THE GRIT SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

November/December 2026 **Volume 43 - No. 11**

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President's Note

Robin Dozier Otten

If the members of our Board of Directors thought things would slow down with the advent of Fall, we were quite mistaken! Last weekend we hosted an informal get-together for SHHA members who may be interested in joining our board or any of the various committees the SHHA supports. We gathered at the Homestead Café for a drink, light hors de oeuvres, and generous portions of conversation. I was pleasantly surprised to see so many of our members there as well as current board members who came to extoll the pleasures of serving on the board! Thank you all for being there to encourage and answer questions. Participation by our membership on the Board of Directors and committees is critical for supporting and maintaining our unique community and environment. Some notable examples over the past year are the PNM powerlines issue, the Pueblo of Sandia land transfer proposal, and the consistent message for raising awareness about wildfire preparedness. The depth and breadth of knowledge contributed by the dedicated people participating in these efforts is truly impressive.

The nominating committee is already on the search for a VP, Secretary, a Treasurer and a chair for our Communications and Publications Committee as the people in these positions will be ending their terms at next February's annual meeting. The VP, Secretary and Treasurer positions are required to be filled by a Board member, but you need not be a Board member in order to chair any of our committees. If you are interested in any of these positions, please notify Kathleen McCaughey, chair of the nominating committee. It now seems clear that we will continue to have a strong board of directors to lead our organization for another year.

I hope you all had an enjoyable Halloween and that at least some of you were visited by costumed Trick or Treaters! I am always eager to see these happy little faces at my door, but there seem to be fewer each year. Maybe I need to upgrade my treats.

I wish all of you joyful and heartfelt Holidays and that you are blessed to spend them with friends and family.

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; Communition 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 Special Committee addressing the proposed transfer of the T'uf Shur Bien Preservation Area has been active since its formation in September. Committee representatives have met with Congresswoman Melanie Stansbury and policy advisors from Senator Ben Ray Luján and Senator Martin Heinrich's offices, continued outreach to residents, and provided information through the GRIT, the Sandias for All website, and local newspapers. The Committee is also reviewing public access and trail issues and considering volunteer cleanup activities in the area. The Board formally approved the Special Committee's membership.

Community Service & Membership

The Community Service & Membership Committee is developing a community survey to better understand residents' interests and priorities. Work also continues on a more structured outreach program to welcome new residents and encourage SHHA membership.

Communications & Publications

The SHHA Resident Directory will transition from an annually distributed printed directory to an online searchable directory. It can be accessed at https://sandiahomeowners.org/account. Printed copies will remain available through the SHHA office upon request. Other useful directory and reference information will be incorporated into the GRIT throughout the year or on appropriate webpages.

The GRIT continues to receive more articles and community contributions than its current 16-page format can accommodate. The Communications & Publications Committee is exploring expansion to 18–20 pages, depending on advertising support. Efforts are also underway to feature more local businesses and community profiles.

Environment & Safety

The Environment & Safety Committee continues working with Sandia Heights Services on improvements to yard-waste collection. Based on responses to the recent bear-resistant garbage container survey, the Committee is no longer pursuing a separate container program. Most respondents emphasized that keeping garbage containers secured inside is the best solution.

At Neighborhood Afternoon Out, the Committee focused on *five things homeowners can do now to reduce wildfire risk*, emphasizing practical steps to protect homes and surrounding properties.

Governance

The Board approved several governance improvements, including a revised "Conflict of Interest Policy", a new "Board Meetings and Director Responsibilities Procedure" for Board members, and a Bylaws amendment recognizing the Governance Committee as a standing committee.

These actions are part of a broader effort to modernize and simplify SHHA's governance documents, making information easier to find and understand. The Committee has also developed a condensed Board reference handbook for use in the conference room.

Looking for Future Directors

The Nominating Committee hosted a **Shape the Future of Sandia Heights** gathering on October 15, providing an opportunity for interested residents to meet current Directors, learn about Board service, and ask questions. Recruitment continues as SHHA prepares for upcoming Board vacancies and elections.

Upcoming Events

Annual SHHA Holiday Coffee

Saturday, December 5th | 10 a.m.
Homestead Café



Get an early start on the holiday cheer — come one, come all to the 2nd Annual SHHA Holiday Coffee! Coffee, pastries, and conviviality: all are welcome!

Sponsored by SHHA's Community Service and Membership Committee

SHHA Office Closures

The SHHA office is **closed** on the following dates. Please plan ahead for tram ticket purchases and other office business.

Veterans Day, **November 11**

Thanksgiving Holiday, **November 26–27**

Winter Holiday, **December 24–January 1**



The GRIT in 2026:
A Year in Review

Heidi Komkov
Communications & Publications Committee

Since the 1970s, the GRIT has been *your* community newsletter, bringing together the news, stories, photographs, and perspectives of the people who make Sandia Heights what it is. Here's what we accomplished together in 2026.

Reaching More Neighbors

In 2026, we doubled our reach. Mid-year, we refreshed years of accumulated subscription records, reconnecting with members who had stopped receiving the GRIT. Today, we reach virtually every SHHA member, in print or by email, and reach out to all residents including nonmembers, at least once per year.

Outstanding Community Participation

More than 45 people contributed to the GRIT this year: committee volunteers, office staff, volunteer officers, residents, and local business owners. From Kids Corner and Community Contributions to local business profiles, photography, poetry, neighborhood news, and humor, your contributions have made the GRIT a richer publication. Thank you for sharing your time, creativity, and perspectives.

Help Shape the Next Chapter

The GRIT has always been a collaborative effort, and editorial leadership will be changing in the coming year. We're seeking a new lead editor and volunteers to help with graphics, illustrations, and layout. Interested in getting involved? Contact griteditor@sandiahomeowners.org.

45+
contributors





14,500+
mailpieces

237,800+
printed pages





35,000+
GRIT emails

A New GRIT Submission Deadline

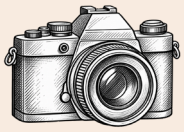
GRIT submissions are now due on the **1st of the preceding month** to allow for more production time. This combined November/December issue accommodates the transition.

Next deadline: December 1 for the January GRIT.

Annual Photo Contest

Communication & Publications Committee

Every year, our neighbors send us more wonderful photographs than we know what to do with. This year, instead of agonizing over a single winner, we're changing things up!



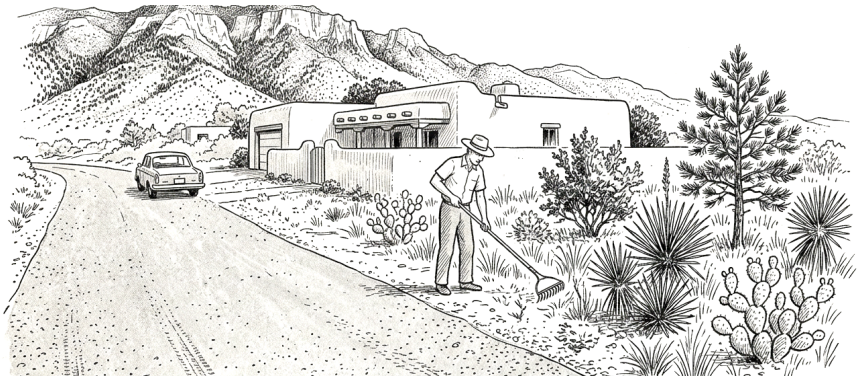
We'll recognize winners in four categories:

- **Best Landscape**
- **Best Wildlife**
- **Best Neighborhood Character**
- **Funniest Photo**

Winners will be announced in the January GRIT and winning photos will be featured on the back panel, in the GRIT, and in other SHHA publications throughout the year.

Enter the Contest:
https://sandiaheightsgrit.app/photo-contest

The Setback Next to Your Property: We All Have a Role



Kathleen McCaughey,
Environment and Safety Committee

The December 2025 GRIT article, *Backstory on Setbacks*, explained what public right-of-way (ROW) setbacks are and the responsibilities of adjoining property owners. This article builds on that discussion, focusing on maintenance, wildfire mitigation, and public safety.

The Setback Next to You

SHHA met with Bernalillo County Public Works in September to discuss ROW maintenance and wildfire mitigation in Sandia Heights. One important takeaway was the County's limited maintenance resources. Staffing shortages and budget constraints affect how much work Public Works can perform and how frequently.

What does BernCo do?

Bernalillo County Public Works maintains the roadway and ROW for public purposes, including traffic safety, drainage and other roadway functions. Its routine mowing, grading and clearing may extend approximately **0–7 feet from the edge of the road**, depending on the location, speed limit, and applicable clear-zone requirements. The County does not routinely maintain the entire setback.

What are Adjoining Property Owners' Responsibilities?

As explained in the earlier GRIT article, adjoining property owners are responsible for maintaining landscaping, controlling weeds, removing trash and debris, and addressing certain driveway and drainage conditions within the ROW. These responsibilities exist even though the land is a public ROW setback

In Wildfire Country, Maintenance Means More than Mowing

Wildfire mitigation is not simply a matter of cutting grass. Look at the setback adjoining your property. Are there dead grasses or branches, dense woody shrubs, or vegetation that creates ladder fuels? Is there a continuous path of combustible vegetation leading toward your home?

Reducing wildfire risk means removing dead vegetation and accumulated combustible material, thinning dense shrubs, addressing ladder fuels, and breaking up continuous fuel paths.

But fuel reduction does not mean scalping the setback. Indiscriminate mowing can disturb native vegetation, expose soil, and increase erosion. The goal is thoughtful fuel reduction, not bare ground, while preserving the natural character of Sandia Heights.

Remember, It's Still a Public Right-Of-Way

Bernalillo County Code § 66-225 requires adjoining owners, occupants or agents to keep ROWs clear of rocks and other obstructions and in good repair, maintain landscaping in the sidewalk buffer area, keep vegetation clear above sidewalks, and maintain unobstructed traffic visibility at corner lots and property access points.

Consider whether landscaping, boulders, or other barriers could obstruct sight lines, interfere with drainage or County maintenance, prevent vehicles from safely pulling off the roadway, or limit pedestrian and emergency vehicle access. This is particularly important along our narrow, winding roads, many of which have no sidewalks.

Maintaining the ROW setback does not mean the adjoining property owner controls its use. It must remain available for its public purposes.

A Shared Responsibility

Bernalillo County is responsible for maintaining its roads and ROWs for their public functions, and SHHA will continue working with the County on areas needing attention, particularly where wildfire risk, evacuation routes, and County-owned parcels are involved.

Residents also have an important role. Maintaining adjoining setbacks, reducing wildfire fuels, and keeping the ROW clear of hazards all contribute to a safer neighborhood.

The land may be within the public ROW setback, but keeping Sandia Heights safe is a shared responsibility.

PrepHairation Meets Opportunity

Kindred Murillo
for the Communication and Publication Committee



Have you ever met a business owner and thought, "I get it"? I had that moment the first time I visited MESH Hair Studio, Nail Bar & Head Spa (MESH). I walked through the doors into a peaceful, welcoming space, and before I could take it all in, I was greeted with smiles and a warm "Can I help you?"

Behind that experience is the extraordinary story of MESH's owner, Juliann Upton, a ferocious entrepreneur who has been building toward this business for most of her life.

Juliann's journey began in a hair salon in Tucson, Arizona, where she started at 15 as a receptionist, answering phones and learning all the small things that keep a salon running. She believes she was born into this line of work because she enjoys helping people make a change, is creative, and loves all things art.

She credits much of her foundation to two mentors: Tucson salon owner Mark Speers and her father. From them, she learned lessons that make a salon succeed: write down every change you'd make and every idea for the future; a salon's design matters; and women need a safe, team-based work environment to thrive. At 17½, she enrolled in beauty school, graduated soon after, and set off to explore.

After moving to Albuquerque, Juliann worked in two salons, where she learned the importance of meeting clients where they are. Six years after moving to Albuquerque, she opened MESH. A turning point came when a client invited her for coffee and shared that she would rather invest in Juliann than in the stock market. That belief, and the investment that followed, helped make MESH possible.

Today, Juliann has built a caring organization where beauty professionals can grow, thrive as the primary providers for their families, and support one another. That commitment is especially meaningful because some have known Juliann for more than 20 years. She developed a self-paced training program that gives aspiring beauty professionals opportunities to begin learning at a young age through internships and apprenticeships. Through mannequin practice, shadowing experienced stylists, and hands-on mentorship, the team shares its knowledge and helps the next generation build the skills and confidence to work with clients. The team's talent, dedication, and shared pride in their work are at the heart of MESH.

Next comes MESH 3.0, an expansion into the neighboring suite, formerly home to RHU Photography. The expansion will add brow and skin care services, a larger waiting area, and room for more wellness professionals. The vision is a more complete salon and spa experience, with new opportunities for the team to grow and even more ways to care for clients.

Away from the salon, Juliann deeply values her family. She takes enormous pride in her 13-year-old son, her supportive partner, her inspirational father, and the family dog, Tyrone. It's not hard to see where the warmth at MESH comes from.



Juliann Upton and her family.



The PNM Substation Story: A Year of Developments

Kindred Murillo
PNM Special Task Group

PNM's proposal to build a substation on Paseo del Norte and high-voltage transmission lines along Tramway Boulevard, directly impacting 37 homes and the scenic multi-use trail, has faced sustained opposition from Sandia Heights and neighboring communities. Following Bernalillo County's denial of the project in May, PNM appealed the decision, and the case is now before the courts.

Current Status: PNM's Appeal

On September 28, 2026, PNM filed its Statement of Appellant Issues (Statement) with the New Mexico Second Judicial Court. The Statement outlines the issues PNM is raising in its appeal.

After reviewing the Statement, the SHHA PNM Special Task Group and the North Albuquerque Acres Residents Coalition (NAARC) met with their jointly retained attorney, Michael Cadigan, to discuss the filing and his recommendations for SHHA's response. SHHA and NAARC are coordinating their efforts.

SHHA, NAARC, and the other parties opposing PNM's appeal—including Bernalillo County and Dale Morrison—have 30 days from PNM's filing to submit their responses. PNM then has 15 days to reply.

Once the filings are complete, District Court Judge Dan Ramczyk will review the administrative record, which contains thousands of pages. Judge Ramczyk will decide to hold a hearing or rule based on the written record. A decision could take serveral months. The judge may deny PNM's appeal, grant it, or return the case to the Bernalillo County Board of Commissioners for further consideration. The losing particies may seek review by the New Mexico Court of Appeals.

Also, as noted earlier, PNM may take the case to the New Mexico Public Regulatory Commission simultaneously or after the judge renders a decision.

Possible Additional Proceedings

At the October 21 meeting of the North Albuquerque Acres Community Association (NAACA), the following update was shared:

> *"PNM filed its Statement of Appellant Issues at the end of September. The original application remains unchanged. It is not yet known whether the court will conduct a review of the record or hold a hearing, and a decision could take many months.*
>
> *PNM is also expected to file with the New Mexico Public Regulation Commission (PRC) under a statute concerning energy infrastructure. Details of this procedure and how it might affect the pending court appeal are not yet known."*

Background: Community Appeals

At the December 3, 2025, County Planning Commission hearing, numerous SHHA residents spoke against PNM's application, and residents submitted 485 letters and emails. Despite this opposition, the Planning Commission recommended approval of the project, subject to final consideration by the Bernalillo County Board of Commissioners.

SHHA appealed the recommendation to approve PNM's Sector Development Plan Amendment and Special Use Permit for a substation on Paseo del Norte between Browning and Lowell, and an associated 1.9-mile, 115 kV transmission line along Paseo del Norte and Tramway Boulevard.

The SHHA appeal cited inconsistencies with county plans and ordinances, conflicts with approved plans, nonconformance with the Bernalillo County Electric Facility Plan, fire safety, health and safety concerns, potential property devaluation, and impacts on a scenic corridor. Two additional appeals were submitted by NAARC and Dale Morrison.

What Happens Next?

After the parties complete their filings, District Court Judge Dan Ramczyk will decide whether to hold a hearing or rule based on the written record. The process may take several months or longer.

Stay Informed

1. SHHA PNM Project Updates: https://www.sandiahomeowners.org/stop-pnm-towers
2. North Albuquerque Acres Community Association: https://naaca.info/
3. Additional Background — August 2026 GRIT

NAARC is a coalition of hundreds of North Albuquerque Acres residents and is separate from the North Albuquerque Acres Community Association (NAACA).

The History

July 25, 2025

PNM Submits Application

PNM applies to build a 66 MVA substation on Paseo del Norte and a 1.9-mile, 115 kV transmission line along Paseo del Norte and Tramway Boulevard.

September 4, 2025

Planning Commission Hearing

The Planning Commission postpones its decision until December 3, directing PNM to consult with SHHA about the proposed Tramway route.

November 13, 2025

Community Information Session

SHHA hosts an information session and arranges transportation for residents to attend the December Planning Commission hearing.

December 3, 2025

Planning Commission Recommends Approval

Despite substantial resident testimony and 485 letters and emails, the Planning Commission recommends approval of PNM's application.

December 2025

Community Appeals Filed

SHHA, NAARC, and Dale Morrison appeal the Planning Commission's recommendation.

January 27, 2026

County Commission Orders Further Review

The County Commission continues the hearing for 120 days, requesting independent analysis of project locations and the feasibility and cost of underground transmission lines.

May 12, 2026

County Commission Denies Application

The County Commission grants the community appeals and denies PNM's proposed project.

June 15–29, 2026

PNM Appeals; SHHA Retains Counsel

PNM appeals to the Second Judicial District Court. SHHA retains attorney Michael Cadigan to represent the association.

July–August 2026

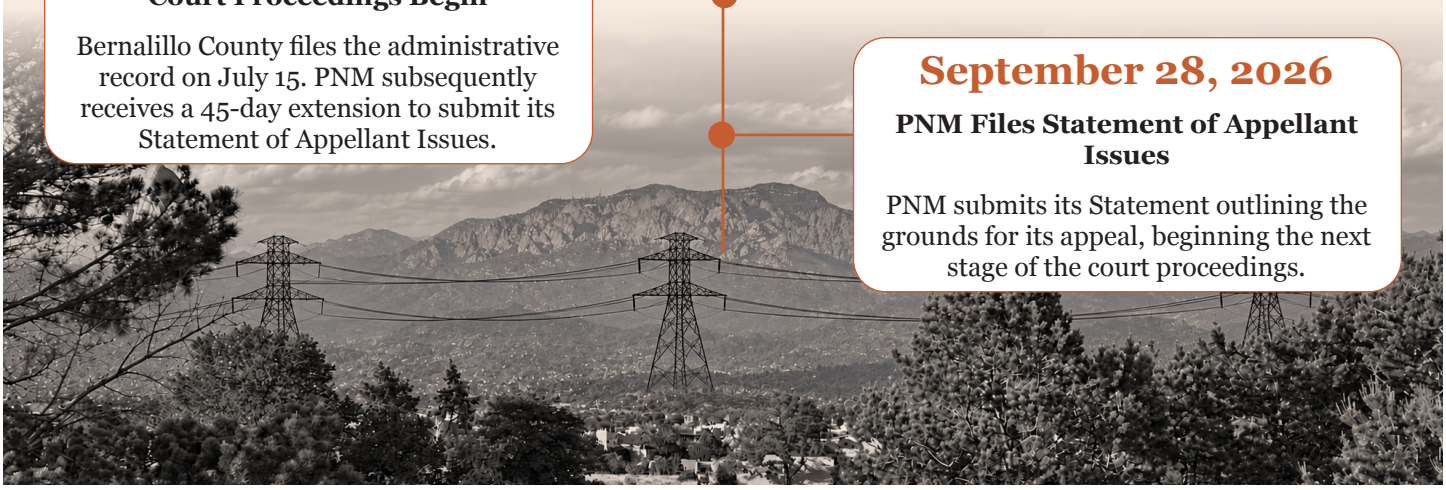
Court Proceedings Begin

Bernalillo County files the administrative record on July 15. PNM subsequently receives a 45-day extension to submit its Statement of Appellant Issues.

September 28, 2026

PNM Files Statement of Appellant Issues

PNM submits its Statement outlining the grounds for its appeal, beginning the next stage of the court proceedings.



Update on the Proposed Land Transfer to the Sandia Pueblo

Cathy Yandell,
Committee for the Sandias

Opposing the Proposed Land Transfer

The "Committee for the Sandias," a special committee designated by the Board of SHHA (Debbie Bryant, Stan Davis, Susan Pinkerton, Mark Stiles, Steve Rogers, Rudy Schlaf, and Cathy Yandell), has been working on behalf of the residents of Sandia Heights 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. It could also cause difficulties of easements, utilities, and emergency services for those Sandia Heights homeowners whose property borders the land.

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 Luján. In addition to the SHHA website, the statement has been published on the website for the Sandias for All: https://sandiasforall.org/

An Important Development

To be clear, the Pueblo's proposal has not yet been introduced in Congress, but lobbying has been taking place for Representative Stansbury to sponsor it. Our goal has been 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.

At a meeting on Oct 21 with representatives from Sandia Heights, Sandias for All, Evergreen Hills, and the Bernalillo and Sandoval Counties Sheriffs' Offices, Rep. Stansbury assured us that she will NOT sponsor a bill that transfers the land to the Pueblo, though she does support more clarity in the respective responsibilities of the Pueblo and the Forest Service. The idea of forming a task force involving different parties to establish the best path forward without a land transfer is being pursued.

Our Work Continues

Thanks to many meetings, letters, and phone calls (with special thanks to the SHHA Board, the Committee for the Sandias, and Sandia Heights residents!), Representative Stansbury will not introduce the land transfer. However, our work is not over until the Pueblo drops their proposal and a plan to solve the issues raised by the Pueblo (litter, nighttime frequenting of the parking lots, etc.) has been established.

Members of our Committee have had a letter published in the Albuquerque Journal and communicated or met with representatives of the US Forest Service, policy advisors for Martin Heinrich and Ben Ray Luján, and several Bernalillo County Commissioners. We have spoken against the transfer at the County Commissioners meeting, and if Commissioner Benson introduces a motion to prevent the transfer once and for all, we plan to organize a group to attend and speak in favor of his motion.

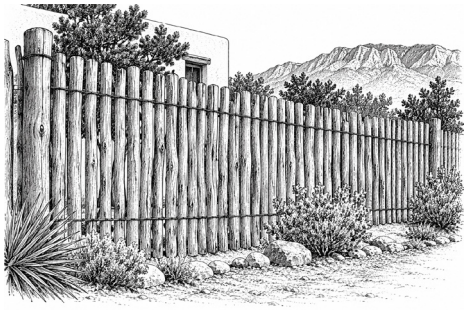
Opportunities to Help

We are also working with other neighborhood groups and Sandias for All to organize regular cleanup days in the Sandias, for which residents can volunteer. We will continue to keep everyone posted. Many thanks once again to all who have already contributed to these efforts!

Coyote Fencing

Cheryl Thompson,
Architectural Control Committee

The Architectural Control Committee receives applications for replacing existing old fencing with coyote fencing. It is a popular alternative in Sandia Heights in some instances. Camille, the Arborist for Baca's Trees, recently wrote an article that I thought was worth sharing. Basically, she cautions that wood harvested from nature (some from "down and dead" trees in the forest) often contains a lot of insects that can cause considerable damage - and even kill - your existing Pinon pines and other trees. Along with the rustic look, you will probably get insects. She suggests gathering all the posts into a location away from your trees in the hottest part of your yard, spraying them with an insecticide, covering them with a black tarp or plastic and "baking" them for a week or so to insure that the posts will be insect free once they are installed. Hopefully, your fencing contractor will help you prepare the wood for your fencing so that there is no potential for damage from insects.



Sandia Heights Artists Fall-Winter Exhibit at SHHA Office: Brighten your Winter Days with Art

Claudia Mitchell,
President, Sandia Heights Artists

Once again there is an array of beautiful unique pieces for you to enjoy and perhaps take home for yourself or as a holiday gift. Seven Sandia Heights Artists have their work on display: Marianne Bettinger, Gerard Del Monte, Charlotte Driver, Alix Dunn, Jesse Hamilton, Mary Ellen Merrigan and Judy Rose. From skillfully crafted elegant jewelry by Mary Ellen and Judy to sophisticated abstract painting by Alix, there is something for everyone to enjoy. The exhibit includes some of Judy's paintings showcasing her ability in that area as well. Gerard Del Monte, fine woodworker, has an example of his whimsical piece entitled "Now What?". Check out photography by Jesse Hamilton with unusual views of everyday scenes in our neighborhood. Unique and evocative ceramics from Charlotte Driver, and gleaming glass pieces by Marianne as well as one of her elegant quilted wall hangings round out our fall-winter collection.

We hope you can drop by to enjoy this rotating exhibit at 12700 San Rafael Ave. NE, Suite 3, on the southeast corner of San Rafael and Tramway Boulevard. When you stop by say hello to our friendly office staff, Anna and Trish. Information for purchase will be on the labels with the art. The office staff cannot make the sale for the artist.

The SHA annual tour was held on September 12 and 13. The culmination of months of work, the tour was a success in every way. We thank all of you who braved the heat and supported our twenty-third season. Yes, the weather was hot, but the art was very cool.

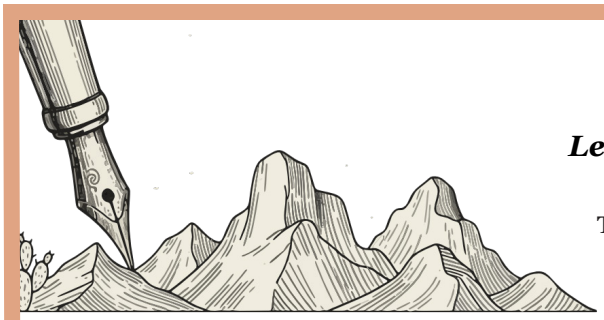




A Big Thanks to the Trash Picker-uppers on Tramway

Environment & Safety Committee

Thirteen residents helped out picking up trash on Tramway October 17th. We finished in record time! Also a big thanks to Bob Bower, not shown, who always seems to be on Paseo and Tramway picking up trash.



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

Kids Corner

Katherine Galvan



Community Events

Cork & Fork Dinner by Debby Shonka

Saturday, November 14

Join your neighbors for a potluck-style dinner hosted in several homes. Hosts provide the main dish, while guests bring assigned sides and a bottle of wine to share. Interested in joining? Contact Kim Wagner at 215.287.1792 or kuwagner55@gmail.com.



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.

September Calls to Sandia Heights Security Patrol

Animal Control Assist	1
Car Accident	1
Customer Inquiry	1
Mailbox Vandalism	1
Parking Problem	1
Sheriff Office Assist	1
Welfare Check	1
Customer Assist	2
Noise Complaint/Suspicious Noise	2
Suspicious Person	2
Vandalism	2
Wildlife Report	2
Open Door/Window/Garage	3
Suspicious Activity	3
Utility Co. Assist	3
Alarms	13
Newspaper/Package Pickup	20
Special Request/Vacation	93
TOTAL	152

Covenant Violation Complaint Log

Complaints	August
Received	7
Closed	14
Open	12



Recipe: Eastern European Pumpkin Porridge (Harbuzova Kasha)

Anna, SHHA Office

As autumn comes to an end, warm up with *Harbuzova Kasha*, a traditional pumpkin porridge enjoyed in Ukraine and other parts of Eastern Europe. Creamy, comforting and slightly sweet, it makes a lovely breakfast or a light meal rather than a side dish. With Halloween recently behind us, this recipe is also a great way to use leftover pumpkin. After all, why let a pumpkin go to waste when it can become something delicious?

Preparation time: 10 minutes

Cooking time: 25–30 minutes

Ingredients:

- 2 cups diced pumpkin
- ½ cup millet or rice
- 2 cups milk
- 1 cup water
- 1 tbsp butter
- Honey or sugar to taste
- A pinch of salt

Steps:

Peel the pumpkin and cut it into large wedges, like watermelon slices.

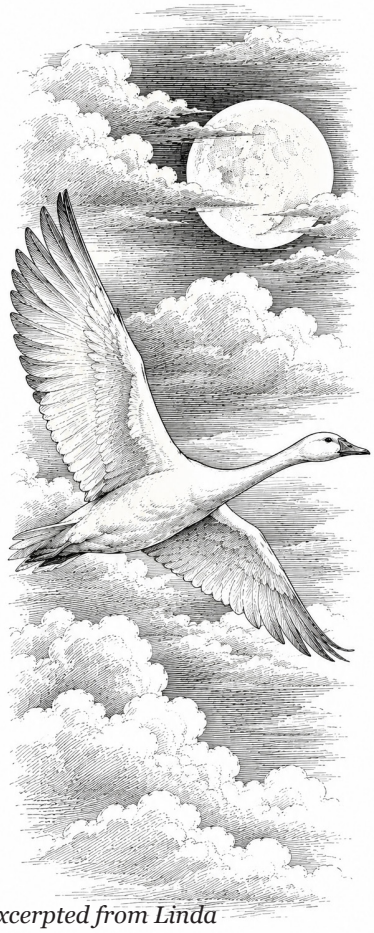
Cook the pumpkin in water for 10–15 minutes, until soft.

Add the rinsed millet or rice, milk and salt.

Simmer for 15–20 minutes, stirring occasionally, until creamy and tender.

Stir in the butter and add honey or sugar to taste. Serve warm.





Excerpted from Linda Bairstow's award-winning book, Catch a Twinkle: A Foreverness of Life in Verse.

Fair Goose, Fat Goose

Linda Bairstow

Greetings fair goose, fat goose.
I will hold you.
I am around you and above you.
Golden sunlight will pass through me and strike upon your feathers.

Fine white feathers, beating slowly, rhythmically, parting my silken thickness and sending small
swirling currents into me.
They tickle me.

You will fly into nighttime where silver moonlight catches transparently in my breath, and will
illuminate your course.
I love experiencing your sleek body slipping
smoothly through the glow.

There will be rain. It is heavier than I and will punctuate your journey with hundreds of tiny
drops, reminding us of both burdens and frivolities.
The clouds will part. Vistas and destiny are ours!

We embrace them together.
Fair goose, fat goose, you will grow thinner, wearier.
You will leave me.
You are my rhapsody.
I will kiss you goodbye.

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www.SharonMcCollum.com | www.albuquerquehomes.net | SandiaHeightsHomes
Sharon@SharonMcCollum.com | smminabq@aol.com | (505)-269 -6217

Sharon's Sandia Heights Market Update Past Year 11/2025 to 11/2026

13 Larger homes For Sale on Larger Lots | Avg Asking price $1,186,154 Avg Asking price/sf $304.82
6 Homes Pending | Avg Asking Price $1,020,000 Avg Asking price/sf $268.65
43 Homes Closed past year to date | Avg Sold Price $1,055,471 Avg Sold price/sf.$271.13

9 Smaller homes on smaller lots | Avg Asking price $510,333 Avg Asking price/sf $277.84
2 homes pending | Avg Asking Price $606,225 Avg Asking price/sf $290.33
34 Homes Closed past year to date | Avg Sold Price $492,700 Avg Sold price/sf $264.77

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

Current Interest rates hovering around 7.5% for 30 year conventional & 7.19%VA



18 Sandia Heights Drive NE



906 Tramway Lane NE



908 Tramway Lane NE



1929 Quail Run Drive NE

ANOTHER GREAT SANDIA HEIGHTS HOME SOLD!

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




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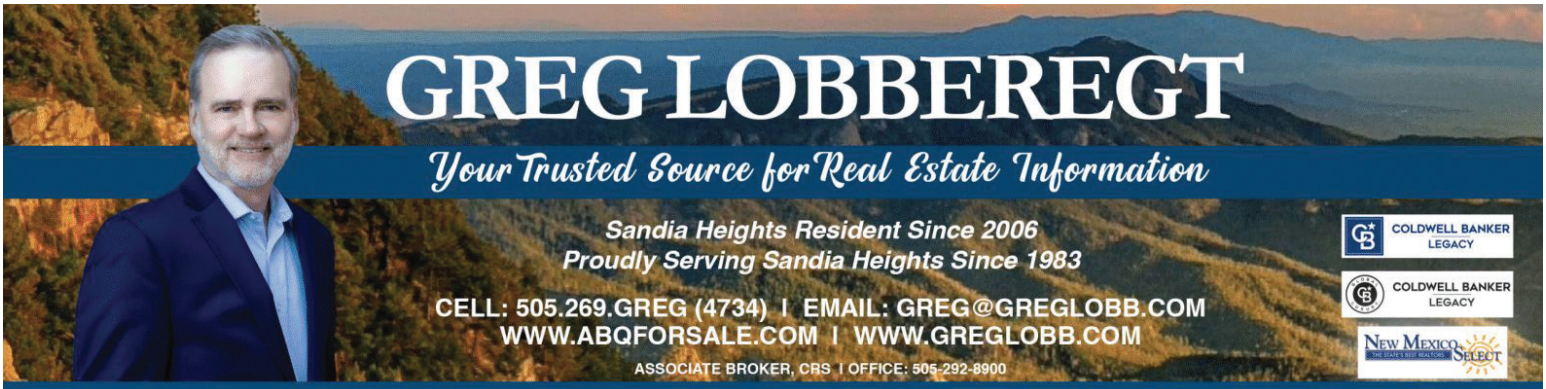

Quality Features!


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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SANDIA HEIGHTS NEIGHBORHOOD



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



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



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



1562 Eagle Ridge Court NE • MLS # 1111635
.58 Acres LAND LOT

Here is an article that came out a few days ago that I thought I would share. The article did a good job writing about our wonderful neighborhood.
-Greg

About as close to the Sandia Mountains as possible

Sandia Heights, northeast of Albuquerque in Bernalillo County, is about 14 miles from downtown. "It's more in the mountains, and there are magnificent homes up there, in the foothills," says Leba Freed, a fifth-generation Albuquerquean and the president of the Wheels Museum. She mentions some of the wildlife in the area, like deer, coyotes and rabbits. With the mountainous territory and Cibola National Forest are many trails used by hikers, cyclists and equestrians. Views from Sandia Heights homes are a selling point, from mountain vistas and city lights to the spectacular sunsets over the West Mesa.

Southwestern single-family homes and townhouses

Many of the homes here date to the 1970s or 1980s. Southwestern architecture with Pueblo-style elements like flat roofs and stucco finishes is common. Due to its sought-after status, Sandia Heights may have a short supply of real estate on the market. In the 12 months prior to February 2025, single-family homes sold in the low $400,000s to $1.3 million, depending on property size. Homes under $500,000 are typically 1,200 to 2,000 square feet, whereas million-dollar homes usually exceed 3,000 square feet. Some features of high-end properties are private pools and covered courtyards. Some lots are large enough to keep horses. Townhouses sell in the $300,000s to $500,000s and are concentrated in the northwest part of Sandia Heights.
Additionally, the CAP Index crime score in Sandia Heights is 1 out of 10, compared to the national average of 4.

Parks, trails and open space

Sandia Heights has parks owned by Bernalillo County, such as W. L. Jackson Park, which has a playground and bocce ball courts. Nearby, to the east, the Elena Gallegos Open Space has a network of multiuse trails, picnic areas and wilderness habitats with piñon-juniper trees, cane cholla cactus and native grasses. "With the elevation, it's all volcanic escarpment. Looking west, you'll see a high ridge and the top of volcanic cones. They call them the 'Three Sisters,' but there are actually five," says Sharon Stelzer, an associate broker with Red Fox Realty.

Shopping along Tramway or Paseo del Norte boulevards

Near the intersection of Tramway and Paseo del Norte boulevards, there's a small shopping center with essentials, including a pharmacy. Also in this area is Boese Bros. Brewpub, serving sandwiches and small bites in addition to craft beer. For more options, people may drive west to the area around Ventura Street Northeast, where there's an Albertson's Market and a Trader Joe's.
About 12 miles northeast of Sandia Heights is the Pueblo of Sandia, a tribal community. Several Pueblo-affiliated businesses, such as the Sandia Resort & Casino, the Sandia Golf Course and the Bien Mur Indian Market Center, one of the largest Native American-owned stores in the Southwest, are even closer.

The Sandia Heights Homeowners Association and events

The Sandia Heights Homeowners Association (SHHA) has an active member base and a variety of committees. Several developments have additional homeowners associations and covenants as well. With monthly fees under $20, the SHHA provides office and notary services, covenant enforcement, The GRIT newsletter and merchant discounts. Community activities in Sandia Heights have included ice cream socials, dinner parties, artists' studio tours and holiday traditions like Easter egg hunts.

Tramway Boulevard is a thoroughfare for Sandia Heights

There are no sidewalks, though the mainly short, curved streets keep traffic at bay. Most people drive, as the area is relatively car dependent. A major north-to-south road is state Route 556, known as Tramway Boulevard. Tramway, about 15 miles long, is on the west side of Sandia Heights and has bike lanes. State Route 423, known as Paseo del Norte Boulevard, starts at Tramway and runs west 17 miles across Albuquerque. The Albuquerque International Sunport, the regional airport, is about 18 miles southwest of Sandia Heights.

Written by Robin Silberman | Source: Homes.com

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ACC Activity Log

Address	Description	Status
176 Big Horn Ridge Dr	Re-stucco	Approved
176 Big Horn Ridge Dr	Replace 15 windows	Approved
1412 Bluebell Pl	Re-stucco	Approved
11108 Bobcat Pl	Extend deck	Approved
2323 Calle De Gabriel	Re-roof	Approved
12621 Carmel Ct	Re-roof	Approved
7725 Cedar Canyon Ct	Tan TPO re-roof	Approved
727-12 Cedar Hill Ct	Install mini-split system	Approved
38 Cedar Hill Pl	Remove 2 swamp coolers	Approved
601 Cedar Hill Rd	Replace garage	Incomplete
608 Cedar Hill Rd	Replace windows	Approved
2750 Cliffrose Dr	Replace windows	Approved
1563 Eagle Ridge Ct	Re-roof	Approved
1554 Eagle Ridge Ln	Repair roof	Approved
1510 Eagle Ridge Rd	Apply new stucco	Approved
1430 Honeysuckle Dr	Convert canale	Approved
8215 Indigo Ct	Re-roof and replace skylights	Approved
15 Juniper Hill Lp	Replace windows	Approved
15 Juniper Hill Lp	Re-roof	Approved
16 Juniper Hill Lp	Install 2 ft x 14 ft latilla fence	Approved
155 Juniper Hill Rd	Replace 2 trees with piñon pines	Approved
1181 Laurel Lp	Re-stucco	Approved
422 Live Oak Ct	Install exhaust fan	Approved
1134 Marigold Dr	Replace railroad ties	Approved
1208 Marigold Dr	Re-roof	Approved
2108 Navajo Willow Dr	Remove Chinese elm tree	Approved
1702 Quail Run Ct	Replace garage doors	Incomplete
1702 Quail Run Ct	After-the-fact application	Denied
1929 Quail Run Dr	Replace mailbox	Approved
2003 Quail Run Dr	Remove shed	Approved
1943 Quail Run Lp	Install new drip edge	Incomplete
1051 Red Oaks Lp	Replace windows	Approved
665 Rdrunner Ln	Replace fence	Incomplete
1115 San Rafael Ave	Re-stucco exterior	Approved
1415 San Rafael Ave	Replace grass	Approved
2724 Tramway Cir	TPO re-roof	Approved
2736 Tramway Cir	Replace existing hot tub	Approved
2738 Tramway Cir	Re-roof	Approved
2742 Tramway Cir	Replace doors	Approved
2742 Tramway Cir	Re-stucco	Approved
2747 Tramway Cir	Re-roof	Approved
2804 Tramway Cir	Remove swamp cooler	Approved
2816 Tramway Cir	Install tan TPO roof	Approved
2816 Tramway Cir	Update plumbing	Approved
2863 Tramway Cir	Install patio	Approved
735 Tramway Ln	Install concrete driveway	Approved
756 Tramway Ln	Re-roof	Approved
793-B Tramway Ln	Replace HVAC system	Approved
906 Tramway Ln	Install geotextile fabric	Approved
906 Tramway Ln	Install ductless system	Approved
2890 Tramway Pl	Re-roof	Approved
2535 Tramway Terrace Ct	Re-roof	Approved
1801 Tramway Terrace Lp	Install gutters and downspouts	Approved
1847 Tramway Terrace Lp	Remove asphalt driveway	Incomplete
725-5 Tramway Vista Lp	Install tan roof	Approved

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Signature

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Market Stats for Sandia Heights

Total Homes Sold	Avg. Sold Price	Avg. $/Sq.Ft	Avg. Days on Market
65	$871,096	$274	34

Statistics for Detached Homes Only

****Year to Date as of 10/19/2026*

Proposed Sandia Mountains Land Transfer

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

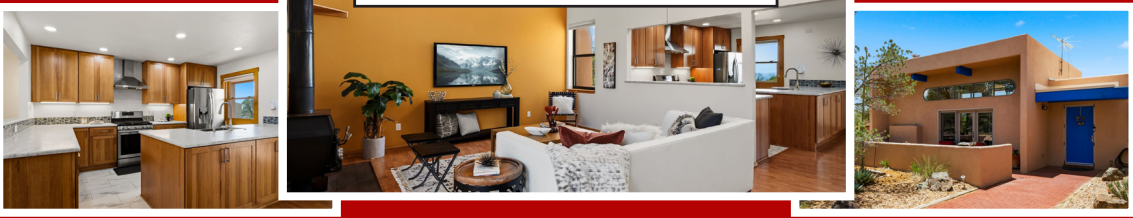
Sign the petition/Sign up for Updates

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

SOLD
FOOTHILLS





1547 Libia St. NE
$885,000

FOR SALE
SANDIA HEIGHTS





9 La Luz Trl NE
$355,000

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