandia Mountains and thus includes the Trust Area. There is some evidence for their claim,^[3] which is based, in part, on a 19th-century translation that put the eastern edge of the grant “on the main ridge called Sandia.” However, this has been called an “imaginative mistranslation” (Hordes 1996:23).^[4] A more recent systematic translation by Jenkins does not say either crest or main ridge. It simply says that the grant was to extend to the “sierra Madre called Sandia,” and it is not clear to what this

refers geographically.^[5] Historian Hordes (1996:36) found no documentary basis for the Pueblo’s claim, but instead presented evidence that the eastern land grant boundary was in the river valley, 2.6 miles east of the main settlement, roughly aligned with Eubank Boulevard. There is also evidence (the 19th century survey) that the boundary was in the foothills. Two solicitors from the Department of the Interior (Tarr and Lesly) reached different conclusions regarding the Pueblo’s claim. The courts never ruled on the extent of the grant.

**Editorial note on sourcing:
The competing interpretations
are available in the UNM
collections.**

Beginning in the 1980s there were years of disagreements and negotiations involving the Pueblo, the Department of the Interior, Bernalillo County, neighborhood associations, and

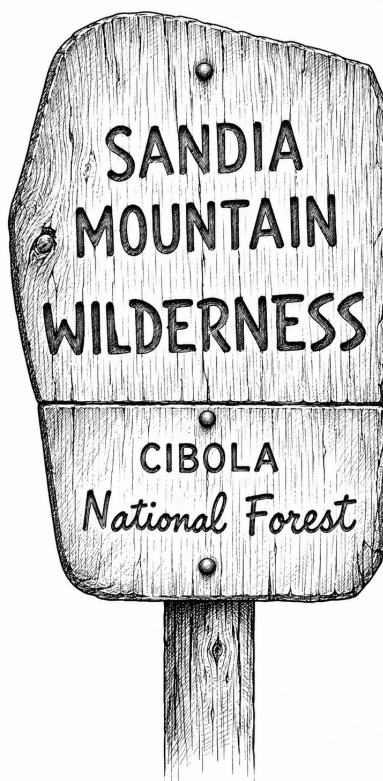
other interested parties. Finally, they reached a settlement agreement that was codified into the T'uf Shur Bien Preservation Trust Area Act of 2003, sponsored by Senator Jeff Bingaman.^[2] The Trust Act created the Trust Area. The Act neither supported nor negated the Pueblo's claim but instead created a "fair and just settlement." It established the Trust Area to balance and protect "in perpetuity" three sets of concerns and rights: the rights and interests of the Pueblo, the national forest and wilderness characteristics of the Area, and the longstanding use and enjoyment of the Area by the public.^[2]

The Act was intended to be a permanent arrangement. The term "in perpetuity" is used repeatedly.^[2] In Congressional hearings about the Act, Governor Paisano said, in his prepared statement, that the Pueblo agreed to "United States title . . . of the Mountain" and "Extinction of our title to the Mountain."^[6] The Act also says that with some specifically designated exceptions "all Pueblo claims to right, title and interest . . . are permanently extinguished. The United States' title to the Area is confirmed."^[2]

Now, only 23 years later, Governor Paisano and Sandia Pueblo are asking Representative Melanie Stansbury and Congress to undo the Act so they can take possession of the land in the Trust Area.^[7] I think doing so would be wrong. It would take public land away from 2 million annual users and give it to only about 500 people. Negating it would be a big step backwards, undoing the years of extensive negotiations that had settled the disagreements. Reneging on an agreement that was to last in perpetuity would only lead to

mistrust and possibly conflict. *In perpetuity means exactly that.*

One of the most alarming aspects of the Pueblo's proposal is that it is very vague.^[7] Pueblo Governor Stuart Paisano has said that the Pueblo wants to protect the mountain and that "all authorized existing uses" will continue to be permitted. However, it does not specify what constitutes "authorized uses" or whether there will be fees or per-



mits required to enter the area.^[7] According to the map the Pueblo provided to the SHHA, many popular well-established trails (those shown in red) would be closed.^[8] The proposal prohibits gaming but otherwise does not specify what can or cannot happen on or to that land.^[7] And the governor cannot know what might happen in the future, under new Pueblo governments. The land could be developed. Or, as happened in Oregon, it could

be logged.^[9] People, including politicians, who say they support the Pueblo's proposal do not know what they are supporting. They cannot know, because it is so vague.

The Pueblo argues, correctly, that there are management issues, particularly along a road (FR 333) that leads to popular trailheads. The Forest Service does not, currently, have the resources to manage and prevent problems in this area. However, the proposed solution—taking ownership of the entire Trust Area—has little to do with addressing these problems. Former Governor Gary Johnson made this point very strongly in his recent piece in the Albuquerque Journal.^[10] Senator Martin Heinrich is working on a bill that would involve the Pueblo in the management of the Trust Area,^[11] and Bernalillo County Commissioner Walt Benson is looking into what the county can do to help.^[12] With its casino and resort income, the Pueblo certainly has the resources to help. Furthermore, many individuals and groups are volunteering to help the Forest Service, including Friends of the Sandia Mountains,^[13] Sandias for All,^[14] and New Mexico Wild (formerly the New Mexico Wilderness Alliance).^[15] The management issues are easily solvable, and doing so with the help of the public will serve to strengthen everyone's commitment to caring for the Sandia Mountains.

The T'uf Shur Bien Preservation Trust Act of 2003 was designed as a fair, detailed, and permanent resolution that balances Sandia Pueblo's cultural access with public ownership for millions of annual visitors.^[2] Undoing this carefully negotiated settlement over solvable management

issues risks unnecessarily forfeiting public land and destroying the trust built on a promise made “in perpetuity.” Rather than transferring ownership based on vaguely documented agreements and inconsistent historical claims, the path forward lies in cooperative management—leveraging the combined resources of the Pueblo, local government, and dedicated volunteer organizations to preserve and protect the Sandia Mountains for everyone.

This essay has not been vetted or approved by ASU. The views expressed here are my own.

Bibliography



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



Cork & Fork Dinner Group

Debby Shonka

The Cork and Fork Dinner Group met for their first gathering of the 2026-27 Season on September 12th at Debby and Joe Shonka’s house. Fifteen people attended bringing an interesting variety of sides and desserts to go with the Lasagna Dinner. The next dinner will be on Saturday Nov. 14th, 2026. Diners will be divided among several homes. If you are interested in joining our group, please contact Kim Wagner 215.287.1792 or kuwagner55@gmail.com.



Deruny Recipe

Anna, SHHA Office



Deruny are beloved Eastern European potato pancakes — crispy on the outside, tender on the inside, and traditionally served warm with sour cream. Hearty, comforting, and delicious, they are perfect for a cool October evening!

Ingredients

- 4 medium potatoes, peeled
- 1 small onion
- 1 egg
- 3-4 tablespoons all-purpose flour
- 1 teaspoon salt
- ¼ teaspoon black pepper
- 4-5 tablespoons vegetable oil, for frying
- Sour cream, for serving

Directions

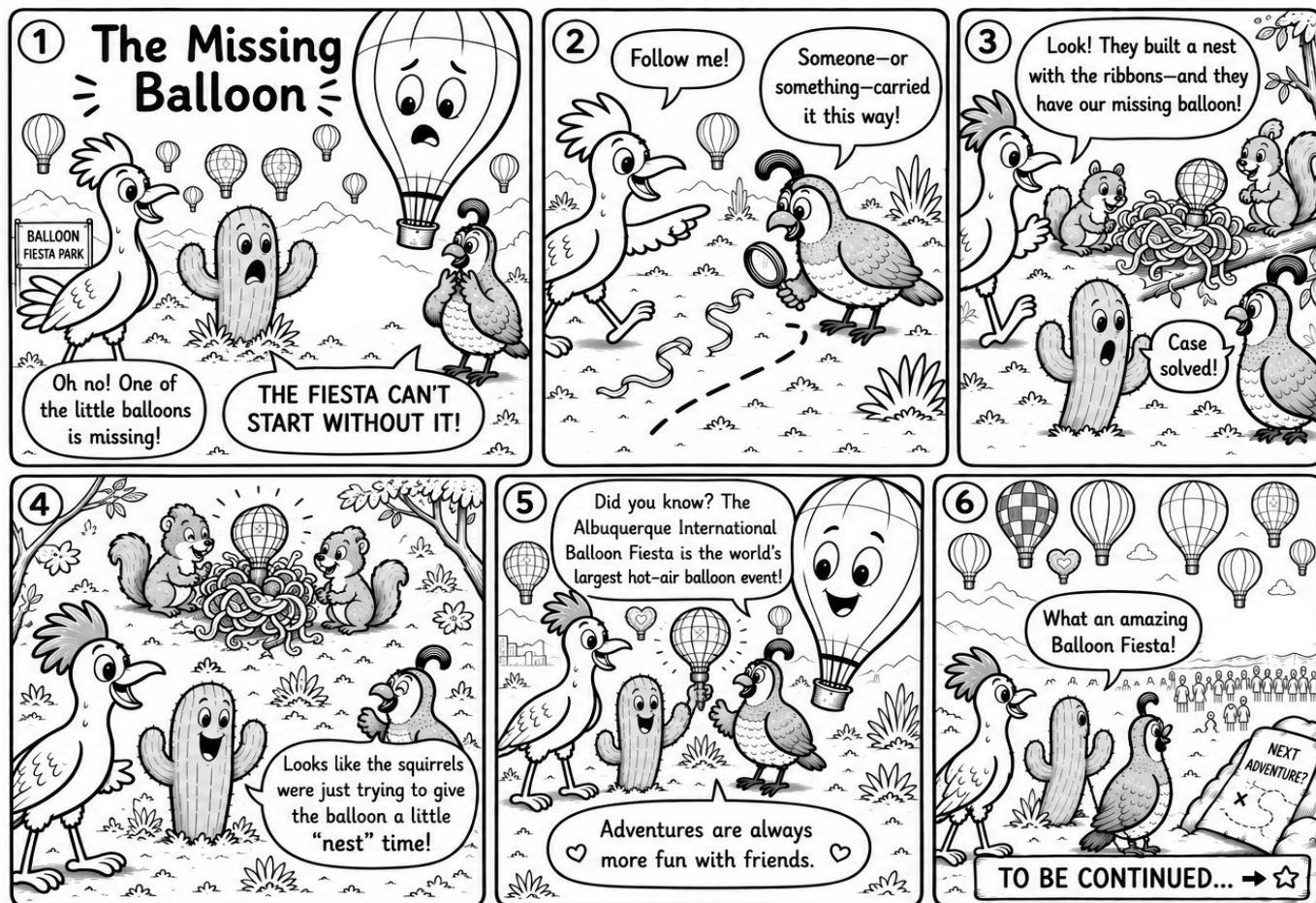
1. Grate the potatoes and onion using the fine side of a box grater.
2. Place the grated potatoes and onion in a fine-mesh strainer and gently press with the back of a spoon to remove some of the excess liquid.
3. Transfer to a bowl and add the egg, flour, salt, and black pepper. Mix well.
4. Heat vegetable oil in a large skillet over medium heat. Spoon about 2 tablespoons of the potato mixture into the hot oil for each pancake and gently flatten.
5. Fry for about **3–4 minutes per side**, or until golden brown and crispy.
6. Transfer to a paper towel-lined plate to remove excess oil.
7. Serve warm with sour cream.

Kids Corner

Katherine Galvan

Animal Tracks

Oliver (6) saw our call for animal track photos in last month's GRIT and sent in this set of deer tracks he spotted!



Science Fair Judges Needed

Erika Roesler

Our local APS elementary and middle schools are looking for community volunteers to help judge their fall science fairs. You don't need to be a scientist—just bring your curiosity and a willingness to listen to students explain what they've discovered.

Double Eagle Elementary School — Friday, November 13 Volunteer information and signup: [Double Eagle Science Fair](https://shha.s.gy/N4Xu4Q)

Double Eagle judges must have **APS unsupervised volunteer clearance**, which can take up to six weeks to complete, so plan ahead if you'd like to participate. Questions? Contact deessciencefair@gmail.com.

Desert Ridge Middle School — Thursday & Friday, November 19–20 Volunteer information and signup: [Desert Ridge Science Fair](https://shha.s.gy/6yHnGG) Desert Ridge needs **nearly 100 judges**, and APS unsupervised clearance is **not required**.



<https://shha.s.gy/N4Xu4Q>



<https://shha.s.gy/6yHnGG>

Playing for Pints

Charlotte Driver

Who are we looking at here?

Diego the chupacabra and his buddy Sadie, a vampire bat. They're playing cards for pints—the "pints" hanging above them are vials of blood.

Where did Diego come from?

Last year, I was asked to create a painting for the New Mexico Chupacabras Indoor Football League and that is what got me interested in the legend of the chupacabra. That eventually led to this humorous little ink drawing.

Do you mean for your viewers to invent stories about these strange characters?



I want people to use their own internal story to interpret my drawings. I don't want to tell them too much—it takes away some of the joy of using their own imaginations.

Charlotte Driver is a Sandia Heights Artist. Other original ink drawings are available at Lapis Room Gallery in Old Town.

ACC Activity Log

Address	Project	Status
169 Big Horn Ridge Dr	Windows/stucco; trees	Approved
173 Big Horn Ridge Dr	Windows/stucco	Approved
358 Big Horn Ridge Dr	Pine removal	Approved
312 Big Horn Ridge Rd	New/ext. stucco	Approved
541 Black Bear Lp	Stucco/paint	Approved
560 Black Bear Pl	Patio/shed	Approved
561 Black Bear Rd	Flagpole	Approved
1459 Bluebell Dr	Office/workshop	Denied
673 Bluebird Ln	Coyote fence	Approved
942 Bobcat Blvd	Patio screens	Approved
7727 Cedar Canyon Ct	Restucco; TPO roof	Approved
727-12 Cedar Hill Ct	Garage mini-split	Approved
627 Cedar Hill Rd	Re-roof	Approved
1509 Eagle Ridge Rd	Windows/doors	Approved
90 Juniper Hill Rd	Re-roof	Approved
302 Juniper Hill Rd	TPO/shingle roof	Approved
1157 Laurel Lp	Garage/craft rm	Denied
1163 Laurel Lp	2nd-story deck	Approved
1165 Laurel Lp	Remove concrete	Approved
1168 Laurel Lp	Gate	Approved
1179 Laurel Pl	Office addition	Approved

1180 Laurel Pl	Pergola/porch; front door	Approved
1180 Laurel Pl	Exterior paint	Partial
438 Live Oak Lp	Windows	Approved
985 Lynx Lp	TPO roof	Approved
1147 Marigold Dr	TPO roof	Approved
1470 Morning Glory Rd	Bedroom windows	Approved
1483 Morning Glory Rd	Landscaping	Approved
1906 Quail Run Dr	AC screen	Approved
1921 Quail Run Dr	Restucco	Approved
1923 Quail Run Dr	Landscaping (2)	Approved
1924 Quail Run Dr	Concrete slabs	Approved
2030 Quail Run Dr	Parapet stucco	Approved
1055 Red Oaks Lp	Wood repairs	Approved
1415 San Rafael Ave	Tree removal	Approved
303 Spring Creek Pl	Path/paint	Approved
727-19 Tramway Ln	Patio doors	Approved
760-9 Tramway Ln	Gates	Approved
869-E Tramway Ln Ct	Windows	Approved
2422 Tramway Ter Ct	Windows/stucco; doors	Approved
726-1 Tramway Vista Ct	POD storage	Approved
726-3 Tramway Vista Ct	Concrete driveway	Approved
725-5 Tramway Vista Lp	Mod. bitumen roof	Approved
114 Whitetail Dr	Awnings	Approved

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

Sharon's Sandia Heights Market Update Past Year 10/2025 to 10/2026

11 Larger homes For Sale on Larger Lots | Avg Asking price \$1,106,182 Avg Asking price/sf \$283.48

4 Homes Pending | Avg Asking Price \$897,500 Avg Asking price/sf \$265.30

45 Homes Closed past year to date | Avg Sold Price \$1,046,968 Avg Sold price/sf \$271.68

8 Smaller homes on smaller lots | Avg Asking price \$551,362 Avg Asking price/sf \$273.26

2 homes pending | Avg Asking Price \$580,000 Avg Asking price/sf \$279.12

36 Homes Closed past year to date | Avg Sold Price \$492,244 Avg Sold price/sf \$267.11

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

Current Interest rates hovering around 7.25% for 30 year conventional & 6.75% VA

SOLD!



18 Sandia Heights Drive NE

SOLD!



906 Tramway Lane NE

SOLD!



908 Tramway Lane NE

SOLD!



1929 Quail Run Drive NE

ANOTHER GREAT SANDIA HEIGHTS HOME SOLD PENDING!

207 LIVE OAK ROAD NE | PRICE \$949,900 | 2926 SF | 3BRS | ADOBE | 3BATHS 3+ CARGARAGE

Sold Pending !



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Understated Elegance !



Quality Features!



1 Acre Lot ! Views!

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

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COMING SOON



\$600,000

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

FOR SALE



\$1,000,000

1524 Eagle Ridge Dr NE • MLS# 1109915
3,189 SQ FT 4BR 3BA 1.06 Acres

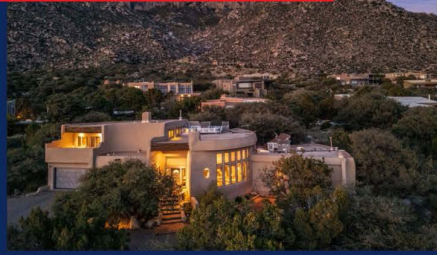
FOR SALE



\$1,150,000

40 Cedar Hill Pl NE • MLS # 1109158
3685 SQ FT 3BR 2BA 1.28 Acres

PENDING



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



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

SOLD



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July Calls to Sandia Heights Security Patrol

Alarms	9
Animal Control Assist	3
Customer Assist	3
Customer Inquiry	2
Fireworks Complaint	1
Lost/Found Person	1
Lost/Found Pet	3
Miscellaneous Call	3
Motorcycle Nuisance	1
Newspaper/Package Pickup	34
Noise Complaint/Suspicious Noise	1
Parking Problem	1
Pet Nuisance	1
Salesman Complaint	1
Snake Call	1
Special Extra Patrol	2
Special Request/Vacation	96
Suspicious Activity	1
Suspicious Person	3

Theft	1
Threat/Personal	1
Utility Co. Assist	3
Vehicle Burglary/Break-In	1
Wildlife Report	2
TOTAL	175

Covenant Violation Complaint Log

Complaints	August
Received	1
Closed	2
Open	18



Errata

In last month's "A Taxing Question to Consider" by R. Keith Julian, the estimated GRT savings on the example real estate commission should have been \$675, not \$6,750.

Classifieds

Digital Piano Needs New Home: Yamaha weighted digital piano, barely used, with bench, pedal, music stand and book of 100 piano solos. Built-in sound system; \$400. Contact nataliecwinters@gmail.com

Photos: <https://shha.s.gy/nL4Nok>

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Market Stats for Sandia Heights

Total Homes Sold	Avg. Sold Price	Avg. \$/Sq.Ft	Avg. Days on Market
61	\$882,119	\$274	34

Statistics for Detached Homes Only

***Year to Date as of 9/19/2026

Proposed Sandia Mountains Land Transfer



Approx. 10,000 Acres + Wilderness
and >40 trail miles under threat

Sign the petition/Sign up for Updates

SandiasForAll.org

Sandia Heights Listings



scan QR code to
see what's for sale

FOR SALE SANDIA HEIGHTS



726-1 Tramway Vista Ct. NE

\$530,000

What's Your Home Worth



scan QR code for
a free valuation

COMING SOON FOOTHILLS



1547 Libia St. NE
\$885,000

FOR SALE SANDIA HEIGHTS



9 La Luz Trl NE
\$355,000

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