



June 2025

Vol. 41 – No. 6

Unit numbers shown in parentheses

Officers

President - Jim Stewart (7)
Vice President - Kathleen McCaughey (5)
Secretary - Larry Dragan (23)
Treasurer - Charles Ewing (14)

Board Members

Paul Baumgartner (4)
Stan Davis (10)
Martin Kirk (23)
Heidi Komkov (8)
Phil Krehbiel (14)
Larry Layne (7)
Claudia Mitchell (5)
Arthur Romero (7)
Randy Tripp (18)
Terry Walker (11)
Cathy Yandell (3)

Committee Chairs

Architectural Control Committee (ACC) –
Phil Krehbiel
Communications & Publications Committee
(C&P) – Claudia Mitchell
Community Service & Membership
Committee (CS&M) – Cathy Yandell
Covenant Support Committee (CSC) –
Stan Davis
Environment & Safety Committee (E&S) –
Kathleen McCaughey
Finance Committee (FC) – Charles Ewing
Governance Committee (GC) – Kathleen
McCaughey
IT Committee (ITC) – Heidi Komkov

Editor, The GRIT

Claudia Mitchell

Office Staff

Lead Administrator – Trish Lovato
Administrator – Anna Levchuk

SHHA Office

12700 San Rafael Avenue NE, Ste. 3
Albuquerque, NM 87122

Office Hours: Mon–Thurs, 9 AM–4 PM
Fri, 9 AM–noon

Closed on federal holidays.

Phone: 505-797-7793

Website: www.sandiahomeowners.org

Email: shha@sandiahomeowners.org

Message from the President, June 2025

Jim Stewart

Howdy Neighbors,

It's that time of the year where RVs are appearing in folks' driveways and side yards. As you likely know within our thirty-eight sets of covenants there is different verbiage with regards to RVs. Some of the covenants are quite specific, while others not so much. But in general, I believe being a good neighbor obliges all of us to avoid long term storage of these vehicles on our lots. The Covenant Support Committee works these types of complaints as they come into the office.

The annual Easter Egg Hunt on April 12th was a hoot. There were over 100 folks in attendance, with a bunch of those being kids. The crew that planned and executed this event, the Community Service and Membership Committee, led by Cathy Yandell, deserve a major shout out for their work, along with Greg Lobberegts who sponsored the event.

The Finance Committee, led by our Treasurer Charles Ewing, has done great work in updating the financials and posting them on the website. I encourage each of you, as you have time, to take a look, and reach out to the Treasurer with any questions or suggestions that you might have. We take our fiduciary duty very seriously when it comes to your dues. Want to give a hearty shout out to the Environment and Safety committee for having completed a very successful biennial SHHA Wildfire Seminar. More about this event elsewhere in the GRIT and on the website.

Before we go, I want to put out an APB for volunteers for the Information Technology (IT) committee. As we continue modernizing our office operations and Board practices, we need IT support to maintain momentum and ensure nothing falls through the cracks. Further support is needed and if you are interested, or know someone who might be, have them email office@sandiahomeowners.org.

Remember our website at <https://www.sandiahomeowners.org/> is full of information, and our office staff (Trish and Anna) are available at office@sandiahomeowners.org. You can easily contact the appropriate committee chair directly, with your questions, comments, and suggestions, under the "contact" tab on our website homepage. Of course, you can also reach me at president@sandiahomeowners.org; I promise you will receive a response.

Board Notes

Updated Committee Charters

Several committees have updated their Charters, and they have now been approved by the Board. Why is this important? The Committee Charters are a critical piece of the governance framework. Each charter defines what the committee is authorized to do, outlines the roles and responsibilities of its members, and ensures alignment with the Association's mission and goals. Board approval affirms that each committee's work supports the overall direction of the Association.

The Covenant Support Committee revised its Charter to clarify its purpose of investigating and facilitating the fair and amicable resolution of reported valid covenant violation complaints. The revised Charter also includes a statement on new SHHA policy regarding dispute resolution escalation. The CSC also wrote a Resident Guide to help residents better understand the covenant complaint and violation resolution process. Both the Charter and Resident Guide are now posted on the SHHA website under Committees.

The Governance Committee, now a Standing Committee, builds on the work of the former Bylaws Special Committee. It is responsible for maintaining and improving the Association's governing documents and ensuring that Board operations follow sound governance principles, and supports Board development and assessment. This Charter is also now posted on the SHHA website under Committees.

The Nominating Committee also has an updated Charter that removes detailed procedural elements and instead focuses on its core responsibilities. These include identifying and recommending qualified Board candidates and supporting succession planning for the Association. These updates are part of our ongoing effort to strengthen organizational effectiveness and better serve the community.

New Board Meeting Procedure Put in Place for May 2025 Meeting

At the April meeting, the Board approved a new process and procedure for Board meetings. While we previously asked residents to sign up in advance if they planned to attend, that practice had become inconsistent, leading to confusion about how attendees would be recognized

and how their input would be handled. The new procedure is intended to bring clarity and consistency, ensure we have adequate space for attendees, and provide an orderly way for residents to share their questions or comments with the Board.

Residents can now submit topics for the Board to consider as an agenda item, but these must be received prior to the agenda being finalized to give the Board time to review.

Additionally, residents may now be recognized to speak in two ways: on agenda items before Board discussion begins, or to address the Board on relevant general topics. Please note, however, that these are opportunities to make statements, not to engage in discussion, so the Board can stay on schedule and complete its business efficiently. In order to speak, a form needs to be submitted by noon, the day of the meeting.

A link to this procedure/form can be found at: <https://sandiahomeowners.org/association/committees/governance-committee>

Governance

A central focus of the April Board meeting was to initiate and define the process for updating the Association's Bylaws. This comprehensive effort will include refining our mission, values, scope, and authority to better reflect the unique structure of the Sandia Heights Homeowners Association (SHHA). This ongoing process will be led by the newly formed Governance Committee, chaired by the Board Vice President. More on this in future Board Notes.

New Board Member

A new board member candidate, Paul Baumgartner, was presented to the board for consideration and was approved. We welcome Paul as he starts his service on the Board. He has been a member of the Covenant Support Committee, and a liaison to the Architectural Control Committee.



From Tax Returns to Toilet Paper?

The Community Service and Membership Committee sponsored a smashing successful shredding event, with 77 individuals or families bringing almost 5000 pounds worth of paper (or so said the owner of Scintilla, the shredding company). The paper will be sent to Mexico to be recycled and made into paper towels and toilet paper. Because of the enthusiastic response, we will sponsor another shredding event next spring (just after tax season). Thanks to all of you for participating and for saving trees!



Waiting in line at the SHHA shredding event.

Online CSC Resident Guide: Covenant Complaint and Violation Resolution Process Covenant Support Committee

The Covenant Support Committee (CSC) is a standing committee of SHHA authorized in the Bylaws by the Board of Directors to take necessary and appropriate actions to enforce the legally binding Unit Covenants as set forth in the CSC Board-approved Charter. All lot owners in Sandia Heights agreed to abide by the covenants upon purchase

of their properties/homes. Sandia Heights has a total of 38 Units, each with its own set of covenants. The CSC has **never** proactively patrolled Sandia Heights looking for covenant violations. Consequently, the CSC follows procedures that have been in practice for decades that rely on residents to voluntarily report alleged covenant violations.

The SHHA Bylaws state that the object of the association is to *promote the common interests and welfare of its members... and to administer and enforce covenants*. What CSC volunteer members essentially do is to advocate on behalf of SHHA members to investigate the validity of complaints and pursue resolution of violations. While the Architectural Control Committee (ACC) focuses on the **appearance** of your property, the CSC focuses on the **use** of your property.

The CSC offers a Resident Guide on the SHHA website, under “association/committees/covenant support”: <https://sandiahomeowners.org/association/committees/covenant-support-committee>. This guide, which can also be printed out in the SHHA Office upon request, provides information that helps to answer the following questions:

- Why should you care about covenant enforcement?
- Who can report a violation?
- How does the CSC handle a complaint?
- What should you do if you receive a complaint?
- What happens if a violation remains unresolved?
- How are ACC-related complaints treated?
- How are County-related complaints treated?
- What more do I need to know?

Covenant Support Violations as of April 30, 2025

Received: 4 Open: 13
Closed: 4

(1-bright lights, 1-white roof, 1-trailer,
1-dead vegetation)

APRIL CALLS SANDIA HEIGHTS SECURITY PATROL

The following statistics are the latest provided by Sandia Heights Security since the last GRIT.

April 2025	# of calls
Alarms	8
Corporate Office Assist	1
Customer Assist	4
Customer Inquiry	2
Fire/Smoke	1
Home Burglary	3
Lost/Found Pet	3
Motorist Assist	1
Newspaper/Package Pickup	15
Open Door/Window/Garage	4
Parking Problem	1
Salesman Complaint	5
Special Extra Patrol	4
Special Request\Vacation	84
Suspicious Activity	2
Suspicious Person	7
Suspicious Vehicle	1
Utility Co. Assist	1
Vehicle Burglary/Break In	1
Total:	148

Please be reminded that **Sandia Heights Services** (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership. Also, Membership in SHHA does not include Sandia Heights Security membership. You can call Security to confirm your membership with them. If you have questions, please call **Sandia Heights Security** at (505) 856-6347, **mobile** (505) 263-4654.

Useful Numbers:

- **Emergency Police/Fire/Rescue:** 9-1-1
(Be sure to let the operator know you are in Sandia Heights – a unicorn- prorated area of Bernalillo County)
- **Bernalillo County Sheriff Non-Emergency:** (505) 798-7000
- **Bernalillo County Fire Department Non-Emergency:** (505) 468-1310
- **SHS Water/Sewer Emergencies (M-F 7AM – 4PM):** (505) 856-6345
- **SHS Water/Sewer Emergencies After Hours:** (505) 888-5336
- **NM Gas Co. Emergencies:** (505) 697-3335
- **PNM Outage & Emergencies:** 1-888-342-5766

Announcements & Notices:

- ❖ **Office hours:** Mon – Thur 9 AM - 4 PM. Fri 9 AM – 12 PM.
- ❖ **Board Meeting:** the next board meeting will be held at the SHHA office on June 11, 2025, 6:00pm.
- ❖ **Office Closures for Holiday(s):** None.
- ❖ **Notary services, by appointment ONLY.**
- ❖ **Copies** (20 per month), e-mail alerts, and Contractor Evaluation Binder - **free** to members.
- ❖ **Committee meeting dates** are posted on our website calendar: www.sandiahomeowners.org
- ❖ **Tram passes** for sale in the SHHA Office for **\$10.00 per ticket for members** on a first-come first-served basis, no reservation, no cash. Checks and Credit Cards are accepted. To view the Tram Pass Procedures for SHHA Members go to the SHHA website.



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FOR SALE

\$1,100,000

**51 Rock Ridge Dr NE
4181 SQ FT 3/4BR 4BA .93 Acres**

PENDING

**138 Big Horn Ridge Dr NE
2684 SQ FT 3BR 3BA .83 Acres**

SOLD

**373 Big Horn Ridge Dr NE
5556 SQ FT 5BR 5BA 1.69 Acres**

COMING SOON

\$1,100,000

**304 Spring Creek Pl NE
4414 SQ FT 3BR 4BA 1.38 Acres**

COMING SOON

\$629,000

**166 Juniper Hill Rd NE
2850 SQ FT 4BR 4BA .82 Acres**

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smminabq@aol.com | (505) 822-0080

Sharon's Sandia Heights Market Update Past Year 6/2024 to 6/2025

8 Larger homes For Sale on Larger Lots | Avg Asking price \$1,676,000 Avg Asking price/sf \$358.55

8 Homes Pending | Avg Asking Price \$901,725 Avg Asking price/sf \$269.69

49 Homes Closed past year to date | Avg Sold Price \$941,302 Avg Sold price/sf \$267.39

5 Smaller homes on smaller lots | Avg Asking price \$442,800 Avg Asking price/sf \$249.53

10 homes pending | Avg Asking Price \$499,400 Avg Asking price/sf \$273.46

35 Homes Closed past year to date | Avg Sold Price \$476,748 Avg Sold price/sf \$273.46

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

Current Interest rates hovering around 6.87% for 30 year conventional & 6.25 %VA



1114 San Rafael Ave NE



2027 Quail Run Dr NE



908 Tramway Lane NE



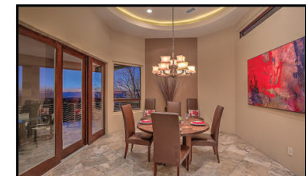
1723 Quail Run Ct. NE

ANOTHER GREAT SANDIA HEIGHTS HOME SOLD!

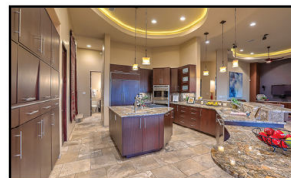
18 SANDIA HEIGHTS DR NE | PRICE \$1,295,000 | 4139 SF | 4/5BR | 4BATHS 3+ CAR GARAGE



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Sandia Heights Artists’ (SHA) New Display at the Sandia Heights Homeowners Association (SHHA) Office

Claudia Mitchell, SHA Vice President

There is new art at our “local art gallery”—the Sandia Heights Artists (SHA) display in the SHHA Office. The new collection features work from four of our resident SHA members: Marianne Bettinger, Charlotte Driver, Mara Franklin, and Claudia Mitchell.

Marianne contributed selections of her glass work and an example of her exquisite sewn wall hangings. Charlotte brought in pieces of her unusual pottery, abstract colorful paintings, and whimsical detailed ink drawings. Mara’s work includes her intricate and evocative round wax-over-watercolor pieces. Claudia’s oil paintings are of landscapes and plant blooms from our little corner of the world in New Mexico.

Altogether, the display is, as usual, more than the sum of its parts, and all pieces are for sale. It is a nice tribute to our Sandia Heights Artists resident members’ creativity. Office staff and residents who visit the office all enjoy the beautiful art display. Come down and take a look at 12700 San Rafael Ave. NE, Suite 3, on the southeast corner of San Rafael and Tramway Boulevard. While you are there, say hello to our friendly office staff, Anna and Trish. And, remember that the SHA annual tour is September 6 & 7 this year.



Claudia Mitchell in front of local artists’ work now being displayed in the SHHA front office.

ACC Activity Log

Summary of **Approved Projects** activity since the last GRIT:

63 Pinon Hill Pl	re-roof; also install new wall, replace windows, add extra door
66 Pinon Hill Pl	add a bedroom w/loft area
235 Spring Creek Ct	re-roof flat roof with TPO; add a second evaporative cooler
427 Live Oak Ln	repaint and re-stucco retaining and yard enclosure walls; repaint front door, garage door
454 Live Oak Rd	remove concrete pavement, install earth-toned pavements. Expand planting areas; plant low-growing shrubs. Construct pergola (17'w x 12'd) built of ponderosa pine and attach to the house. Dig drain channels to lead water away from house.
507 Black Bear Loop	replace white roof with tan
540 Black Bear Loop	plant trees
636 Cougar Loop	replace rooftop swamp coolers (2) with 2 air conditioning units; fix area adjacent to patio; replace window
654 Cougar Loop	install new roof, tan TPO
720 Tramway Ln, Unit 12	replace tree
720 Tramway Ln, Unit 24	Re-roof; fill damage on house exterior and repaint
748 Tramway Ln	fix driveway
795 Tramway Ln, Unit J	re roof with tan TPO; replace 3 skylights
867 Tramway Ln Ct	enclose second floor; add 3 windows
908 Tramway Ln	re-stucco entire house and patio wall
933 Bobcat Blvd	re-stucco house with adobe color
934 Bobcat Blvd	repair and re stucco exterior of home, fence, and mailbox; re-roof TPO
978 Antelope Ave	install a "small mini-split duct free cooling and heating unit" onto the roof, install the single zone LG mini split mega series 12,000 BTU (HXV) series. Will camouflage around the condenser so that it matches the current stucco color of the home.
1195 Bobcat Blvd	repair and color roof parapets; add coyote fence
1478 Morning Glory	replace front and side gates
1606 Quailwood Dr	replace 2 glass block windows, back and front door
1847 Tramway Loop	repaint house trim in existing color; replace worn, wooden gate with a custom metal one; cover porch with shade sail
2138 Coyote Willow	install 12x15 patio cover
2324 Calle De Gabriel	replace existing split heating and air conditioning system
2876 Brushwood St	replace existing backyard lighting with identical lighting; install 11 sq ft fireplace

Sandia Heights SERVICES vs. Sandia Heights HOMEOWNERS ASSOCIATION

Editor, The GRIT

With all the organizations around here taking the name of our most prominent landmark—the Sandia Mountains—it can get confusing as to who does what for whom. For Sandia Heights residents, we have two main acronyms to keep straight: SHS and SHHA.

SHHA is the **Sandia Heights Homeowners' Association**, which exists to “promote the common interests and welfare of the homeowners ...” in Sandia Heights and to “administer and enforce covenants...” (See *Articles of Incorporation* or *Bylaws* on the SHHA website <https://www.sandiahomeowners.org/>). We accomplish this through the Board's, committees', and office staff's work with Architectural Control Committee applications, covenant violation reports, community services, GRIT newsletter, website, Resident Guide and Directory, notary services, and contractor reference notebook.

The functions of this organization are fully outlined at our website at <https://www.sandiahomeowners.org/> and in the Resident Guide and Directory. These are your best primary sources of information about SHHA and beyond. If you cannot find the answer your question with these resources, the office is located at 12700 San Rafael NE, Suite 3 and can be contacted through the website or at 505-797-7793.

SHS is **Sandia Heights Services**, a privately owned company that provides water, sewer services (to the few non-septic users), sanitation services (refuse removal and recycling), and security services by contract with individual homeowners. They cooperate and work closely with SHHA but are a totally different entity. Their website is at <https://www.sandiaheightsservices.com/>. Their customer service can be reached at 505-856-6419.

Since we are not within the city limits of Albuquerque, Bernalillo County provides fire, emergency 911 services, and law enforcement. Gas service is provided by New Mexico Gas and electricity by PNM. It can seem confusing, but that is a small price to pay to live nestled against the Sandia mountains in the foothills populated by deer, coyotes, bears, and bobcats; where we enjoy the conveniences of city life and the lights at night but are above all that hustle and bustle. The best rule of thumb

when in doubt: check out our website at <https://www.sandiahomeowners.org/>, where you will find a wealth of information.

Elders of the Sandias

Stan Davis, Resident

In *Field Guide to the Sandia Mountains* (2006) Mary Stuever wrote an informative chapter, *Coniferous Trees and Shrubs*, which introduced me to some of the common types of “evergreen” trees in the Sandias when I first moved to Albuquerque. We are fortunate to have easy access to the Cibola National Forest of the Sandias practically in our back yards, where numerous trails, the Crest Highway and the Sandia Tram take us up and down the different vegetation zones on both flanks of the mountains. Ubiquitous pinyon pines tend to thrive at lower elevations (often with junipers); distinctively fragrant ponderosas stake out middle-elevations; higher up we encounter Douglas firs and trees I was previously unfamiliar with, limber pines clutching the highest cliff edges.

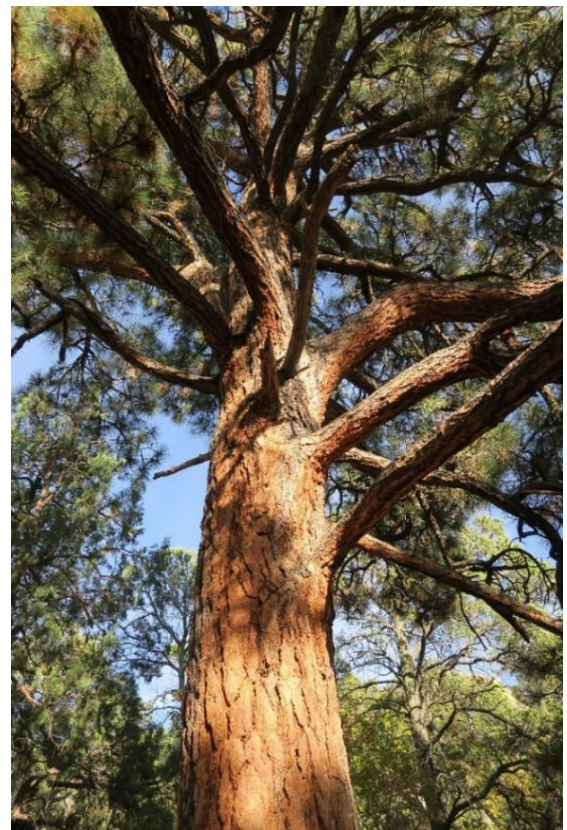


Figure 1: Not a Medallion Tree, but a majestic ponderosa pine nevertheless. This beauty is located along the South Crest Trail, close to the southern terminus, at relatively low elevation next to a major drainage.

... continued on page 11



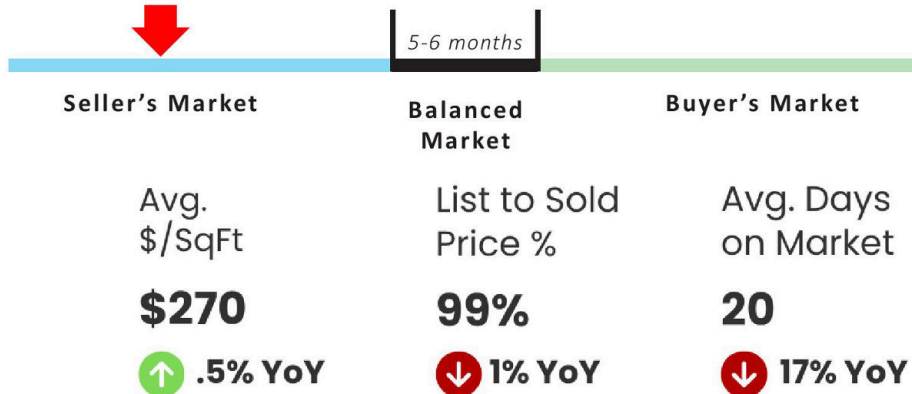
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Sandia Heights has 1.6 Months of Inventory



*Stats for Detached Properties

**May 12, 2025 compared to 2024 Year-Over-Year(YoY)

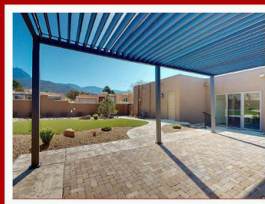
Home Buyer Needs

*We currently have two buyers looking in Sandia Heights:
one for upto \$650k and another for \$1million.
If you have a home available, we have buyers interested!*

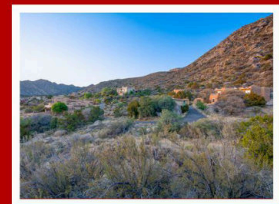
Our Current Sandia Heights Inventory



7708 Cedar Canyon NE
\$670,000



9 La Luz Trail NE
\$365,000



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Community Events Bulletin Board

These groups are not sponsored by SHHA. Information is provided to keep residents informed.

Come play with us at the Duke City Bridge Club! Bridge uses playing cards to solve puzzles while providing a lively social community. Hundreds of thousands of people the world over have found a lifelong passion playing bridge. For lessons and games for players of all levels, call 505-271-2877, email dbcbridge@gmail.com, or visit <https://dukecitybridge.com/>

Sandia Heights "Cork & Fork" Dining Activity: Cork & Fork is having bimonthly dinners. We gather in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. The host decides the menu theme and prepares a main dish, with attendees contributing to some part of the meal—along with a wine to go with their dish. The emphasis is on food and fun rather than formal elegance. Though most of the dinners are smaller, there are two whole-group dinners during the year. All adult Sandia Heights residents are welcome. To inquire or join any time of year, call Rene Kessel at (505) 504-3886 or email at rene.kessel@cblegacy.com.

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... continued from page 8



Figure 2: “King Charles I of England” Medallion Tree growing up in the rarified air of the high Sandias, on the side trail that leads to North Peak. This is an old limber pine—an elder—hugging the cliff edge of the Crest.

The overlapping vegetation zones are influenced to large extent by elevation, but the pattern is different on both sides of the Sandias, because the western side is generally hotter than the eastern. There are some surprises, too. For example, large Douglas firs can be found at relatively low elevations deep inside some of the narrower, relatively cool canyons on the hotter western side, such as along the Canyon Route of the Embudito Trail where there is often running water. Very old pinyons can also be found high up on the Crest. Forests are known for their therapeutic qualities—whispering wind through high branches, scents of foliage and bark, even aromas of developing forest floor soils and accumulating organic matter, the feel of cushiony needle-strewn trails beneath feet—and the Sandias’ Cibola is no exception.

In the Sandias, trees can grow to considerable age and size, at least by Sandia standards, and provide welcome

cool shade on hot summer days. Hiking along trails in the forested Sandias is also like hiking back through time. Mary calls some of these trees “Elders of the Sandias”: for example, a limber pine along the Crest was found to have a germination date (GD) of 416 CE, and a ponderosa pine a GD of 995! Of the 84 Sandia Mountains Medallion Trees, 32 have been age-dated back to the 1300’s-1600’s, and many more back to the 1700’s-1800’s. In the online blog *Gentle Art of Wandering*, David Ryan (2020) writes about *Looking for Medallion Trees on the Faulty Trail*, and many hikers have chimed in on the fun they’ve had hiking into the forest to search out these specimens. These trees have been named for historic events contemporary with their GD’s. For example, “Start of the Wars of the Roses” is a massive Douglas fir (GD 1455) along the Survey Trail; and “Theory of Gravitation” is a stately ponderosa (GD 1684) mid-way up the La Luz. My favorite is “Lonesome Pine” (the only Medallion Tree not named after a historic event), which is actually a twisty wind-flagged Douglas fir (GD 1762), growing in a remote spot on the exposed south shoulder of South Peak.

The Sandia forests appear to be constant and enduring when you can hike through them season after season, but we know better. Many Medallion Trees have very recently died and fallen over, including “Robinson Crusoe,” a formerly towering ponderosa (GD 1709) at Ponderosa Point along the La Luz Trail, and “Galileo’s Death,” another formerly towering ponderosa (GD 1642) up Pino Trail. In drought, stressed trees are vulnerable to pine bark beetles. Many ponderosas in the southernmost high Sandias are suffering in that hot and dry, south-facing area above windy Tijeras Canyon. Wet summers benefit Douglas fir tussock moths, whose hungry larvae caused massive browning of firs in the southern Manzanos in 2023 and to a lesser extent in the Sandias’ eastern side last year. (Firs may recover from this browning, to some extent).

Every year strong winds knock down lots of trees along and below the Crest, and afterwards the Friends of the Sandia Mountains volunteers are out there laboriously clearing the trails of them. The forests are “pixie-stixxed” with deadfall in many places, which together with browned trees, create a forest highly vulnerable to wildfire. The Sandias contain many other types of trees,

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including blue white firs, alligator-bark junipers, box elders, Gambel oaks, opportunistic aspens, and even cottonwoods in secluded canyons. Despite the threats posed by Mother Nature (*and ... mankind*), the forests of the Sandias are still a welcome retreat from and contrast to the more desert-y foothills and pediment slopes on the lower western side. The forests are whispering to you to visit and wander in them for a spell, while they last—and while we last.

Outside Rodenticides are Inhumane in Every Way Editor, *The GRIT*

This article is being written at the request of one of our residents. On a walk with her husband, she found a rodent suffering a prolonged death due to its ingestion of a rodenticide. She asked me to write about the use of outdoor rodenticides.

There have been several articles in *The GRIT* warning against the serious downsides of using outdoor rodenticides, most recently in the September 2023 and September 2024 issues. These articles can be reviewed by going to the SHHA website “GRIT newsletter” tab, where all back issues are archived. I recommend a review of the information in the articles noted above which focus on the potential secondary poisoning of wildlife and pets. The current article, however, focuses on the type of death that is dealt by rodent poisons.

Outdoor rodenticide active ingredients primarily consist of non-anticoagulants—which commonly include strychnine, zinc phosphate, bromethalin, cholecalciferol, and zinc phosphide, plus anticoagulants to kill their intended targets. The non-anticoagulants work in different ways, as they vary in toxicity and dosage requirements. All are secondarily toxic to birds and other mammals that ingest the poisoned rodents. Non-anticoagulant poisons result in a slow death resulting from neurological or metabolic malfunctions. Anticoagulants interfere with the rodent’s ability to produce Vitamin K, which is essential for blood clotting. They also can be secondarily toxic. The anticoagulants allowed for non-licensed rodenticide use require that an animal

eat multiple doses of bait. The effects take days to kick in and the animal slowly bleeds to death.

The rodents in our Sandia foothills are primarily deer mice, pack rats, and some ground squirrels. Certainly, deer mice carry hantavirus and have no place in our homes. Having entry points identified and sealed, especially by a professional, nearly always takes care of the problem. Packrats can play havoc with the cactus and other plants. But they can be controlled in ways other than use of rodenticides. Snap traps designed for mice and for rats, when baited properly and, in the case of pack rats, fastened securely to the ground, are designed to deliver a quick death. Live traps can also be used to catch rats and free them away from residential areas.

If we need to control an outside rodent, let’s weigh the humaneness of our decision regarding the method used. There are other ways than using poisons that cause animals in the ecosystem to die an agonizing death and then pass the poison on.

The technical information for this article is from the “Rodenticides Topic Fact Sheet” published by the National Pesticide Information Center which is a cooperative agreement between Oregon State University and The U.S. Environmental Protection Agency. [Rodenticides](#)

May 10 Trash Pickup Along Tramway Kathleen McCaughey, Chair, Environment & Safety Committee



Thanks to the ten volunteers (six shown here) that helped pick up trash on Tramway and help make our community better!

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AVERAGE DAYS ON MARKET: 28

HAPPY 2025. REFLECTING BACK ON 2024, SANDIA HEIGHTS IS STILL STABLE AS OUR OVERALL MARKET HAS CHANGED. INTEREST RATES MAY REMAIN ABOVE 6.0%. INVENTORY AND DAYS ON MARKET ARE INCREASING IN THE OVERALL MARKET. IF YOU WOULD LIKE A DETAILED MARKET VALUATION PLEASE CALL ME. HERE TO HELP SUPPORT OUR SANDIA HEIGHTS RESIDENTS.



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Wildfire Seminar, April 24th

Kathleen McCaughey, Chair,
Environment and Safety Committee

The Environment and Safety Committee (ESC) hosted a highly attended Wildfire Preparedness Seminar, drawing strong interest from residents. Presenters from Bernalillo County Fire & Rescue, Emergency Management, and Sheriff's Dept, plus Sandia Heights Services shared practical guidance on how to prepare for a wildfire emergency. In addition, the ESC organized informational tables around the Ready-Set-Go framework, with handouts to help residents begin their own preparation efforts.

Access all presentations and materials here:

<https://sandiahomeowners.org/information/wildfire-seminar/default>

Featured Presentations

Lt Joshua Skrondahl, Wildland Fire Coordinator, Bernalillo County Fire & Rescue

Lt. Skrondahl, with over 18 seasons of wildland fire-fighting experience nationwide, focused on protecting the “home ignition zone.” He emphasized that homes within one mile of natural areas are considered part of the ember zone, where wind-driven embers pose a serious threat—even when the fire front is far away.

Key takeaways included:

- Pre-fire planning is essential.
- Manage vegetation and create fuel breaks around your home.
- “Home hardening” (e.g., defensible space, vent covers) increases survival chances.
- Homes lacking defensible space may not receive firefighting resources during a wildfire.

BernCo Fire & Rescue offers free property assessments. Simply call to schedule a visit.

Deputy Paul Herrera, Bernalillo County Emergency Management

Standing in for Director Thomas Walmsley, Deputy Herrera outlined emergency alert systems and wildfire evacuation phases.

Key points:

- Everbridge (sign-up required): Sends alerts based on address. Especially important if you use a land-line.

Sign Up for Everbridge:

<https://www.bernco.gov/health-and-public-safety/sign-up-for-emergency-notifications/>

- Integrated Public Alert & Warning System — IPAWS (no sign-up needed): Sends alerts to all cell phones within a geographic area. More on IPAWS: <https://www.fema.gov/emergency-managers/practitioners/integrated-public-alert-warning-system>

He also reviewed the Ready-Set-Go evacuation phases and how to prepare in advance.



Lt. Joshua Skrondahl discusses the home ignition zone concept with wildfire seminar attendees.

Capt. Matt Rael and Lt. Ryan Zamora, Bernalillo County Sheriff's Department

These professionals shared how deputies assist during wildfire evacuations:

- Deputies go door-to-door to confirm evacuations. If no response, they will attempt to call residents.
- They assist those needing help evacuating.

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- If school buses are in the area, children may be collected and kept safe until reunited with parents.
- Deputies focus on evacuations, not providing status updates—residents should evacuate promptly when ordered.

Guy Jackson, Vice President, Sandia Peak Utility Co., Sandia Heights Services (SHS)

Mr. Jackson reviewed wildfire preparedness efforts by SHS, including:

- Acquisition and installation of four backup generators (two now operational), in response to PNM's new practice of cutting power during red flag warning/high wind events.
- Previously, SHS relied on leased generators. The purchase represents a proactive commitment to community resilience.

A full summary of their efforts is available on their homepage: <https://www.sandiaheightsservices.com/fire-protection-and-emergency-preparedness/>

ESC Informational Tables

The Environment and Safety Committee (ESC) curated a comprehensive display of wildfire preparedness materials organized around the Ready-Set-Go framework. Below are highlights.

READY – Harden Your Home

- **Roof Vent Protection:**
David Jenkin's visual presentation offered step-by-step instructions for hardening common home vents—roof parapets, furnace and water heater vents, bathroom and kitchen fans, fireplaces, and dryer vents. Photos illustrated how simple fixes can significantly improve fire resistance.
- **Vegetation & Landscaping Guidance:**
Informational materials highlighting the importance of choosing fire-resistant plants, using hardscaping near structures, and breaking up vegetation to reduce fire spread. The importance of ongoing maintenance is crucial:
 - Removing dead trees and plants
 - Pruning shrubs and tree limbs
 - Raking up pine needles and other litter

SET – Be Prepared to Evacuate

- **Evacuation Checklists:**
Printable and digital GO Bag checklists were available to help residents pack in advance and reduce last-minute stress.
- **Neighborhood Readiness:**
Resources encouraged residents to get to know neighbors and exchange contact information, and establish communication chains for emergency alerts or assistance.
- **Route Planning:**
Families were urged to pre-plan multiple evacuation routes to be ready for changing conditions.

GO – Act Fast When It's Time

Evacuation Door Signage: “Disaster Evacuation” door placards were distributed for residents to display during evacuations. These signs help Sheriff's deputies confirm that a home has or has not been vacated.

Tech-Savvy Folks Wanted:

Join the IT Committee!

Heidi Komkov, IT Committee Chair

Love solving problems, sharing tech tips, or just enjoy making things work better? We're looking for friendly, capable people to join our Information Technology Committee and help keep our digital momentum going strong!

We've already rolled out Microsoft Office 365, but there's still plenty to do—and we could use your help with things like:

- Teaching SharePoint basics (it's easier than you think—and yes, people do need it!)
- Helping volunteers and staff get the hang of shared folders and online collaboration
- Tackling occasional tech odd-jobs, like updating the tram kiosk or troubleshooting office equipment hiccups

Whether you're a tech pro or just someone who knows their way around a computer and likes helping others, we'd love to have you on board. Or maybe you know someone who'd be perfect? Send them our way! ITC@sandiahomeowners.org



Sandia Heights Homeowners Association
12700 San Rafael Ave. NE Ste. 3
Albuquerque, NM 87122



"Lights at the Sandia Crest tram station compete with the stars" —photo by Chisom Wilson