



October 2025

Vol. 41 – No. 10

Unit numbers shown in parentheses

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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, October 2025 **Jim Stewart**

Howdy Neighbors,

There has been significant interest among our neighbors regarding the PNM substation application with the BernCo Planning Commission (PC). A public hearing was held on September 4th, where PNM presented their application. Although the application was only for the substation's siting, there was considerable concern among residents about PNM's proposed routing of the high-voltage transmission lines along Tramway Boulevard. This route would place the lines in the right-of-way between the multi-use trail and the roadway, passing very close to many of our homes.

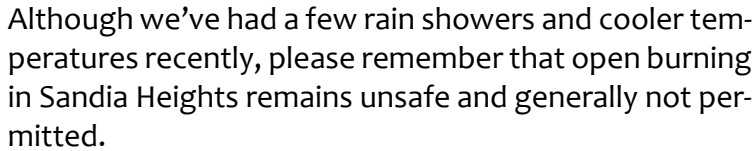
Many of your neighbors and I attended the hearing and were afforded the opportunity to address the PC regarding our concerns. As a result, the PC issued a continuance on the decision until December 3rd, with guidance to PNM that it engage with SHHA on the proposed Tramway route. To focus the SHHA's efforts, your board has created a special committee to work with Bernalillo County, PNM, and you. We will keep you posted.

As I reflected on this past month, I felt I must extend a huge thank you to everyone who made the **22nd Annual Sandia Heights Art Tour** a resounding success. This beloved tradition, held on September 6th and 7th, was a testament to the incredible talent and creativity right here in our community. Neighbors and visitors alike enjoyed the unique opportunity to meet our local artists, tour their studios, and experience the diverse and inspiring artwork that makes our community so special. It was a wonderful way to connect and a fantastic celebration of our vibrant neighborhood.

Once again, I am asking that you consider volunteering for the **SHHA Board of Directors** or one of our various committees. This would be an opportunity to use your skills, meet fellow residents, and directly influence the decisions that affect our property values and quality of life. Your participation is key to keeping SHHA a thriving community, and we welcome your energy and ideas.

Remember, our website at 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 my email, president@sandiahomeowners.org. I promise you will receive a response.

By The Environment and Safety Committee



Given the density and combustibility of vegetation in Sandia Heights, this requirement cannot be met anywhere in our community. In addition, the regulations require you to call the Burn Hotline at (505) 468-7200 before any burn.

“Open burning” means the combustion of any substance which is not confined in a device having controllable fuel/air mixture capable of achieving nearly complete combustion, and from which combustion products are discharged into the open air without passing through a stack, duct, chimney, or vent.

Do you love to read *The GRIT*? Do you look forward to receiving it each month to check out the informational and entertaining articles? Do you love to learn about new things? Write? Can you spot a misspelled word at

If you browse *The GRIT* archives on our website, you can watch the editorial lineup beginning apparently with Ben Abruzzo writing a 2-page mimeographed community letter in May 1979. In 1984 the first editor cited in the masthead of a now 6-page missive is Judy Harris. Her name appears over the next six years as the newsletter evolves into sixteen pages appearing every other month. The editor's eyeshade was passed in early 1990 to Sherry Lombana who continued to develop the paper through mid-1993. Lee Miner edited for a couple of months, then Andrew Patten took over in Nov 1993. In June 1995, Carolyn Hindel took the helm for about 5 years. Starting in 2001, it appears that the office staff might have taken the responsibility of editing and producing *The GRIT*—no editor is named in the masthead. The archived record is imperfect, but it appears that *The GRIT* was not published monthly until 2008. In 2018 Susan MacCasland (see *The GRIT* photo Sept 2024) began her editorship and continued for five and a half years until Feb 2024 when she held my hand as I learned the ropes of the job.

anna.levchuk@sandiahomeowners.org and she will forward to me.



Wildfire Preparation in Sandia Heights: A Call to Action

By David N. Jenkins, SHHA Environment & Safety
Committee (ESC)

On Saturday evening, July 12, 2025, the wind carried wildfire smoke into Sandia Heights. The smell was strong enough to bring neighbors into the street searching for flames. Someone called 911, but dispatch had no information about a nearby fire. That evening, the danger turned out to be distant. The experience was a sobering reminder: by the time we smell smoke from a local fire, it may already be too late.

We all know wildfire is a real possibility here. At our April SHHA Wildfire Preparedness Seminar, presenters from Bernalillo County Fire & Rescue, Emergency Management, Sheriff's Dept, and Sandia Heights Services shared practical guidance on how to prepare for a wildfire emergency. The ESC organized informational tables on go-bags, vegetation management, evacuation planning, and—critically—home hardening against embers. I presented a simple, inexpensive method for hardening home vents against embers—the leading cause of wildfire home ignitions. Although the seminar room was full, it represented less than 5% of Sandia Heights residents. So how ready are we for a wildfire?

It is clear that protecting just one home is not enough. Wildfire can ignite homes in three ways: 1) Direct flame contact, 2) Radiant heat, 3) Airborne embers.

The specific risk depends on location. Fire experts describe three hazard zones: wildlands, the wildland-urban interface (WUI), and urban areas. Sandia Heights has all three. In the first two zones, natural vegetation is the main fuel. But in our “urban” areas—where houses are close together—the homes themselves become the fuel. Recent fires in Los Angeles, Lahaina, and Los Lunas show how quickly this can escalate.

We cannot assume fires will only start in the forest or arroyos. A house fire in the denser parts of Sandia Heights could quickly spread to neighbors by flames or radiant heat. With homes only 10 feet apart, all three ignition causes are in play.

Research shows that 50–90% of homes ignite from airborne embers, not direct flames. Airborne embers

are especially dangerous, traveling far beyond direct flames. A single house fire can send embers a mile away, sparking new blazes and overwhelming fire crews. This is why vent protection is critical—it can mean the difference between a contained house fire and a neighborhood-wide disaster.

My April presentation showed how to do it: Spend about \$40 at the hardware store. Set aside 4–5 hours with a ladder, wire mesh, and basic tools. Cover every open vent and pipe on your roof.

It's simple, cheap, and could give firefighters precious time to contain flames before they spread. But one or two protected homes are not enough. If the house next door is burning, my vent screens won't save me. Units need to act together for this to be effective. What can we do?

- **DIY now** – Instructions and photos are posted on the SHHA website.
- **Team up** – Neighbors can pool resources, hire a handyman, and cover multiple homes at once, ensuring consistent quality and better pricing.
- **Stay prepared** – Review evacuation plans, clear vegetation, and keep a go-bag ready.

For more than 50 years, our fire departments have successfully managed single-structure fires. But their resources are quickly strained when multiple homes ignite at once. The best protection we can give ourselves and our firefighters is to reduce ember risk across the neighborhood.

Protecting vents, reducing fuels, and planning ahead may be the difference between a bad day and the loss of an entire community. Visit the SHHA website for vent protection instructions and wildfire readiness resources.

The 2025 Palisades-Eaton fires in Los Angeles are relevant to a large, multi-structure fire in Sandia Heights: <https://www.pbs.org/video/weathered-inside-the-la-firestorm-l31rob/>

Links on the SHHA and the ESC website:
[Wildfire Seminar | Sandia Heights Homeowners Association](#)
[Are you Wildfire Ready?](#)
[HardenYourHomeRoofVents - David Jenkins](#)

Helpful Contact Magnets Available at the Office.

Sandia Heights Homeowners Association
(505) 797-7793

office@sandiahomeowners.org
<https://www.sandiahomeowners.org/>

For dues-paying SHHA members, they provide discounted tram tickets, community events, book of contractor reviews, notary services, The GRIT newsletter, member directory, and more.

For all residents, they provide covenant and architectural enforcement, plus coordination with local officials on fire safety, traffic, and other resident concerns.

Address: 12700 San Rafael Ave. NE, Ste.3

Sandia Heights Services
(505) 856-6419

After-hours emergency:

505-888-5336

Provides water, sewer, trash and recycling collection.

Sandia Heights Security
Office: (505) 856-6347
Mobile: (505) 263-4654

For a monthly security fee, separate from SHHA membership, provides neighborhood patrol, special watch for homeowners on vacation, assistance with lost pets, suspicious activity reports, etc. Residents can call to see if they have security membership.

Emergency Police/Fire/Rescue
Emergency: 911

Bernalillo County Sheriff
Non-Emergency: (505) 798-7000

NM Gas Co.
Emergency: (505) 697-3335

PNM
Outage & Emergencies: (888) 342-5766

Bernalillo County Animal Care Services and Lost & Found Animals
(505) 314-0281 or (505) 468-7387
<https://www.bernco.gov/animal-care-services/lost-found-animals/>

Bernalillo County
Roads/Snow/Misc: (505) 848-1503

Announcements & Notices

- **Office hours:** Mon – Thur 9 AM - 4 PM. Fri 9 AM – 12 PM
- **All property owners, regardless of SHHA membership, must submit an online or physical ACC application before starting any work that changes the exterior of their property.**
- **Notary services (for members)** are by appointment only, Tue-Thur. Call or email the office to schedule. Documents should already have lines for the notary signature block.
- **Discounted Tram Passes (for members)** are sold in the SHHA Office for **\$10.00 per ticket**. Only checks and credit cards are accepted. **Check availability on the SHHA website, then come to the office to purchase. Passes are non-refundable and non-exchangeable. If the Tram closes, passes remain valid for 30 days**
<https://www.sandiahomeowners.org/tram-pass-availability>
- **Physical Contractor Evaluation Binders** are available to view for free in the SHHA office. Members can also add their positive or negative reviews on our website using the “Contractor Evaluation Form.”
- **Board Meeting:** The next Board meeting will be held at the SHHA office on **Oct 8th**, 2025, at 6:00pm.
- **Office Closures for Holiday(s):** Oct 13th.

August Calls to Sandia Heights Security Patrol

Latest statistics since the last GRIT

August 2025	# of calls	August 2025	# of calls
Alarms	6	Pet Nuisance	1
Animal Control Assist	1	Salesman Complaint	1
Customer Assist	5	Special extra Patrol	2
Customer Inquiry	1	Special request/ Vacation	105
Lost/ Found Person	2	Speeding Vehicle	1
Lost/ Found Pet	2	Suspicious Activity	3
Neighbor Dispute	1	Suspicious Person	8
Newspaper/ Package pickup	22	Suspicious Vehicle	9
Noise Complaint/ Suspicious Noise	1	Wildfire report	4
Open Door/Window/Garage	2		
Total:	192		

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Sharon's Sandia Heights Market Update Past Year 10/2024 to 10/2025

7 Larger homes For Sale on Larger Lots | Avg Asking price \$1,100,000 Avg Asking price/sf \$356.85

5 Homes Pending | Avg Asking Price \$960,000 Avg Asking price/sf \$247.73

47 Homes Closed past year to date | Avg Sold Price \$935,502 Avg Sold price/sf \$270.95

3 Smaller homes on smaller lots | Avg Asking price \$438,333 Avg Asking price/sf \$240.39

4 homes pending | Avg Asking Price \$521,000 Avg Asking price/sf \$306.53

51 Homes Closed past year to date | Avg Sold Price \$469,268 Avg Sold price/sf \$269.80

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

Current Interest rates hovering around 6.5% for 30 year conventional & 6.0 %VA



1114 San Rafael Ave NE



2027 Quail Run Dr NE



908 Tramway Lane NE



1723 Quail Run Ct. NE

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Thanks from the Sandia Heights Artists and a Call for Members

Claudia Mitchell, VP Sandia Hts. Artists

How many people does it take to put on the annual Sandia Heights Artists Tour? Hmm...taking a quick count: forty-three artists, their families and friends, eleven generous local sponsors, and hundreds of visitors!

With the help of all those parties, the Sandia Heights Artists held their twenty-second studio tour on September 6 & 7. Enjoying the perfect weather, a record number of visitors followed the watermelon pink signs to the fourteen sites to view and purchase the variety of original art displayed by our local artists. From all reports at this writing, many artists had their most successful tour ever, and a good time was had by all. Many folks now have some new art to enhance their homes, to wear, and to give as gifts. And the La Mesa Arts Academy has some additional funding for their programs.



Everyone had fun, browsed and bought some wonderful art during the 22nd Annual Sandia Heights Artists Tour, Sept 6-7. But no one had as much fun as Bram Cantrall-Mintzer, the son of resident, Chris Cantrall and Casey Mintzer, and The GRIT editor's dog, Archie.

The Sandia Heights Artists want to express their sincere thanks to the sponsors and to all who came to support the tour. Now, after a brief rest, we will start planning and artmaking for next year.

The Sandia Heights Artists Tour organization is open to all residents of Sandia Heights. If you are interested in joining as a participating artist, as a non-participatory affiliate member, or perhaps a non-artist host, you can contact the organization at www.sandiaheightsartists.com and utilize the contact button. We would love to have you.

REMINDER: 2026 Cover Photo Contest: Deadline is Near!

Don't forget to submit your photos for the annual cover photo contest. The winning photo will be on the cover of the 2026 Sandia Heights Resident Guide and Directory, and the photographer will be acknowledged. Subject matter must reflect something unique about living in Sandia Heights. Submission deadline is **November 7, 2025**.

Submission criteria are as follows:

- You may submit up to three photos
- You must be a member of the Sandia Heights Homeowners Association, and you must be an amateur photographer
- Photos must be uniquely related to the Sandia Heights area
- Photos must fit reasonably on the cover without loss of the composition
- Photos must be in color and may be submitted digitally to office@sandiahomeowners.org or as a hardcopy print to the office (hardcopy entries may be picked up at the office after the contest period.)
- The resident must submit a statement that the photograph is an original, taken by the homeowner, that they are not a professional photographer (i.e. in business as a photographer), and that they grant permission to SHHA to use their photo(s) in the Directory or on the SHHA website and GRIT newsletter

ACC Activity Log

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

3 Sandia Heights Dr	install flush mounted roof solar panel system
9 Eagle Nest Dr	1) install new tan TPO roof; 2) repair parapets to existing color
10 Sandia Heights Dr	construct new single-family home
16 Juniper Hill Lp	install new condenser unit
54 Rock Point Pl	re-stucco, update exterior color
63 Pinon Hill Pl	replace panes in large windows, sliding patio door
102 Juniper Hill Pl	re-roof
120 Juniper Hill Rd	replace 3 garage doors using Over-head Garage Door Company
166 Juniper Hill Rd	1) re-stucco entire home and fence; 2) replace roof with TPO; 3) repaint trim & garage doors
177 Big Horn Ridge Dr	replace failing roof shingles and flashing with dark brown shingles, dark brown flashing
203 Spring Creek Dr	replace current HVAC with 8 unit mini-split, units not visible from outside
376 Juniper Hill Rd	paint all stucco and trim
513 Roadrunner Ln	install electric vehicle charging connector at exterior near garage, permitted with Bernalillo County
625 Blackhawk Dr	1) replace 2 sliding glass doors on second floor; 2) replace balcony decking
726-19 Tramway Vista Dr	replace mailbox with USPS-approved black lockable mailbox
938 Bobcat Blvd	re-roof
979 Antelope Ave	1) replace windows; 2) replace patio sliding doors
990 Lynx Lp	repaint fascia, window trim, garage doors in dark brown to match existing color
1004 Tramway Ln	repaint metal framing, trim, exterior doors, window frames across entire exterior
1103 Marigold Dr	re-stucco entire home

1158 Laurel Lp	re-roof with tan colored TPO
1483 Morning Glory Rd	remove creeping juniper from north side of home
2304 Calle de Rafael	replace 2 windows
2434 Tramway Ter	install new gates
2748 Tramway Cir	replace swamp cooler on ground and install on roof with proper screening
2866 Tramway Cir	re-roof with tan colored TPO
11107 Bobcat Pl	install 25 module 10.5 kWdc rooftop solar system
12613 Colony Pl	re-stucco exterior in x-23 aspen base 200

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 dcbcbridge@gmail.com, or visit www.dukecitybridge.com

Sandia Heights “Cork & Fork” Dining Activity:

A bimonthly informal dinners group. 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 wine to go with their dish. The emphasis is on food and fun rather than formal elegance. Those most 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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SANDIA HEIGHTS 2024 MARKET SUMMARY

HOMES SOLD: 96
AVERAGE SIZE: 2697 SQ. FT
AVERAGE SOLD PRICE: \$704,367
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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WHATS TODAY'S MARKET STATUS?

Q&A

1.)

Greg: I hear & read that the real estate market is getting worse. Is this true?

A: No, homes in Sandia Heights are still doing quite well. A lot of people lump all of the real estate news into the national level, and not the local level (and even more specific, Sandia Heights). Cities like Austin, Denver, Phoenix, and others are experiencing +10% depreciation, but over an eight-year period, home values increased roughly 100%. We, on the other hand, saw about 2.5% appreciation over the last year, and we only saw about 50% appreciation over that eight-year period. So those cities are still ahead of us by quite a bit. Also, those markets experienced a "building boom" of new construction, so the supply is greater, whereas we aren't building enough new homes and apartments to fill the demand.

2.)

Greg: Am I seeing more homes on the market in Sandia Heights?

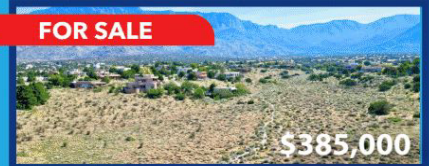
A: We're seeing a few more homes on the market than in the last four years, but we're still at only around 65% of what's normal. What you might be seeing is that because homes are staying on the market longer, our for-sale signs are staying up longer.

3.)

Greg: I hear that interest rates will be dropping soon, by a lot! What do you know?

A: All the real estate "experts" are saying that interest rates will most likely stay in the 6% to 6.5% range for the foreseeable future (which is what the average has been over the last 30 years). What it really boils down to is inflation (the lower the better) and unemployment (the higher the better) to determine if interest rates will drop significantly.

FOR SALE



\$385,000

**1239 Rockrose Road NE
LAND LOT**

PENDING



\$1,200,000

**213 Spring Creek Pl NE
4844 SQ FT 4BR 5BA .76 Acres**

PENDING



\$1,000,000

**307 Big Horn Ridge Dr NE
3100 SQ FT 4BR 3.5BA 1.19 Acres**

SOLD



**166 Juniper Hill Pl NE
2727 SQ FT 4BR 4BA .82 Acres**

SOLD



**2865 Tramway Circle NE
2245 SQ FT 3BR 2BA .18 Acres**

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Do You Take Care of Your P.U.P. ?

Claudia Mitchell, Editor, *The GRIT*

Many of you, dear readers, are dog owners, as I am. We faithfully walk our four-legged charges rain or shine, excess heat or cold. In short, we take care of our pup's needs, and we conscientiously and consistently P.U.P.—**Pick Up Poop**.

But, alas, it never fails that we see, repeatedly, the evidence that many folks do NOT take care of their P.U.P. We nearly step in it (or occasionally, DO step in it), steer our dog around it, and generally abhor it.



This is not a new problem. I researched GRIT back issues using the index on our website. Since 2015, I found articles about dog poop in 15 issues. 2015 must have been the pivotal poop year since in that year the articles detected by the index began, and the citation of the Bernalillo County Ordinance regarding pet waste (then, No.88-16 Section VI-E; currently, Article V, Sec.6-54) was published word-for-word in FOUR issues! Poop must have hit critical mass.

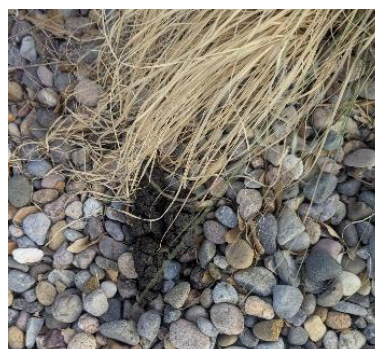
I want to share with you the highlights of my poop research in *The GRIT*.

- In April 2017, Jo Ann Hamlin wrote an article entitled “Just Not Enough Time” after she was out walking her dog in brand new shoes. Yep, she stepped in it. She thought maybe folks were in too much of a hurry to take the time to pick up the poop. She disproved this idea by doing a detailed time-study concluding that it took 36 seconds, including opening the bag and tossing it into her trash. So much for no time for P.U.P.-ing.
- In the June 2017 issue, the article's title was a startling revelation: “There is no Poop Fairy.” That was the name of the then-current Bernalillo County education program on why folks should P.U.P. Although I found the links to the info were no longer functional,

I did see a sign on Cougar Loop recently (see photos). Here is the link [Stormwater & Pet Waste - Public Works](#) to some interesting factsheets about our river including this information: “About 20 percent of the bacteria in the river comes from our pet dogs. It doesn't break down in our dry climate; it just waits for the rain.” A tip of the hat to that Cougar loop resident.



- In another April issue from 2020 (Perhaps April is when folks are taking longer walks with their pooches?) there was an anonymous article entitled: “Dog Poop Trivia” in which the author explained the cumulative effect of not picking up poop. And I quote: “Dog poop is not a natural part of the environment. In addition to being unsightly, runoff from dog waste can impact water quality. A rough estimate is there are 1000+ dogs living in Sandia Heights. That would be about one dog in 50% of the homes. An online article estimates the average dog produces about ½ pound of poop per day or about 3.5 pounds per week. For our neighborhood, that translates into nearly 2 tons of dog waste per week! Even if this overestimates the number of dogs in Sandia Heights, cut it in half, and we are still handling tons of poop!” Hmm...if only 5% of people do not P.U.P., that is a passel of poop.



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- In the May 2021 issue Nancy Haubrich wrote: “Dog Don’ts and a Thank you” in which she stated: “There seem to be a couple of false beliefs by those who don’t clean up. Belief #1: There is a poop fairy. Fact: there still isn’t one. Belief #2: Someone else can pick up your dog poop. Fact: It’s an unpleasant job, and even those of us who walk our own dogs don’t enjoy it; why should we want to pick up YOUR dog’s poop? Even worse, how do you think a non-dog owner feels about picking up your dog’s poop from their yard? It’s as much fun as cleaning someone else’s toilet.” To illustrate her point, she inserted a photo of a pile of poop at a specific corner, saying that this person seems to have “believed in the poop fairy for a LONG time.”
- And finally in the May 2022 issue an article reprinted with permission from Jefferson County Colorado park ranger, Spencer McKee, noting he found a poop bag every 466 feet on a popular Colorado trail. He noted that bags are unsightly and not cool, but it is even more not cool to leave the poop unbagged. I checked out the link he provided explaining why canine excrement is so particularly bad for the environment. It stated that cow feces are mostly grass and is considered a great low nitrogen all-around fertilizer. But dogs eat mostly meat products, and the make-up of their poop is very different being more acidic, and higher in nitrogen. It is NOT fertilizer. It also contains more microbes and more pathogens (including E. Coli and Salmonella) and parasites dangerous to humans and other dogs.

Why all this history of hoopla about P.U.P. even unto the present? It seems to be common knowledge that it is esthetically and environmentally loathsome. What is the solution? A poop patrol? Poop bag dispensers on every corner? Even at W.L. Jackson Park, where there IS a bag dispenser, we still come upon poop in the lush grass waiting for you or your kid to step in—ugh!

In conclusion I want to quote Nancy Haubrich from her May 2021 article. I could not say it better. “The majority of us dog owners DO use doggie bags, and we want to remind you that we care about our neighborhood, our health, and our New Mexico ecology. We expect the same from you.” I suppose that all we can do is plead for folks to take care of their P.U.P. Do any of you have solutions? If so, please email the editor c/o anna.levchuk@sandiahomeowners.org. Anna will forward it on to me and I will happily publish your idea.

Trash Pickup on Tramway, October 25th

Meet at SHHA office at 8:30. Garbage bags provided but bring your gloves! The more the merrier, and as always, free O'Bean's coffee afterwards.



Our SHHA Volunteers maintain this section of road

Know Your Zone (Which County Zoning Ordinances Apply to You and Your Neighbors?)

Stan Davis, Chair, Covenant Support Committee

Unincorporated areas of Bernalillo County are divided into 14 Zones, and Sandia Heights contains 4 of them. Appendix A of the County Code of Ordinances is all about “Zoning,” and can be found online here: https://library.municode.com/nm/bernalillo_county/codes/code_of_ordinances?nodeId=BECOCO_APX-AZO. (In case the website address were to change, you can also search on “Bernalillo County Code of Ordinances”).

In Appendix A, if you scroll down to Section 6, “Zones,” you will see a listing of all the Zone types. Sandia Heights comprises 4 different Zones: **R-1** “Single-Family Residential,” **R-2** “Apartment,” **C-1** “Neighborhood Commercial,” and **A-1** “Rural Agricultural”.

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Veronica Gonzales 505.440.8956

Sandia Heights has 1.5 Months of Inventory



Avg. Sold Price	Avg. \$/Sq.Ft	List to Sold Price %	Avg. Days on Market
\$635,636	\$262	98%	20
↓ 2% YoY	↓ 13% YoY	↓ 2% YoY	↓ 33% YoY
* Stats for Detached Properties **Sept. 14, 2025 compared to 2024 Year over Year (YoY)			

Sandia Heights homes are commanding premium prices

With inventory still low, now is the perfect time to position your property for maximum return.

Let ABQDreamHomes.com showcase your home with the elegance and strategy it deserves. Call Today!

Scan to see all Sandia Heights Homes



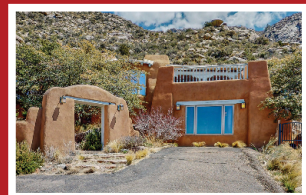
Our Current Sandia Heights Inventory



348 White Oaks DR NE \$1,680,000
"Award-worthy masterpiece by Jay Parks"
handcrafted details and serene privacy



10 La Luz Trail NE \$1,210,000
"Tierra Monte"
Backs the National Forest



Veronica Gonzales
 Associate Broker, CRS
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The Covenant Support Committee (CSC) receives complaints, some of which may be violations that are addressed by County ordinances. Because the CSC does not ordinarily submit complaints to the County on behalf of residents, homeowners should be aware that they can submit complaints, even anonymously, to the County themselves (see *The GRIT*, April 2025, “How to Submit a Formal Complaint to Bernalillo County”). However, homeowners should also be aware in which County Zone they reside so they can be sure to read the correct ordinances. The ordinances are described in Appendix A, starting with Section 7.



Zones (R-1 R-2 A-1 C-1)Property lines (light blue)
Roads: County (dark blue); Private (white)
County Easements (yellow dash)
R-1 Single-Family Residential R-2 Apartment
A-1 Rural Agricultural C-1 Neighborhood Commercial

Do you know your Zone? A nice, visual way to find out your Zone is to go online to (or Google) Bernalillo County’s [GIS Overview page](#), where scores of different maps can be found. On the left hand side, near the bottom, select [GIS and Maps/Map Gallery](#). There are many interesting options here, but the first one, “Advanced Data Viewer”, will display a map, and you can zoom in as far as you would like to. The figure illustrates an example map centered around lower San Rafael Avenue, and has some of the available “layers” turned on. The background colors show different County Zones. Each colored zone has a small-font white label as well.

Covenant Violations as of August 30, 2025

Received: 6 Open: 14

Closed: 5 (1-unshielded lights, 1-white roof,
1-elm tree, 1-parked car, 1-trash cans)

Notice that all 4 Zone types present within Sandia Heights show up within this single map extent. Notice also that “single-family” “stand-alone”-type houses can be present in all these Zones, even for R-2, A-1 & C-1 Zones, despite what their names say. Coloring maps by Zones is helpful for immediately illustrating where County Right-of-Way Setbacks along the roads are located, because they will not be colored. You will also notice that it’s entirely possible the neighbor behind you, next door to you, or even across the street may be in a different Zone from you.

Other layers have been selected for display on the map in the figure, including County roads and easements. One layer that is not turned on, in part because it covers up the Zone labels, is “BC Special Use Permits”: there are many areas in Sandia Heights that have S-U permits. The County has informed me that generally, for residential areas, these permits were obtained to change Setback rules; otherwise, ordinances for the underlying Zone type usually apply.

When submitting a complaint to the County (or simply calling them on the phone with inquiries), the Zoning person should be able to quickly determine if your property is located within a S-U Permit area, but it’s useful for you to know that in advance. If you would like to experiment more with this GIS mapping site, a tutorial is available under “Help” in the upper-right corner to help get you up to speed.

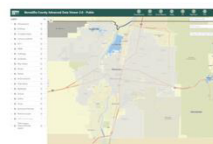
MAP GALLERY

ABOUT THE MAPS

- We recommend the Google Chrome web browser for best performance.
- To zoom into an area on the map, hold down the shift key, click the left mouse button, drag the mouse to create a box that covers the region you want to zoom to, and then release the mouse button.
- The Accela Permits layers displayed on these maps include information from 10/21/13 – present. The Kiva Permits layers include information from 1998 – 10/20/13.

HOW-TO VIDEOS

Advanced Data Viewer 2.0 Training Video



ADVANCED DATA VIEWER
Multiple layers of geographic information and a variety of tools and searches.



ADDRESS, HISTORY AND ZONE ATLASES
Current address, history, and zone atlas pages.



COMMISSION DISTRICTS
Identify your commission district and other political districts.

Bernalillo County’s map gallery page features 15 different live, interactive maps.

The Beauty and Challenge of Chamisa

Elizabeth Edgren & Gerard DelMonte, Residents

Two voices, one from 40 years ago and one from today, address the beauty and challenge of our ubiquitous chamisa. First, from the October 2005 *The GRIT*, SHHA Board member Mark Boslough, says:

“This is the time of year when our chamisa are at their best. Also known as rabbit brush, their yellow blossoms rival the beauty of the colorful aspen of the high country and the golden cottonwoods of the bosque.

“Unfortunately, ... in addition to smelling like sweaty gym socks, they block the view along some of our roadways when they get too bushy. According to Bernalillo County Ordinance Code Section 66-225(c), adopted in 1988, it is the homeowner's responsibility to maintain the setback area and all plantings therein, including chamisa. ...[n]ow is the time to make sure that the chamisa along the road adjacent to your lot is not creating an unsafe obstruction to drivers.”

Current resident Gerard Del Monte refreshes Mr. Boslough's encouragement: "Corner Lot Owners - Clear Your Sightlines! One of the attractions of living in Sandia Heights are our rolling, winding roads that conform to the topography, not cut into straight lines like some cookie-cutter suburban development. However, that means sightlines for both drivers and pedestrians can be impeded, and it is surprising how quickly traffic can suddenly appear from around a corner or popping over a hill (or both!).

“With shorter days and darker mornings, and with school well in session, corner lot owners (*and those on a curve*) will contribute to everybody’s safety by cutting back or even eliminating taller bushes and other growth at intersections.”

Can YOU do the ShMoMA?

Claudia Mitchel, VP, Sandia Heights Artists

And what the heck is the ShMoMA, you may ask? Does it take special equipment, lessons, knowledge of tricky dance steps, or a secret handshake? Nope! It is very easy—you just drive or stroll over to Little Cloud Park and check out the east side of the entrance. There it is

in plain sight: ShMoMA, “Sandia Heights Museum of Mutual Art.” This small-scale free art gallery is a little vortex of community creativity and connection, where you can take a piece of art and, if you wish, you can leave one, too.

Established in 2021 by Eric Guenette, a dedicated member of the Sandia Heights Artists and his friend Brian, the gallery is a similar concept to little free libraries, but instead of books, it offers original artwork created and shared by local artists. Eric, his wife Holly and their pup, Ditto now reside in Portugal, but his idea and spirit is still here with this little icon. It was recently restored by Sandia Heights Artist Sharon Arendt and is kept up by the Sandia Heights Artists.

This charming, small scale outdoor gallery invites passersby to take a piece of art they love, leave a piece of their own, and/or simply enjoy the evolving display. From miniature paintings and mixed media works to handcrafted ceramics and tiny sculptures, each visit brings something new. It's not just a gallery—it's a celebration of creativity, generosity, and community spirit.

ShMoMA is open to everyone, and you are warmly encouraged to participate. Whether you contribute your own work, that of your child, or discover the talents of others, this grassroots project connects neighbors through the universal language of art. As the gallery continues, it reflects an artistic miniature mosaic of San-dia Heights, one tiny piece at a time.

So, go ahead. Do the ShMoMA!





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

“Hey, what is this pink flamingo doing in MY pond?”

Resident Mick Rich took this photo with this comment, “It has been many summers finding evidence of a visitor to our pond. Upturned pond plants and our fish missing. This summer we found the culprit complete with soaked and dripping fur.”

