

March 2026

Volume 42 - No. 3

## Letter from the Editor

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Late winter in Sandia Heights always feels like a transition. The daylight reaches further into the evening, the air shifts, and early buds and first blooms are already beginning to appear. Spring arrives gradually here, and with it comes the return of outdoor work, neighborhood projects, and the activities that bring the community back together after the winter months.

This issue of The GRIT includes the annual committee reports presented at the February 21, 2026 Annual Meeting. These reports summarize the work carried out over the past year by about fifty neighborhood volunteers serving across the SHHA Board and committees. Their efforts support everything from safety and infrastructure to events, communications, and governance, and provide a look at what was accomplished in 2025 and what is planned for the year ahead.

Many residents are following the proposed PNM substation and transmission line project. Updates, background information, and a link to the neighborhood discussion group can be found at: <https://sandiahomeowners.org/stop-pnm-towers>

As the season continues to change, we also look forward to gathering again as neighbors.

### Please join us for the annual Easter Egg Hunt

Saturday, March 21

Little Cloud Park

10 am

We hope to see you there!

### Your SHHA Volunteers

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

**Board Members:** Paul Baumgartner (4), Andrea Edmonds (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), Robin Otten (8)

**Committee Chairs:** Architectural Control - Phil Krehbiel, Communion and Publications - Heidi Komkov, Community Service & Membership - Cathy Yandell, Covenant Support - Stan Davis, Environment & Safety - Kathleen McCaughey, Finance - Charles Ewing, Governance - Kathleen McCaughey

Submit to The GRIT: <https://sandiaheightsgrit.app/> Contact the Editor: [griteditor@sandiahomeowners.org](mailto:griteditor@sandiahomeowners.org)

## President's Annual Report

Jim Stewart,  
President through February 2026

In the past year, my focus as President centered on advocacy for member interests, strengthening communication with residents, and providing leadership on several major community issues affecting Sandia Heights. Key areas of leadership included community advocacy related to wildfire mitigation and neighborhood safety, directing SHHA's response to the Ezee Fiber installation, and coordinating communication and outreach regarding the proposed PNM Tramway Boulevard transmission project. I also worked closely with Board members and committees to coordinate responses to issues affecting the community as they developed.

I maintained regular communication with residents through GRIT columns and email updates, encouraged open governance practices, supported recruitment of new volunteers for Board and committee roles, and maintained communication with Bernalillo County officials and other external stakeholders to help ensure Sandia Heights interests were represented. Throughout the year, my goal was to keep members informed, ensure concerns were heard, and support coordinated decision making on issues affecting the community.

## Secretary's Annual Report

Larry Dragan, Secretary

I was elected Secretary at the December 11, 2024 Board meeting and took office following the 2025 Annual Meeting. During the year, I assisted with preparation and approval of Board agendas and meeting minutes, certified the presence of a quorum at Board meetings, and helped with preparation and publication for the Annual Meeting. I also ensured that SHHA's official records books were properly maintained and kept on file at the SHHA office.

Additional responsibilities included working with the Chair of the Communications & Publications Committee to approve the monthly GRIT, assisting at SHHA events, and serving on the Executive, Nominating, and Finance Committees.



## Vice President's Annual Report

Kathleen McCaughey,  
Vice President

During 2025, my focus as Vice President centered on strengthening Board effectiveness, improving governance infrastructure, and increasing transparency to the membership.

A Board of Directors Self-Assessment was developed and conducted to help identify areas where the Board could improve its effectiveness. Based on the results, several priority areas were selected for action, including improving Board meeting efficiency, clarifying decision-making processes, and defining Board and Director responsibilities.

Key initiatives and accomplishments included:

- Developed and implemented a Board of Directors Self-Assessment tool
- Advanced improvements to Board meeting structure and effectiveness
- Clarified aspects of the Board's decision-making process
- Developed a Board Director job description
- Introduced educational items into Board meetings to strengthen governance knowledge
- Supported implementation of Consent Agenda practices
- Helped formalize committee member appointment processes
- Led work to define and document SHHA enforcement authority in a separate informational document
- Prepared Board Notes for the GRIT newsletter
- Participated in review and updating of Association policies and Annual Meeting procedures

In addition, I chaired the Nominating Committee and the Governance Committee / Task Group, overseeing leadership recruitment efforts and completion of the comprehensive Bylaws revision.

These combined efforts were aimed at building a more consistent, transparent, and well-documented governance framework to support the Board, volunteers, and membership.

# Covenant Support Committee Annual Report

Stan Davis,  
Covenant Support Committee Chair

In 2025 the Covenant Support Committee (CSC) remained a Standing Committee of SHHA authorized by the Board of Directors, as stated in the Bylaws, to receive and investigate complaints about alleged covenant violations and pursue resolution of valid ones. There are 38 sets of legally binding covenants, one for each Unit, and property owners agreed to abide by them upon purchase of their properties.

The CSC retired three volunteer members during the year and gained one, resulting in six members by the end of 2025. Three CSC members also served on the Board, and one CSC member was designated as the CSC/ACC liaison. The CSC met monthly to review and discuss the status of complaint investigations and resolutions as a team. Complaint information, including names, addresses, and details, continued to be handled with confidentiality.

## *Summary of Complaint Activity for 2025*

- 62 complaints were handled during 2025
- 10 were carried over from 2024
- 52 were received in 2025
- 49 were closed during the year
- 13 remained open and were extended into 2026
- 0 were associated with litigation, although the SHHA attorney was consulted regarding one investigation that remains pending

The time required to close complaints depended on various factors. Some took months to resolve or remain open, generally due to complex situations and uncooperative or uncommunicative homeowners.

A wide variety of complaint types were addressed in 2025. The most common single complaint type involved bright outdoor lights (15), followed by boats, RVs, and utility trailers (10), landscaping and invasive or dead vegetation (7), stucco, roof, or garage door color (5), and parking (5). Other less common complaints involved fences or walls, garbage bins, unscreened HVAC units, noise, refuse, unapproved structures, unused or abandoned vehicles, toxic chemicals or industrial equipment, partial-house rental, tree screening, and other issues.

The CSC continued refining its formal letter-writing process for situations in which homeowners receiving

complaints do not communicate or do not remedy violations. The process follows the SHHA Policy on Dispute Resolution. In following that policy, the CSC did not escalate pursuit of compliance beyond conducting informal conversations.

The CSC amended the CSC Operating Procedures and Guidelines document in mid-2025 and began working on additional amendments in late 2025 and early 2026. This was done in part to align the document with the evolving SHHA Policy on Dispute Resolution and to improve clarity and consistency in the complaint investigation and resolution process. The CSC also amended its Charter.

The CSC adopted a general policy of not submitting formal complaints to the County on behalf of complainants in most circumstances. The CSC will now consider doing so only in serious situations, such as toxic or industrial chemicals or severely dilapidated houses, particularly where homeowners are uncommunicative.

## *Summary of Other Activity for 2025*

The CSC authored six articles in The GRIT in 2025. Over the past decade, the CSC has published well over 100 GRIT articles to keep the community informed about CSC-related topics.

The CSC updated existing documents and added new content on the SHHA website:

1. Procedures for Filing a Complaint
2. Procedures for Property Owners to Amend Their Unit Covenants
3. CSC Charter
4. CSC Resident Guide
5. How to Submit a Formal Complaint to Bernalillo County

## *CSC Goals for 2026*

- Continue investigating and resolving valid covenant concerns in a fair, consistent, and policy-aligned manner
- Increase education and awareness about Unit covenants and support members who wish to amend their covenants



## Architectural Control Committee Annual Report

Phil Krehbiel,  
Architectural Control Committee Chair

The ACC processed 364 applications in 2025. This was up from 355 in 2024 and 304 in both 2022 and 2023.

There were three applications for approval of new residences, which has been the pattern for the past several years. The top ten categories of application types were:

- Walls, fences, and gates
- Trim or stucco repair
- Landscaping
- Roof work
- Re-stucco
- Patio or deck
- Windows and doors
- HVAC
- Solar installations
- Driveways

The ACC meets twice monthly and is generally able to handle applications within a few days. Straightforward applications are reviewed and approved by a single committee member on a rotating schedule. More complex applications are referred to the full committee for consideration at the next scheduled meeting.

The committee now uses an electronic system for receiving and processing applications. This has improved efficiency for committee members and shortened turnaround time for applicants. The system allows most communication between the committee and applicants to occur via email, which is now the preferred method for most residents.

## Governance Committee Annual Report

Kathleen McCaughey,  
Governance Committee Chair

**Background and Committee Structure:** At the start of the year, the Governance Committee was separated from the Nominating Committee. The two committees had previously been consolidated, but it became clear that their purposes, workloads, and required skill sets were distinct. Revised charters for both committees were developed and approved by the Board.

The Governance Committee initially operated as a Standing Committee and later transitioned to a Task Group since only one committee member was a Director. Under the current Bylaws, Standing Committees require two Directors; this requirement is removed in the proposed Bylaws.

The Task Group's primary annual objective was to complete a comprehensive revision of the SHHA Bylaws and prepare the document for membership consideration and vote.

**Bylaws Revision:** The previous year's Bylaws Task Group was disbanded; however, its final draft served as the starting point for this effort.

Early in the year, members raised fundamental questions about SHHA's status and role as a homeowners association, including what authority SHHA has and where that authority comes from. Because SHHA's authority is grounded in recorded covenants and related governing documents, the Task Group initially explored adding Purpose, Values, and Object — Scope & Authority language to the front of the Bylaws. After extensive discussion with the Board, the Task Group concluded these concepts were better handled outside the Bylaws in a separate informational document. For the new Bylaws, a single section entitled "Lot Owners, Covenants, and Community Standards" was added to acknowledge the existence and relevance of recorded covenants.

Another major focus was removing ambiguity from the definition of Member. The Task Group evaluated alternatives on voting rights and surveyed the Board. The Board confirmed that voting rights should remain limited to Members, consistent with existing practice.

The Board was also surveyed regarding other areas of the existing Bylaws that were viewed as needing correction or improvement. As the Task Group worked through the document, each section was reviewed critically, and

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items requiring Board input were brought forward for limited discussion during Board meetings.

Two Board work sessions were held near completion of the draft to obtain comprehensive feedback. The Board approved the revised Bylaws on December 10, 2025, contingent upon legal review.

Legal counsel Scott Turner completed his review over the December holiday period, and Parliamentarian Marsha Thole provided procedural review in January. Most recommended changes were administrative or clarifying in nature. The Board re-approved the revised Bylaws on January 14, 2026, incorporating these edits.

To support member review, the Task Group prepared the following documents to supplement the Bylaws revision and held four informational sessions prior to the Annual Meeting:

- A side-by-side comparison of current and proposed Bylaws
- A summary of key changes
- A voting process including absentee ballots

### **New: Community Documents Page**

Governing documents, policies, and procedures are now in one clearly organized location:

<https://sandiahomeowners.org/community-documents>

**Policies and Procedures Adopted in 2025:** During the year, the following were revised or created and approved:

- Code of Conduct for Residents (revised)
- Expanded scope for the Code of Conduct for Board Members, Volunteers, and Members in Official Roles (revised)
- Procedure governing member participation in Board meetings, including an attendance sign-in form (created)

**Planned Work for 2026:** Complete implementation of the revised Bylaws and continue modernizing and consolidating SHHA governing documents, policies, and procedures for greater clarity and consistency.

## **Environment & Safety Committee Annual Report**

Kathleen McCaughey,  
Environment & Safety Committee Chair

Wildfire preparedness was the Environmental & Safety Committee's primary focus in 2025.

Following widespread wildfire activity in the West, the ESC worked closely with Sandia Heights Services to address resident concerns about water capacity and emergency readiness. As a result, SHS provided detailed public information on the water system and secured two backup generators to ensure continued service during high-wind power outages.

In March, the ESC organized a wildfire tabletop exercise with Bernalillo County agencies to better understand coordinated emergency response and evacuation procedures. Key lessons were shared at the April Wildfire Seminar attended by more than 120 residents, where hands-on Ready, Set, Go stations emphasized defensible space, home hardening, go-bags, and evacuation planning. ESC members also toured homes with the County Wildland Fire Coordinator to strengthen practical understanding of fire mitigation.

Additional wildfire-related efforts included education on illegal burning, fireworks safety, vent protection, and support for residents who may need evacuation assistance through the BernCo C.A.R.E. program.

Environmental stewardship initiatives included advancing green waste recycling discussions, promoting responsible composting practices, highlighting alternative vegetation management methods such as goatscaping, and coordinating vegetation removal in high-risk areas.

Traffic and pedestrian safety efforts resulted in refreshed speed-calming measures on San Rafael, installation of a speed-awareness sign on Live Oak, and continued outreach on pedestrian safety.

The ESC also maintained wildlife education efforts, continued community clean-up events, and expanded on-line safety resources for residents.

In 2026, the ESC will continue prioritizing wildfire preparedness and evacuation planning while expanding practical education and environmental stewardship initiatives across the community.

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### Sharon's Sandia Heights Market Update Past Year 3/2025 to 3/2026

11 Larger homes For Sale on Larger Lots | Avg Asking price \$1,237,136 Avg Asking price/sf \$284.52  
7 Homes Pending | Avg Asking Price \$1,091,414 Avg Asking price/sf \$257.71  
42 Homes Closed past year to date | Avg Sold Price \$946,809 Avg Sold price/sf.\$272.90

2 Smaller homes on smaller lots | Avg Asking price \$467,500 Avg Asking price/sf \$256.06  
3 homes pending | Avg Asking Price \$516,667 Avg Asking price/sf \$258.14

49 Homes Closed past year to date | Avg Sold Price \$466,711 Avg Sold price/sf \$267.35

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

Current Interest rates hovering around 6.125% for 30 year conventional & 5.625%VA



1114 San Rafael Ave NE



2027 Quail Run Dr NE



908 Tramway Lane NE



1723 Quail Run Ct. NE

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## Communications & Publications Committee Annual Report

Claudia Mitchell, Communications & Publications  
Committee Chair through February 2026

The C&P Committee's updated charter lists the following responsibilities:

- Publishing a newsletter a minimum of six (6) times per year
- Assuring that information on the website remains current
- Updating and publishing the Annual Resident Guide and Directory
- Obtaining advertising for all publications
- Creating and assisting with other communications to SHHA residents as may be needed

The C&P committee met these responsibilities and accomplished the goals set at the start of 2025. The committee held twelve well-attended monthly meetings.

The committee produced and published twelve monthly issues of the *GRIT* newsletter with special emphasis on interesting, timely and informative material relevant to the community. Thank you to all who contributed. The committee began monitoring the opening rate of the online *GRIT* starting with June and has seen a steady opening rate of over fifty percent, which is a high score by marketing standards. Interestingly, with the December issue, the amount of *GRIT* link openings exceeded the amount of tram tickets hits, which has been consistently the most popular link on the website. Thanks to resident input from the 2025 Annual Meeting, the *GRIT* began a new monthly feature, "Board Notes" providing an ongoing report on Board of Directory activities. The committee was particularly proud of the July 2025 issue which commemorated the fiftieth anniversary of the incorporation of the SHHA on July 24, 1975, with retrospective articles and photos.

The *GRIT* advertising policies were reviewed and updated. A signed contract will now be required and kept on file in the office.

In keeping with the Governance Committee's focus, the committee reviewed and updated their charter and policies and procedures to reflect current practices..

The committee gained a new member, the IT liaison. The IT committee, chaired by Heidi Komkov, having accomplished its goals, disbanded earlier in the year. The C&P committee had worked closely with this committee

utilizing its technical expertise and welcomed Heidi as liaison with our computer consultant/webmaster. Heidi will now lead the committee as the new chair.

As part of the committee's annual responsibilities, committee member Terry Walker reviewed the Resource Guide section of the Resource Guide and Directory (RG&D). The information was checked for accuracy and updated as needed. The committee steered the annual photograph contest for the RG&D cover.

A major long-term project of the year was the complete re-design of the SHHA website. The committee was fortunate to have the experience and expertise of committee member, Merrilea Mayo who took the lead on this months-long project. Merrilea built upon the past work of current committee member, Burt O'Neill and former committee chair, Susan McCasland. The foremost goal of the project was to re-organize the website to be focused on the needs of the residents with the most-used destinations becoming most visible and easiest to find. Merrilea utilized the input of the C&P committee, all standing committee chairs, IT liaison Heidi Komkov, and our consultant webmaster. Included in the 2026 tasks of the C&P committee will be establishing SOPs for submissions, ongoing version controls and content curation.

With end of the C&P Committee chair's term as board member, committee chair, and editor, the *GRIT* has transitioned to new editorship with the January 2026 issue published under the new chair's direction bringing innovative changes that will make content contribution more accessible, layout more flexible, and information timelier.

## Finance Committee Annual Report

Charles Ewing,  
Treasurer

The financial condition of the Sandia Heights Homeowners Association (SHHA) is sound. The organization has good liquidity, is almost debt free, and maintains adequate reserves and equity. The most recent fiscal year end was December 31, 2025. Total assets were \$265,610, including \$264,807 in cash. Liabilities were \$2,428, with equity and capital reserves totaling \$263,182.

Revenues in 2025 were \$390,931 and expenses were \$353,437, resulting in net operating income before income taxes and interest of \$37,494. Net income after income taxes and interest income was \$41,854. Approximately 80 percent of earnings are sheltered from income taxes due to the operating loss incurred in 2024.

The 2026 budget reflects projected revenue of \$373,980, expenses of \$366,357, and net income of \$8,637 after income taxes and interest income.

In 2025, the Board of Directors adopted a Financial Reserve Policy requiring regular review of reserve adequacy by the Finance Committee.

Historical financial statements, including the balance sheet and income statement, detailed monthly financial reports, the 2026 budget, the Financial Reserve Policy, a schedule of long-term obligations, and the current insurance certificate are available online.

### SHHA Financial Reports

<https://www.sandiahomeowners.org/association/committees/finance-committee/treasurer-reports>

## Nominating Committee Annual Report

Kathleen McCaughey,  
Nominating Committee Chair

During 2025, the Nominating Committee focused on strengthening leadership recruitment, improving candidate evaluation processes, and supporting Board continuity. Early in the year, the Nominating Committee was separated from the Governance Committee to allow each group to concentrate on its distinct responsibilities. A revised Nominating Committee Charter was developed and approved by the Board.

The Committee updated and implemented a structured process for candidate selection, providing greater consistency, transparency, and documentation in how potential Directors are identified, interviewed, and recommended.

Key accomplishments included:

- Interviewed and onboarded four Interim Directors
- Developed a Board Director Job Description to clarify expectations and responsibilities
- Validated current Director terms for accuracy and consistency
- Recommended waiver of term limits for two Directors for 2026 to support Board continuity

In preparation for future leadership needs, the Committee worked with the Board to transition the officer slate

into 2026. When this effort was initially only 75% complete in November, a proposed process for a Rotating Presidents model was shared with leadership. A GRIT article was published in January seeking candidates for a 2026 President. A volunteer subsequently stepped forward, allowing the Association to proceed with a full officer slate through the normal process. These efforts are intended to build a sustainable leadership pipeline and ensure SHHA has qualified, well-prepared volunteers to serve in Director and Officer roles.

## Community Service & Membership Committee Annual Report

Cathy Yandell, Community Service & Membership Committee Chair

The Community Service and Membership Committee works to strengthen member benefits and encourage social events that build a sense of community within Sandia Heights. The committee averaged five members during the year and welcomes additional volunteers.

### Summary of Activities in 2025:

- Organized the Annual Meeting in collaboration with the Board and staff
- Delivered welcome bags to new residents with local information and resources
- Promoted and sponsored community events, including:
  - Easter Egg Hunt in early April with more than 100 attendees
  - Free shredding event in late April for all Sandia Heights residents, recycling large volumes of paper into new products
  - Summer barbecue at Highpoint Fitness with more than 150 attendees
  - Ice Cream Social / Neighbor's Afternoon Out, co-sponsored with the Environment and Safety Committee, with approximately 200 attendees
  - Holiday brunch at The Homestead with more than 50 attendees

### Membership Statistics:

Total member addresses: 1,895  
Membership rate: 85%  
Residences with new owners in 2025: 145

## Website Redesign? Check it out!

### Communications and Publications Committee

If you have not noticed already, the Sandia Heights Website has been extensively redesigned and went live in January. The Communications and Publications Committee led by member Merrilea Mayo as project manager, has been working for many months to reorganize the website to enable residents to find everything they need with ease. The work began with an analysis to discover the most-used destinations on the website which, as you might guess, are Tram Tickets, The GRIT newsletter, Unit Covenants and Architectural Guidelines. More recently, Stop the PNM Towers on Tramway Blvd has seen a lot of traffic. Armed with this knowledge, the website was reorganized so that these categories are the most visible and easiest to find within the homepage menu. Within these and all other categories, the content organization was revamped for intuitive navigation and clarification. The organization of material within committee pages has been standardized.

All information that was on the old website has been transferred, so —with luck—nothing has been lost, and the information can be more easily found. A new feature of the announcements section on the homepage is that it is now synced to email announcements. Click any announcement title on the homepage to see the full text of the corresponding email blast. The listed announcements will also auto-expire after two months allowing the list to be automatically kept up to date. Note also the new “Request to Speak” button on the Board meeting

listings, just below the announcements. This previously buried functionality is now front and center, so residents can easily sign up to give their input at Board Meetings.

You can start your exploration of the new website by clicking on the menu in the upper left of the blue banner at the top of the homepage. You can find board meeting information and announcements by scrolling down the homepage using the scrollbar on the far-right edge of the page.

We think you will be pleased to be able to find information more easily. This time “new and improved” means just that.

Happy exploring. And, if you do find any glitches or errors, you can report them to [ithelp@sandiahomeowners.org](mailto:ithelp@sandiahomeowners.org).

## Meet the Artists

### Claudia Mitchell, President, Sandia Heights Artists

The Sandia Heights Artists are starting their official season leading up to the annual tour, which will be held this year on September 12 and 13. The tour planning committee has been meeting since early November evaluating the 2025 tour feedback and laying the foundation for this year’s event. The initial general membership meeting was held February 19, 2026 and the momentum will continue with two “Meet the Artist” opportunities to be held from 11 AM to 2 PM at two of the tour’s business sponsors: March 14, 2026 at the Homestead Café, [www.homesteadabq.com](http://www.homesteadabq.com), and March 28, 2026 at O’Beans Coffee, [www.obeanscc.com](http://www.obeanscc.com).

At these casual events, members of the Sandia Heights artists will be drawing, sketching, painting, and eager to answer your questions as you enjoy a cup of coffee and a snack from these local neighborhood gathering spots. Are you interested in joining the tour, but have some questions about how it works? They will have the answers. Are you curious to meet some of the Sandia Heights artists and see what they are up to? They would love to show you. Would you like to enjoy a break and watch artists at work? Come on by.

**Want to know about the Sandia Heights Artists Studio Tour?**

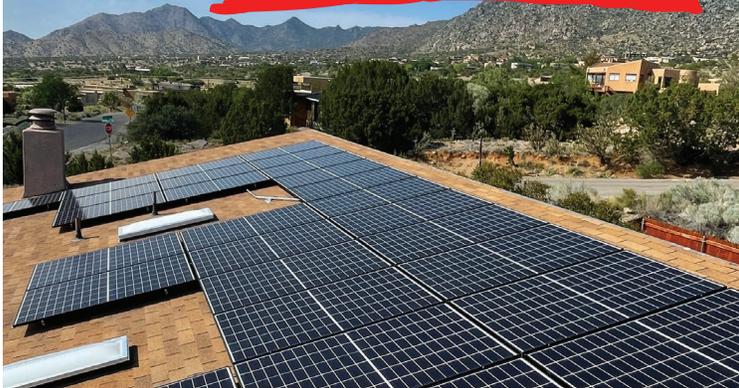
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## Your Table Is Waiting at Homestead

Right here at the base of the Sandia Tram, Homestead Café is a Sandia Heights neighborhood spot with a view you never get tired of. We're where locals meet for morning coffee, linger over lunch, bring the kids after school, and settle in for sunset on the deck. From handcrafted espresso drinks and house-made specialties to New Mexico-inspired comfort food, green chile favorites, stacked sandwiches, burgers, milkshakes, and more. Everything is made to feel familiar, generous, and worth coming back for.

This isn't just a place to grab a bite.

It's where friends gather.

Where families relax.

Where regulars are known by name.

Bring one of our board games to the table. Stay for golden hour. Make it your midweek tradition.

Throughout the year, we host fun, family-friendly events, seasonal celebrations, watch parties, fundraisers, and community nights built for the people who call Albuquerque home. Homestead isn't just at the base of the mountain. It's rooted right here in our community.

Drop in and see for yourself what makes The Homestead Cafe so special. Mention the Grit and receive a 10% discount.



### The Homestead Glow-Up Is Complete!

The Homestead Café is better than ever. Come check out our new tables, cozy lounge area, more games, expanded menu, and new drink specials... all with the same incredible view and signature Homestead vibe you love.

**LOCATED AT THE BASE OF THE SANDIA TRAM -  
COME AND SEE WHY LIFE TASTES BETTER AT  
6,559 FEET**



[www.homesteadabq.com](http://www.homesteadabq.com)



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### Elevated Living in Sandia Heights!

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

*—call today for a private consultation*

#### Sandia Heights **SOLD** Statistics Year over Year

Total Homes Sold	Avg. Sold Price	Avg. \$/Sq.Ft	Avg. Days on Market
<b>2025 Statistics</b>			
<b>94</b>	<b>\$725,978</b>	<b>\$271</b>	<b>21</b>
<b>2024 Statistics</b>			
<b>89</b>	<b>\$727,778</b>	<b>\$269</b>	<b>29</b>
<b>2023 Statistics</b>			
<b>86</b>	<b>\$741,505</b>	<b>\$261</b>	<b>23</b>

*Statistics for Detached Homes Only*

#### Sandia Heights Listings



scan QR code to see what's for sale

#### What's Your Home Worth



scan QR code for a free valuation



**348 White Oaks Dr NE**  
**\$1,680,000**



**9 Sandia Heights Dr NE**  
**\$1,875,000**



**10 La Luz Trl NE**  
**\$1,210,000**



**906 Tramway Ln NE**  
**\$895,000**

KELLERWILLIAMS  
**Luxury**  
INTERNATIONAL

**Veronica Gonzales**  
Associate Broker, CRS  
**505-440-8956**

www.ABQDreamHomes.com  
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**Free Tram Passes Available**  
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(505) 370-9405

# Signature

**HEATING COOLING**  
**PLUMBING ELECTRICAL**

**ANY REPAIR**

**\$50 OFF**

Heating, Cooling  
or Electrical  
Repair

Cannot combine with any other offers.

**WATER HEATER**

**\$69**

Tank Water  
Heater Flush

(save \$124)

Cannot combine with any other offers.

**PLUMBING**

**\$75 OFF**

First Plumbing  
Repair

Cannot combine with any other offers.

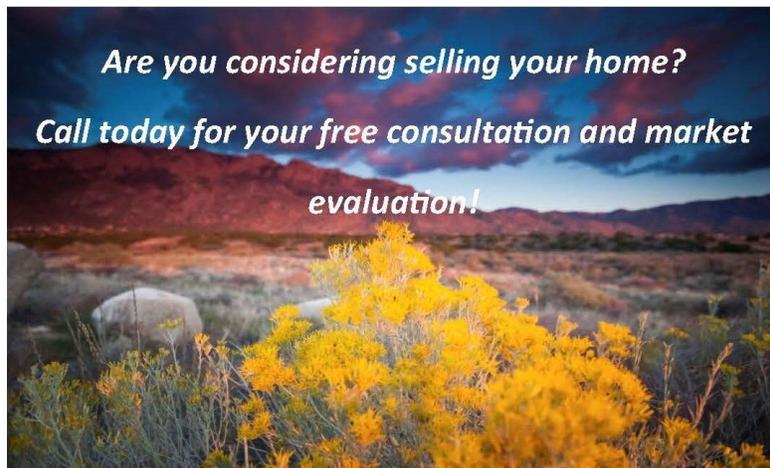
**TUNE-UP**

**\$69**

Furnace or AC Tune-up  
+ Free CO Safety Inspection!

(save \$132)

Cannot combine with any other offers.



*Are you considering selling your home?  
Call today for your free consultation and market  
evaluation!*

*Sherry Fowler has been selling Sandia Heights for  
35 years. Put her experience to work for you.*

- *Significant discount for Sandia Heights residents*
  - *Free staging for vacant homes*

**505.301.4425**

**SherrySellsSandiaHeights.com**



## The Most Incredible Heating & Cooling Special You May Ever See

If your furnace hasn't been tuned up yet, this is your sign.

Right now, Signature is offering:

- Save \$120 on your furnace tune-up
- Get your A/C tune-up FREE
- Receive a FREE carbon monoxide safety check

That's up to \$300 in total savings.

Yes — \$300.

We're able to offer this because Signature has invested in specialized diagnostic equipment that allows our technicians to safely and accurately evaluate both your heating and cooling systems during the same visit — helping you get more value, more insight, and more peace of mind in one appointment.

And here's a fun fact about Signature: Our leadership team is made up of former local business owners who built their careers right here in the community. They understand what it means to treat customers right, stand behind their work, and create real value — because they've lived it.

This special gives you: Peace of mind • Better efficiency • Extended equipment life • Safety assurance for your family

### ACC Logs

171 Big Horn Ridge Dr	Replace retaining wall	Approved
177 Big Horn Ridge Dr	Patch stucco	Approved
679 Blackhawk Dr	Install stucco wall	Approved
7745 Cedar Canyon Rr	Install radon mitigation	Approved
2750 Cliffrose Dr	Add exterior window	Approved
645 Cougar Lp	Build retaining wall	Denied
1556 Eagle Ridge Rd	Re-roof in tan TPO	Approved
1516 Eagle Ridge Terrace	Re-stucco	Approved
1454 Honeysuckle Dr	Install pool pump cover	Approved
3 Juniper Hill Lp	Replace driveway	Approved
166 Juniper Hill Rd	Refresh landscaping	Approved
1167 Laurel Lp	Install roof solar panels	Incomplete
1167 Laurel Lp	Re-roof in tan TPO	Approved
994 Lynx Lp	Replace siding	Approved
1121 Marigold Dr	Replace exterior lighting	Approved
63 Pinon Hill Pl	Restucco	Approved
63 Pinon Hill Pl	Re-stucco	Approved
1708 Quail Run Ct	Re-stucco	Approved
1921 Quail Run Dr	Replace garage door	Approved
2026 Quail Run Dr	Replace fence	Approved
8250 Raintree Dr	Install exterior gate	Approved
529 Roadrunner Ln	Install septic system	Approved
50 Rock Ridge Dr	Install septic system	Approved
2738 Tramway Cir	Heighten exterior wall	Approved
1014 Tramway Ln	Install a trash can enclosure	Denied
793-C Tramway Ln	Repair stucco	Approved
930 Tramway Ln	Replace pergola	Approved
2402 Tramway Terrace Ct	Re-roof in TPO	Approved
1812 Tramway Terrace Lp	Remove two trees	Approved
1844 Tramway Terrace Lp	Re-roof in tan TPO	Approved
1865 Tramway Terrace Lp	Re-roof in TPO	Approved
725-14 Tramway Vista Dr	Replace garage door	Approved
726-32 Tramway Vista Lp	Re-stucco	Approved
726-32 Tramway Vista Lp	Replace garage door	Approved

Most breakdowns don't happen because a system suddenly "dies." They happen because small issues go unnoticed.

This visit helps catch those small issues early — before they turn into expensive problems.

If you've been meaning to schedule your tune-up, this is the time.

Save \$300. Get both systems checked. Protect your home.

Visit [signaturecomfort.com](http://signaturecomfort.com) or call (505) 370-9405 to schedule your appointment while this special is available.

### January Calls to Sandia Heights Security Patrol

Alarms	10
Customer Assist	3
Customer Inquiry	1
Fire/Smoke	2
Miscellaneous Call	1
Motorist Assist	1
Newspaper/Package Pickup	36
Rescue Assist	2
Special Extra Patrol	2
Special Request\Vacation	68
Suspicious Person	3
Suspicious Vehicle	9
Vandalism	1
Vehicle Burglary/Break In	1
Wildlife Report	1
2026 TOTALS	141



**THE GRIT** SANDIA HEIGHTS  
HOMEOWNERS ASSOCIATION  
12700 San Rafael Ave NE Ste 3  
Albuquerque, NM 87122

