



July 2023

Vol. 39 – No. 7

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Fri, 9 AM – noon

Closed on federal holidays

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shha@sandiahomeowners.org

A New Look to the SHHA Website

Susan McCasland, Communication & Publications Committee chair

Our old website was getting pretty tired-looking and outdated. In addition, it was hard to use on a smart phone or tablet. No more! The Sandia Heights Homeowners website is all new with easier access to the information you need whether you are using a desktop computer, phone, or tablet. We encourage you to go see for yourself:

<https://www.sandiahomeowners.org>

If you do not find what you need or simply have a suggestion for improvement, let us know at one of the email addresses at the bottom of the column to the left of this article.



Fireworks are NEVER allowed in Bernalillo County/Sandia Heights.

Help prevent wildfires (and avoid a \$1,000 fine or jail): celebrate July 4th responsibly!



Airbnb Room Rental Satisfactorily Resolved in District Court Covenant Support Committee

Another reminder: renting out rooms in any residence is against the Sandia Heights covenants. Your Covenant Support Committee (CSC) is following up on all complaints, and taking this very seriously. If you violate this rule, you will first get two letters politely asking you to remove your rental listing from any of the short-term-rental websites. If you do not comply, we will pursue legal action. We have just resolved one such violation that ended with a judgement in District Court in favor of the Homeowners Association. Remember, the CSC has legal authority, in District Court if necessary, to enforce your covenants' language which prohibits renting out rooms in your house. Please save time and legal expense, both yours and that of your Association, and remove from the web all Airbnb-like listings for room rentals.

Anonymous Complaints. And as a reminder on a different topic, the CSC will not pursue any anonymous complaints. You must identify yourself to the committee before it will look into any issue you may raise. The CSC will not divulge your name to the homeowner against whom you are making the complaint.

Wildfire-Resistant Roofing Can Save Your Home

**Read About the Best Roofing Material to Use!
Julie Rochman, Environment & Safety Committee**

Here in Sandia Heights, we are privileged to be surrounded by beautiful landscapes and commanding views of both Albuquerque and the mountains. That is because we live in what is known as the “wildland-urban interface” (WUI), where development meets forested land and other open space. However, there also is a downside to living in the WUI: a very real risk of wildfire.

Fortunately, there are things every homeowner can and should do to prevent their house and possessions from being destroyed by wildfire. Of course, some fire risk reduction actions are easier and less expensive than others. I would like to focus on one of the more expensive, but also most effective, ways: installing a fire-resistant roof. The roof is critical; it is any home's first line of defense against embers and firebrands (larger pieces of burning wood) which the wind can carry as far as a few miles from the perimeter of a wildfire.

Recently, we needed to fix our persistently leaky flat TPO (thermoplastic polyolefin) roof. I should note that,

prior to retiring and for over a decade, I led a property insurance industry research organization that worked closely with roofing companies. So, as long as we had to put a new cover on our roof, we decided to select a membrane that provides superior fire protection. In this case, we went with PVC (polyvinyl chloride) roofing.

If you are re-roofing, please ask your roofer about what is known as a “Class A” fire-rated roof. Generally, roofing material fire-related ratings are either Class A, Class B, or Class C. Class A is the most fire resistant. Class A roof coverings include concrete or clay tiles, asphalt shingles and standing seam metal roofs. As a result, all of these roof covers are excellent choices for Sandia Heights homes. For homes with flat roofs, there are important differences among membranes used as roof cover. For example, while PVC roofing is rated Class A, the more commonly used TPO roofing is rated Class B.

PVC membrane is the most fire-retardant single-ply roofing membrane, and a much better choice for Sandia Heights homes than TPO or another rubberized roofing membrane called EPDM (ethylene propylene diene terpolymer). PVC is extra protective because: 1) thermoplastic PVC is the only naturally fire-resistant polymer among all roofing plastics, and 2) PVC manufacturers deliberately add more fire retardants to the product during formulation. These factors make PVC roofing slow to catch fire and able to self-extinguish. PVC is no more difficult to install or maintain than TPO. Also, in case you are wondering, the cost difference between TPO and PVC roofing is only about 43 cents per square foot. So, for a 3,000 sq ft roof, PVC would cost \$1,290 more than TPO. A worthwhile investment to protect your home from fire.

To prove this point, here is a short video from Southwest Research Institute's Fire Technology Department: <https://www.youtube.com/watch?v=AgrRBuTfuf8> While the EPDM and TPO burn and melt pretty quickly, the PVC self-extinguishes. Impressive. And worth an extra 43¢/sq ft!

Correction

Last month's *GRIT* had an article entitled, “Weed and Fire Season is Here.” The article was credited to the Covenant Support Committee. Although it was reprinted at the request of the CSC, the article was written by Emily Rudin and originally published in the April 2019 *GRIT*. At the time, Emily was SHHA Vice President and a member of the ACC. We apologize for the credit omission.

Little Libraries

Community Service & Membership Committee

Several of our neighbors have installed “little libraries” at their homes. These are book exchanges—boxes with books in them. The idea is to take a book and leave a book. We know of the following little libraries in Sandia Heights:



- 342 Whiteoaks Dr NE
- 1606 Quailwood Dr NE
- 1139 Marigold Dr NE
- 1941 Quail Run Loop NE
- 2320 Calle De Gabriel NE
- Corner of Cliffrose and Tennyson in “Charlie's Park”

If you have a little library we have missed or know of one, let us know at TheGritSHHA@gmail.com. We will update and publish this list, as needed.

Stop by, drop off a good read, find a new one!

[editor's note: At the start of the Covid lockdown, I left a book at the Marigold little library called “Teach Yourself C in 21 Days” thinking it might be a productive use of at-home time for someone. Within a few days the book was no longer in the LL. Just curious if someone did learn the C programming language and maybe used it later at work. If it was you, I would appreciate a note at the email address above. Thanks! –S. McCasland]

The Artist Next Door

Claudia Mitchell

A continuing series about some early members of the Sandia Heights Artists. These artists will exhibit in the upcoming Sandia Heights Artists 20th Annual Studio Art Tour. Erratum: In the June issue I failed to include artist Lynda Burch's website which is www.lyndaburch.com

Eric Guenette

Next time you have a custom-mixed latex paint color from the hardware store that doesn't work out, don't return it; bring it to Eric Guenette who will use it in his next piece of highly creative wall art as a main color, an accent color or whatever his inner creative guide dictates. Eric cannot be himself without being creative because he has “always been a creative person.”

When Eric was about seven, he watched his resourceful grandfather put together a cart from odds and ends. It amazed Eric and made a life-long impression: with ingenuity you can create things from stuff that others might throw away. As Eric grew up, he expressed himself playing his original tunes on guitar. As a young man he apprenticed as a graphic designer. In about 2000, as

an experiment, he tried doing a painting and his love for creating visual art was sparked. In his hunger for active learning, he blazed his own meandering path and absorbed from every art source he encountered.

His artistic journey took him into many genres and styles of painting. He found that abstract expressionism resonated deeply with him. Having found that resonance, he explored every medium to express it. Remembering his grandfather using what was at hand to make something new, Eric incorporates into his art discarded custom paint (what he called “oops mixes”), spray paint, markers, acrylics, ink, scraps of canvas, wine spills, paint peeled off plastic wrap, found objects, things people give him—to name just a few. He makes his own frames and stretches his own canvases. His process is “very organic, low-tech and often an experience of serendipity. I create in the spirit of my grandfather. I think of him every time I create something.”

When asked what inspires and informs his work, Eric explained, “I have two voices that speak to me: the technical voice that asks, ‘How could I make this work?’, and the critical voice that says only ‘Yes! Go!’ or ‘No, Stop.’ It is the critical voice that is the navigator of my artistic ship and I follow it to the end. These voices help me have the courage to even destroy an evolving piece and move in a new direction. I do not worry about artistic rules, ‘shoulds,’ or norms. I follow my own expectations. It can be scary. That is the beautiful tension of being an artist. I want people to approach my art pieces as if they are looking at clouds when they were kids. Some may see something, and others may not. I do not want to define it for them. I want to awaken something in the viewer that they would not get any other way. Isn't that the definition of art?”

Eric joined the Sandia Heights Artists in 2015. He is very involved; he developed the current logo for the group and designs and produces the brochures for the tour. He says, “Don't buy a piece of art from Target. Support your local artist. Put something real in your home!” You can see Eric's work at newmexicocreative.com and at the Sandia Heights Artists' Tour 9/9–10.



MAY CALLS TO SANDIA HEIGHTS SECURITY PATROL

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

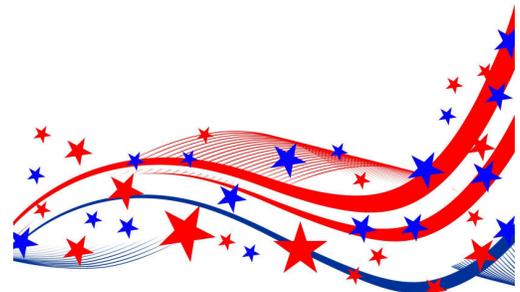
MAY 2023	# of calls		# of calls
Alarms	22	Suspicious Activity	4
Attempted Breaking & Entering	1	Suspicious Person	2
Car Accident	1	Suspicious VehicleTheft	8
Customer Assist	4	Theft	1
Customer Inquiry	2	Threat/Personal	1
Lost/Found Pet	2	Utility Co. Assist	4
Motor Assist	1	Wildlife Report	1
Neighbor Dispute	1		
Newspaper/Package Pickup	5	Total Calls	178
Snake Call	1		
Special Extra Patrol	5		
Special Request/Vacation	112		

Useful Numbers: Emergency Police/Fire/Rescue: 9-1-1 (Be sure to let the operator know you are in Sandia Heights – an unincorporated 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:** Monday – Thursday 9 AM – 4 PM. **Fridays** 9 AM – NOON.
- **Board Meeting:** scheduled July 12, 2023, at 6:30 pm in person.
- **Office Closures for Holiday(s)** Tuesday, July 4, 2023, – in observance of Independence Day.
- **Notary services (Tues–Thurs, by appointment), copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder** are free to members.
- **Committee meeting dates** are posted on our website calendar: www.sandiahomeowners.org.
- **Classified ads** can be found on the website on the top bar menu under Notices and Information/Classifieds.
- **Safety vests for sale** in the SHHA Office. \$2.50 per vest for members, cash or check only.
- **Tram passes for sale** in the SHHA Office. \$10.00 per ticket for members on a **first-come first-served basis**. Cash or check only. Tickets purchased must be for one date at a time per residence. To view the Tram Pass Procedures for SHHA Members go to

<http://sandiahomeowners.org/notices-and-information/notices-and-information/96-tram-passes>.



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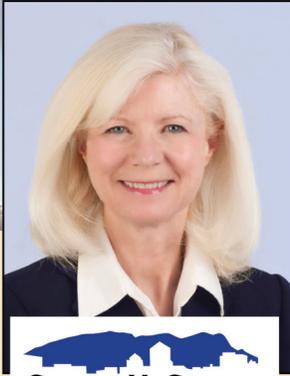
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Sharon's Sandia Heights Market Update Past Year 7/2022 to 7/2023

57 Larger homes For Sale on Larger Lots | Avg Asking price \$872,767 | Avg Asking price/sf \$239.59
63 Pending | Avg Asking Price \$761,667 Avg Asking price/sf \$216
53 Homes Closed past year to date | Avg Sold Price \$888,705 Avg Sold price/sf. \$251.84

5 Smaller homes on smaller lots | Avg Asking price \$498,800 | Avg Asking price/sf \$271.47
1 home pending | Avg Asking Price \$415,000 Avg Asking price/sf 262.66
38 Homes Closed past year to date | Avg Sold Price \$421,150 Avg Sold price/sf \$238.54

Note Every Home Is Unique . Price is always based on condition, updates, market appeal, location and views.
Current Interest rates hovering around 6.625% for 30 year conventional & 6.125% 30 year VA!

SOLD!



1405 San Rafael PINE

SOLD!



1195 Bobcat Blvd NE

SOLD!



730 Tramway Lane NE

SOLD!



54 Rock Ridge Court NE

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... continued from page 3

Mary Ellen Merrigan

What would you do with some pieces of zosite, some random beads and scrap silver or copper? Just give them to Mary Ellen Merrigan and she will make a unique piece of jewelry, embellish a found natural object or incorporate them into a wall hanging. Her creativity knows no bounds.

Mary Ellen has always loved doing things with her hands. She enjoyed needlepoint and it was portable. In 1995, she moved to Sandia Heights and travelled all over the world accompanying her husband to international balloon festivals. She took her handiwork with her to fill the odd hours. In 2007, Mary Ellen’s good friend introduced her to the world of beading. “It opened up a new world to me.” Mary Ellen was intrigued and wanted to learn more. She took classes through the Bead Society of New Mexico. She went to the Tucson Gem and Mineral Show and attended seminars. Her new knowledge led to a thirst for more and in 2016, she took a metalsmithing class with the University of New Mexico Continuing Education. Her vision and abilities expanded to making her own hand-wrought chains and findings. She continues a mentorship with a master metalsmith. “Hand-shaped chains are like people: every link is hammered and shaped on its own. Every link is different.”

Mary Ellen’s jewelry often incorporates whimsical designs which repurpose scraps. Her creations have been referred to as a “weird kind of wonderful.” The pieces are one-of-a-kind statement pieces that have friends asking, “Where did you get that?” She says that her “best work comes when I am playing. I get into the flow, and I am expressing a feeling in the moment. Even when I sketch out a design, it is what is in the moment that shapes what is final and real. A mistake can be ‘another way of expressing.’”

Mary Ellen joined the Sandia Heights Artists in 2011 to support and celebrate the artistic community here. Since then, her creative expression has not been limited to jewelry. She embellishes natural objects like antlers and animal skulls and transforms them into fantastical art. She creates wall hangings and stitched fabric cards. She is evolving in her knowledge and skills to express “who I am becoming as a person and artist, which are the same thing.”

“We are all creative. I love and respect that creativity. Sandia Heights is filled with natural beauty which makes it so exciting to live here. We artists collaborate to show people that beauty.”

Mary Ellen’s art can be seen and purchased at Amapola Gallery in Old Town Albuquerque, and at

www.maryellenbeads.com. She will be participating in the Sandia Heights Artists’ Tour Sept 9–10.



It’s Hot Out—for You and Your Dog

Judy Durzo

Be aware of hot feet & paws. With our summer temperatures comes hot asphalt. Asphalt can be 40–60° hotter than the surrounding air temperature. So, a 100+ summer day can mean walking on a surface as hot as 160°F. When walking your dog, please be aware of the temperature on their paws. At 125°F, skin damage and burns can occur in 60 seconds... and 125°F asphalt can occur with only 77°F air temps! Press the back of your hand firmly against the asphalt for 7 seconds to verify it will be comfortable and safe for your dog.

When the air temperature is this...	... the asphalt temp can be as much as this
77°	125°
86°	135°
95°	145°

IT'S SO HOT, THE DOG MELTED!!!



ACC Activity Log

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

1 Juniper Hill Loop – Replace Decks/Patio
6 Eagle Nest Court – Replace Coyote Fence
181 Juniper Hill Road – Replace Evaporative Cooler
310 Big Horn Ridge Drive – Replace Windows/Door, Re-stucco
358 Big Horn Ridge Drive – Replace Evaporative Cooler
438 Live Oak Loop – Small Stucco Wall & Gate Addition
539 Black Bear Rd – Re-roof w/TPO
624 Cedar Hill Rd – Replace Roof Underlayment
726-2 Tramway Vista Court - Landscaping
727-5 Cedar Hill Lane – Rain Gutter Installation
793-G Tramway Lane – Re-roof w/TPO
793-A Tramway Lane – Roof Repair, Re-paint Pergola
795-C Tramway Lane – Replace Garage Door
849 Llave Lane – Stucco Repairs
919 Tramway Lane – PV Array Installation
919 Tramway Lane – Electrical Panel Installation
940 Bobcat Blvd – Extend Driveway
953 Deer Drive – Repaint Stucco, Trim, Garage Door, Stoneface addition
1014 Tramway Lane – New Construction
1111 San Rafael Ave – Move Window/Replace Door/Wall
1111 San Rafael Ave – Re-stucco House/Walls
1157 Laurel Loop – PV Panel Installation
1193 Bobcat Blvd – Re-stucco
1553 Eagle Ridge Lane – PV Array Installation
1561 Eagle Ridge Court – Re-roof w/TPO
1706 Quail Run Court – PV Panel Installation
2758 Cliffrose Drive – Stucco Repair/Paint Trim/Garage
2864 Tramway Circle NE - Landscaping
7712 Cedar Canyon Place – Window Replacement
7718 Cedar Canyon Court – AC Unit Relocation
8239 Raintree Drive – Re-stain Exterior Wood Trim

8246 Raintree Drive – Re-paint trim, Garage, Beams

Visit the website: www.sandiahomeowners.org to read about all projects currently under ACC management.

ACC Color Reference Guide is available to borrow in the SHHA Office for up to 30 days. \$20 refundable deposit is required. Cash or check only.



SHHA Member Benefits:

Check out the entire SHHA Member Benefits Program and the discounts offered to SHHA members at www.sandiahomeowners.org, under the **Notices and Information** tab. Each participating merchant offers a discount to SHHA members. The following is a list of currently participating merchants:

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THE MARKET IS STILL HOT!

Market Snapshot

GREATER ALBUQUERQUE AREA APRIL 2023 HOMES

NEW LISTINGS



PENDING SALES



CLOSED SALES



AVG DAYS ON MKT



AVG SALES PRICE



INVENTORY



*The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months. SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.



55 Rock Point Place NE
4765 SQ FT 4BR 4BA 1.01 Acres



156 Juniper Hill Road NE
2924 SQ FT 4BR 3BA .88 Acres



652 Cougar Loop NE
3240 SQ FT 4BR 3BA .86 Acres



720 Tramway Lane NE #15
1383 SQ FT 2BR 3BA .04 Acres

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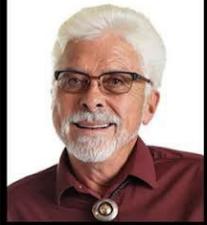
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Mice & Rats!

Kate Fry & Diane Barney

Newcomers to Sandia Heights are sometimes alarmed to learn that several species of mice and rats live in our area. Not to worry! None of these species are like the house mice, black rats, and Norway rats that people dread and that spoil your food. Native mice and rats are a normal part of our environment, and they prefer to stay outside. They help keep the insect population under control, and they serve as food for other animals. The easiest way to tell the difference between house mice and native mice is the tail: house mice have naked tails and native mice have furred tails. White-throated woodrats, also known as pack rats, have furred tails as well, while Norway- and black-rat tails are bare.

Deer mouse (*Peromyscus maniculatus*). Deer mice are so called because their fur resembles that of deer. They eat large quantities of insects and caterpillars, and can rid an area of insects that are injurious to trees. They also eat seeds, berries, and nuts. They are a major food item for many predators. A small percentage of deer mice carry Hantavirus, but mice in the open pose no danger of infection. Take care when cleaning an enclosed space to avoid exposure to mouse feces and urine.



Piñon mouse (*Peromyscus truei*). Like many other common rodents in the Sandias, piñon mice are nocturnal and not often seen. The distinguishing feature of this mouse is its huge ears. They eat piñon nuts when they can find them, as well as insects and other nuts and berries.



Silky pocket mouse (*Perognathus flavus*). This small mouse has light tan patches behind its ears and the silky tan fur on their backs is black-tipped. Silky pocket mice collect and eat small seeds. At a total length of four inches including its tail, this relative of



kangaroo rats is one of the smallest rodents in North America.

Northern grasshopper mouse (*Onychomys leucogaster*). Regarded as the wolf of the rodent world, this mouse is a carnivore that howls (although the howl sounds more like a squeal to humans). Grasshopper mice eat large quantities of crickets, grasshoppers, and other insects, and will also eat lizards and other mice. They weigh about two ounces and have white feet and a short, stubby tail.



White-throated woodrat (*Neotoma albigula*). These rats are about twelve inches long, including a 5-inch furred tail. They're nicknamed pack rats because they collect sticks, prickly pear pads, cholla joints, and other objects and pile them on their nests, which can get quite large. Woodrats are especially attracted to shiny and colorful objects, and you can recognize a pack rat nest by the presence of candy wrappers, aluminum cans, keys, and even pieces of broken glass. They will also chew through wires on cars that are parked outside for long periods to



add the colorful bits to their nests. If a woodrat starts building a nest in an undesirable place, for example close to your house,

you can dismantle the nest and scatter the materials. You'll need to be persistent, as the rat will patiently reconstruct the nest. Eventually, though, it will give up and find another place for its nest. Woodrats eat juniper berries and piñon nuts.

Keep the Critters Outside. House mice do exist here, and the native mice may also try to move indoors during the cold months. To keep them from getting inside, find and plug any openings in your house through which they can enter. Typical places are cracks in the foundation, openings in canals, gaps around roof penetrations like ventilation pipes, gaps in window and door frames, dryer vents, and open chimneys. Caulk gaps and holes. Mice can get through openings of less than half an inch, so you should use steel wool or copper pot scrubber pads to stuff any openings too large to caulk. Put a tight-fitting screen of ¼-inch hardware cloth over chimney and dryer vent openings.

If you do get mice inside the house, you can use snap traps to kill them humanely. Poisons, rodenticides and

Mafic-nicent!

Stan Davis

In the June GRIT, I talked about “white” magmatic geologic dikes in the Sandia Mountains and Rincon Hills and Ridge. Those dikes are as ancient as the Sandia Granite, number in the thousands, and are easy to see even with casual observation. But the Sandias are also host to “black” magmatic dikes, which are much younger, much fewer in number, and are sometimes easy to overlook. These rare “black” dikes seem anomalous here, and certainly are “exotic” features amongst all the light-colored granite.

These “black” dikes in the Sandias are mapped on the NM Bureau of Geology and Mineral Resources’ *Geologic Map of the Albuquerque – Rio Rancho metropolitan area and vicinity* (S. Connell, 2008). This map classifies these dikes as “mafic,” which means they are relatively rich in dark-colored minerals, such as certain silicates and oxides that contain magnesium and iron. However, the map legend further describes them as being “mafic-to-intermediate” in composition, and there is indeed some variation in their appearance in the field. For simplicity I refer to these dikes as “black” dikes, because many of them appear black, or dark brown to gray. “Black” dikes occur mainly on the western side of the Sandias, considerably downslope from the Crest, in the middle-elevation ridges and even down in the Open Spaces. Some “black” dikes criss-cross popular hike and bike trails, such as the 365, the Mano Trail, the “Sandia Eye” trail and others. Some “black” dikes with excellent exposures are located close to Sandia Heights.

Whereas the Albuquerque Volcanoes are *Pleistocene* in Age, the “black” dikes are a little older—*Oligocene*. Many of the “black” dikes have a predominant orientation that is generally north-south, which would be consistent with Basin-and-Range-type crustal expansion and rifting related to the formation of the Albuquerque basin. My interpretation is that during very early rifting stages of the Albuquerque basin, long cracks opened up in the Sandia Granite and were filled by mafic lavas. Some of these dikes are mapped for as long as about half a mile or so, although following these dikes continuously that far in the field can be challenging, owing to erosion and the presence of vegetation, granite boulders and gravels. Some of these dikes are striking for how black they appear; fresh faces glisten with crystals. Some of these dikes form local resistant ridges and ledges, while others erode more easily down to ground level. Granted, the Sandia

“black” mafic dikes are not as magnificent as, for example, the dikes at Ship Rock. However, because they are uncommon here, and mark the onset of a significant geologic event setting the stage for present-day physiography in Albuquerque, they are in their own way ... “mafic-nicent”!



Portion of a large “black” dike near the junction of Old La Luz Trail and Tramway Trail (FR333 or Tram terminal parking). This dike is close to Sandia Heights; it requires a short off-trail hike to reach, but it can be seen from the trails without leaving them. The exposed portion of this dike has broken apart into large boulders. A patina of desert varnish (manganese oxide) appears to have made these rocks “extra” black. The inset shows a closeup of sparkly coarse-grained texture on a fresh face.



Striking example of dark-colored mafic dike interfingering with light-colored Sandia Granite, forming stripes on the ground. This location is close to a well-established, but “no-name,” trail that heads north out of Embudo Arroyo (Indian School Road parking) up to Whitewash Trail and Ridge.

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Sandia Heights YTD MARKET TRENDS Year to date 1/1/23 to 6/11/23

Closed Sales	Average Sale Price	Total New Listings	Avg Price per sq.ft.
39	\$769,381	54	\$257.52
-11% from 2022	+9% from 2022	-5% from 2022	

Free Tram Passes Available
Call to reserve

Sandia Heights has seen higher than average appreciation over that last few years and we expect to see a strong sellers market through 2023. The low inventory and high demand for the area are still leading contributors that favor sellers.

If you would like to learn more about the market please feel free to contact me.
Veronica Gonzales 505-440-8956



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sticky traps are extremely cruel and inhumane, and we strongly discourage using them. If you would like to trap the mouse and release it outside, you can buy humane box-type live traps at hardware stores.

Rodents sometimes chew drip irrigation lines, and there's a simple solution that will keep you from having to repeatedly replace drip lines. If you think about why the animals are chewing the lines, you'll realize that they're after the water. Plastic drip hose is not a typical menu item in the rodent world! Placing a saucer of water no more than two inches deep near the problem area usually saves your drip system and keeps the rodents out of trouble.

If you park a vehicle outside, you may find mice or woodrats chew wires or build nests under the hood. Sometimes your first clue is the car won't start! If you cannot park the car in the garage, don't leave it in the same spot for long periods. Drive the car frequently, move it to different parking spots, and check under the hood regularly for signs that rodents have been busy. Remove and scatter any nesting material you find.

Live and let live. Now that you've fortified your house to keep rodents outside, leave them alone! They belong here. This is their habitat. The native mouse species eat insects in addition to seeds, so they're an important ally in keeping the insect population in balance. They are also a food source for coyotes, bobcats, foxes, hawks, owls, and snakes. Don't set traps or use poison bait outdoors! If you kill mice and rats that are living outdoors, you're only disrupting the food chain. You can't wipe them out, nor would you want to. Traps set outside also kill unintended victims, like chipmunks and birds. Poison bait sickens and kills other animals when they eat a poisoned mouse or rat or if they eat the poison directly, as raccoons and bears have been known to do. Small doses can kill large animals, and a rat or mouse generally eats enough at one feeding to kill not only itself, but a predator that eats the dead or dying rodent. Your pets can also die from eating a poisoned rat or mouse, and it's a slow, tortured death from internal bleeding. Keep your pets and our wildlife safe and don't use poison bait!

We are fortunate to live in Sandia Heights in the midst of a fascinating diversity of animal life. It's up to us to change our behavior to accommodate our wildlife. It may take getting used to a different way of thinking, but making some changes in how we do things really doesn't inconvenience us very much. It's worth the effort to enjoy being part of a little bit of wildness and to catch glimpses of our wild neighbors.

More Wildflowers

Photos by Claudia Mitchell



Plains larkspur



Scarlet gaura

Community Events Bulletin Board

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

Sandia Heights “Cork & Fork” Dining Activity: We are happy to announce that Cork & Fork has resumed our 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 2 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.

Sandia Heights Art Tour. We have even more new resident and guest artists who are participating in this year’s Sandia Heights Art Tour. Come and meet the following:

- New member:
 - Okjoo Lee—ceramics
- New guest artists for the 2023 Tour
 - Kurt Wuerker—copper
 - Cristina Diaz Arntzen—painting
 - Letitia & Gary Werner—jewelry
 - Don Wagner—found objects
 - Leah Mitchell—mosaics

Enjoy the tour September 9 and 10, 10:00–5:00. We like sharing our artistic talents, so do come and enjoy. This year is our twentieth anniversary.

Notice: Any corrections to the printed version of the GRIT can be found on the website: www.sandiahomeowners.org. We always welcome Letters to the Editor and your response to articles in *The GRIT*. Email us at thegritshha@gmail.com.



Photo contest. It’s time to submit your photos for the annual photo contest. The winning photo will be on the cover of the 2024 *Sandia Heights Resident Guide and Directory* and the photographer will be acknowledged. Subject matter should reflect something about living in Sandia Heights. To see some past submissions, please see previous 2023 editions of the GRIT or check out the SHHA website. Submission deadline is November 4.

Submission criteria are as follows:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2023 and earlier *Directories*).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color and may be submitted digitally to shha@sandiahomeowners.org or as a hardcopy print to the office. All hardcopy entries may be picked up at the office once the *Directory* is published.

The resident must submit a statement that the photograph is an original taken by the homeowner, that they are not a professional photographer (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.

Neighborhood Afternoon Out

Hosted by your Community Service & Membership and Environment & Safety Committees

Come meet your neighbors at an ice cream social in the park. Watch this space for more details to come!



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

Independence Day

The office will be closed Tuesday, July 4

