



Unit numbers shown in parentheses

**Officers**

- President - Jim Stewart (7)
- Vice President - Eric Faulring (10)
- Secretary - Martin Kirk (23)
- Treasurer – Charles Ewing (14)

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- Larry Dragan (16)
- Elizabeth Edgren (South 1)
- Charles Ewing (14)
- Joel Jordan (10)
- Heidi Komkov (8)
- Phil Krehbiel (14)
- Kathleen McCaughey (5)
- Claudia Mitchell (5)
- Suresh Neelagaru (15)
- Arthur Romero (7)
- Terry Walker (11)

**Committee Chairs**

- Architectural Control Committee (ACC) – Phil Krehbiel
- Communications & Publications Committee (C&P) – Claudia Mitchell
- Community Service & Membership Committee (CS&M) – Elizabeth Edgren
- Covenant Support Committee (CSC) – Arthur Romero
- Environment & Safety Committee (E&S) – Kathleen McCaughey
- Finance Committee (FC) – Randy Tripp
- IT Committee (ITC) – Heidi Komkov
- Nominating Committee (NC) – Eric Faulring

**Office Staff**

- Lead Administrator – Trish Lovato
- Administrator – Hope Fryer

**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  
**Fax:** 505-856-8544  
**Website:** [www.sandiahomeowners.org](http://www.sandiahomeowners.org)  
**Emails:** [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org),  
[sandiaheights@comcast.net](mailto:sandiaheights@comcast.net)

**Message from the President, October 2024**  
**Jim Stewart**

Howdy Neighbors,

Several members of our Board, and some concerned neighbors on Big Horn, met with Antonio Jaramillo (Director of Operations and Maintenance for BernCo) on site to discuss some solutions for traffic issues on their stretch of Big Horn. Two issues were of concern. One, there are some folks who see driving at a high speed and going airborne over the top of the hill as a good idea! — even though there have been several one-car crashes by these ‘dare devils’! Second, there is a general disregard for the posted 15 MPH speed limit. Some of the remedies discussed with Antonio were additional signage, traffic calming markings on the roadway and a traffic circle (??...not likely given the dimensions of the roadway). So...the first step is a traffic study, and the info from that will inform a decision as to how to address this situation. More to come...

Okay...I am giving up some of my space for a message from Eric Faulring, our VP and Nominating Committee Chair. But first...there over 3000 of you out there, all we need is a handful to make a commitment. Please consider joining us, it is a lot of fun and you could be a key piece of sustaining our community.

**Seeking new SHHA Directors:**

***In the coming months, a few Board of Director terms will expire. The positions need to be filled by new members who share the same dedication and commitment to the Sandia Heights community as those completing their service. The Board would welcome the perspectives of young and old alike. I myself am a mid-40's professional with grade school children. I've found great satisfaction both in helping to sustain our unique community and through making many new relationships made with other like-minded volunteers. Board service requires attending one evening meeting a month and serving on one or more of the eight SHHA committees. The term of office is three (3) years. To inquire about or apply for a term on the Board, simply contact the nominating committee chair, Eric Faulring, at [vicepresident@sandiahomeowners.org](mailto:vicepresident@sandiahomeowners.org).***

The monthly ‘rant’.... I hear a lot about our bears and our responsibility to help protect them from themselves. A key piece of that effort is your securing your trash receptacles, bird feeders, etc. to remove the temptation for our furry friends to dig around and make a mess. If the Game and Fish folks have to come and trap a bear, there is usually not a happy ending. Come on...let’s do our part to protect them. For more bear care tips, see the Momma Bear article on p. 15.

Remember our office staff (Trish and Hope) are available five days a week. And, as always, you can reach out to me at [president@sandiahomeowners.org](mailto:president@sandiahomeowners.org). I promise you will receive a response.

## Spotlight on Casa Angelica Support from Sandia Heights Resident Claudia Mitchell

**Mary Cleo Fernandez** has lived in New Mexico all her life and in Sandia Heights since 1981. Soon after her house here was built, she began giving back in a uniquely Albuquerquean way—she became part of the Casa Angelica Auxiliary and has been involved with them ever since.



*Mary Cleo Fernandez*

Mary Cleo was born and went to school in Santa Fe. She married another native New Mexican and had three children. She was a busy woman who ran her own stock transfer agency. In the early 1980's she heard about Casa Angelica, a home in the South Valley for individuals (5 years to adult) with profound developmental disabilities and medical fragility (children with pervasive needs). She went to some fund-raising events and learned the story of Rena Arrigoni who, in the early 1960's, gave birth to a child with a medically fragile condition. There was no support to be had then, but Rena became a force of nature who single-handedly involved the Canossian Daughters of Charity and in 1967 the home was built at 5627 Isleta Blvd. SW, in Albuquerque.

Moved by this compassionate cause, Mary Cleo joined the Auxiliary. Once she became a volunteer, she took to heart the purpose of the auxiliary which “gives personal assistance and financial aid” to the home. She has previously served on the board as a director, a position she

has recently returned to yet again. She, as well as other volunteers, have contributed to the organization of fund-raising events that are still going strong: high-quality silent auctions, booth-sitting for artists at the Rio Grande Arts & Crafts Fair events for in-kind donations, luncheons, and gala dinners and other functions.



*Casa Angelica Logo*

Sitting with us, as I interviewed Mary Cleo, was Christina Barden, current president of the Casa Angelica Auxiliary. She told me that Mary Cleo has been committed to her volunteer service and has been very connected to her community, helping the auxiliary to procure high-value donations leading to successful silent auctions. Christina explained that the charitable contributions obtained at their events are essential to support Casa Angelica in terms of special equipment that is needed for their care, like the indoor therapy pool. Without the work of the auxiliary there would be no way to ensure the continued enrichment of these children's environment. Christina told me, “The kids give a lot to us. Even though they cannot verbally communicate, they give a lot back.” Mary Cleo added, “I have a lot of compassion for them. I've been involved for so long; it is second nature to want to do more.”

Mary Cleo would like readers to know that there is a luncheon occurring October 26, 11-2, at the Tanoan Country Club. The public is invited to attend. To learn more about this event, Casa Angelica Auxiliary, how you can volunteer or donate, go to [www.casaangelicaauxiliary.com](http://www.casaangelicaauxiliary.com).

## Progress Being Made: Speed Enforcement Camera Proposed for Tramway Boulevard

Claudia Mitchell, GRIT editor

In an online article dated August 23, 2024, KRQE noted that “Bernalillo County announced that its new automated speed enforcement program will fully go into effect in September” with the installation of “nearly a dozen” more cameras in the City of Albuquerque and Bernalillo County at road segments and intersections deemed most dangerous “based on data received by the Mid-Region Council of Governments.” This is a continuation of the implementation of the Bernalillo County’s ordinance unanimously approved by the commissioners in February 2023 to establish a speed enforcement program that has seen the installation of 20 cameras in the county, so far.

The intent is to install more, including one at Tramway Blvd northbound between San Rafael Avenue and Tramway Terrace Place. Installation of these cameras is awaiting the “final approval by the New Mexico Department of Transportation, which oversees these highways.” Tramway Blvd is NM State Highway 556. The other locations waiting for state approval are on NM 45 (Coors Blvd), NM 500 (Dennis Chavez Blvd) and NM 528 (Alameda Pkwy). We are not waiting alone.

However, this is good news. We have been heard. SHHA President Jim Stewart is in ongoing conversations with our District 4 County Commissioner, Walt Benson, regarding the chronic speeding problem on Tramway with its accompanying serious safety and noise issues. On the BernCo website, Public Works section, Commissioner Benson, is quoted as saying, “The number one complaint I have received from constituents living in my district is speeding. This program is ... to improve safety. I look forward to seeing the impact it has on all Bernalillo County roads.”

We do, too.

You may contact Walt Benson, our District 4 commissioner, with comments at 505-468-7010 or [district4@bernco.gov](mailto:district4@bernco.gov).

For complete information on the ordinance go to [www.bernco.gov/sppedenforcement.gov](http://www.bernco.gov/sppedenforcement.gov).

## ACC Activity Log

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

2831 Tramway Cir NE	install patio shading
1943 Quail Run Loop	Re-duct
23 Cedar Hill Rd NE	Multiple projects-Agenda
1943 Quail Run Loop	replace ducting
1056 Red Oaks Loop NE	raise fence height
2319 Calle De Gabriel	new roof
904 Tramway Ln NE	re-roof
7738 Cedar Canyon Rd	re-roof
1173 Laurel Loop	Multiple projects
940 Bobcat Ln NE	replace hot tub deck, hot tub
2417 Tramway Terrace Ct NE	Reroof beige TPO
2416 Tramway Terrace	re-roof
1907 Quail Run Rd #2	re-roof
2425 Tramway Terrace Ct	replace windows
533 Black Bear Loop	install swimming pool
1912 Quail Run Rd	replace TPO
7708 Cedar Canyon Pl	install a pergola
514 Black Bear Loop	stain cedar fence
619 Cedar Hill	roof replacement
569 Black Bear Rd	re-do driveway with tan concrete
540 Black Bear Loop NE	pour concrete gutter/apron
1018 Tramway Ln	install shed
612 Cougar Loop	add shade structure

### Covenant Support Violations as of August 31, 2024

Received: 6

Open: 18

Closed: 8

(3–unmaintained yard; 2–tumbleweeds; 1–lights; 1–flatbed trailer and garbage can; 1–ATF application needed)

# AUGUST 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.

August 2024	# of calls		# of calls
Alarms	11	Salesman complaint	1
Attempted breaking and entering	1	Snake call	2
Customer assistance	3	Special extra patrol	1
Customer inquiry	2	Special request/vacation	89
Fire/smoke	1	Suspicious activity	2
Miscellaneous call	2	Suspicious person	5
Motorcycle nuisance	1	Speeding vehicle	2
Motorist assist	1	Suspicious Vehicle	4
Neighbor Dispute	1	Theft	1
Newspaper/package pickup	6	Utility Co. Assist	3
Open window/door/garage	5	Welfare Check	1
		Wildlife report	2
		<b>Total:</b>	<b>146</b>

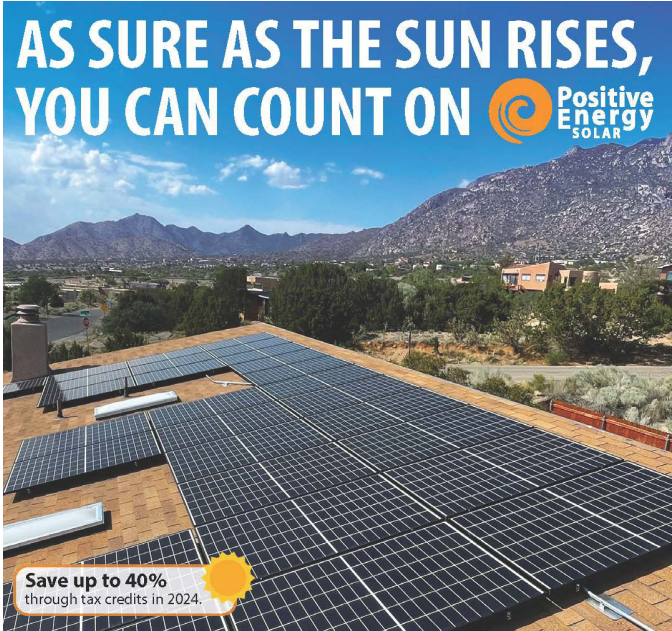
**Useful Numbers: Emergency Police/Fire/Rescue:** 9-1-1 (Be sure to let the operator know you are in Sandia Heights – an unincorporated area of Bernalillo County) **Bernalillo County Sheriff Non-Emergency:** (505) 798-7000 **Bernalillo County Fire Department Non-Emergency:** (505) 468-1310 **SHS Water/Sewer 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:** Mon – Thur 9 AM - 4 PM. Fri 9 AM - Noon.
- **Board Meeting:** the next board meeting will be held at the SHHA office on October 9, 2024 6:30pm.
- **Office Closures for Holiday(s):** Monday October 14, 2024 for Columbus Day.
- **Notary services (Tues–Thurs, by appointment), copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder, free to members.**
- **Committee meeting dates** are posted on our website calendar: [www.sandiahomeowners.org](http://www.sandiahomeowners.org)
- **Classified ads** can be found on the website on the top bar menu under Notices and Information/Classifieds.
- **Tram passes** for sale in the SHHA Office. \$10.00 per ticket for members on a first-come first-served basis. Cash, check and credit cards are accepted. To view the Tram Pass Procedures for SHHA Members go to the SHHA website.



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## WHEN WILL WE FACE HOW MUCH LESS OUR HOUSES ARE WORTH?

We often get casually asked about interest rates, and it's a more complex question than it might seem. Many factors affect the rate, including credit score, loan amount, zip code, property type, and the duration of the lock period. Therefore, any advertised rate represents the best scenario based on all these variables. It's technically against regulations to advertise rates that don't apply to a broad audience. That said, if I were to provide a general rate today, it would be around 6.25%. Remember, rates can often be reduced, and buying down the rate can be a smart strategy.

Why does it appear many home buyers are currently hesitant to make a purchase for several reasons:

**High Interest Rates:** Many potential buyers are deterred by current interest rates and may lead buyers to wait for rates to drop. What they fail to understand is that home prices will be higher at that point.

**Economic Uncertainty:** Concerns about inflation, with a potential recessions, and job stability can make buyers cautious.

**Market Volatility:** The real estate market can feel unpredictable, with fluctuating home prices. Buyers may fear they'll overpay for a property that could lose value in a downturn.

**Inventory Shortages:** Limited housing inventory can create competitive bidding situations, discouraging buyers who feel they may not find a suitable home or who are uncomfortable in bidding wars.

**Changing Needs:** The pandemic has shifted priorities for many people, leading them to reconsider what they want in a home. Buyers may be waiting until they have a clearer understanding of their long-term needs and lifestyle changes.

**Down Payment Concerns:** Rising home prices mean larger down payments, which can be a barrier for many first-time buyers or those without substantial savings. Many don't understand that you can get in for less than they think.

**Maintenance and Upkeep Worries:** With increasing interest in older homes or fixer-uppers, buyers might be concerned about the potential costs and effort required for maintenance and renovations.

I believe these factors contribute to a more cautious approach among buyers, leading many adopt a "wait and see" attitude in the current market.

Here are the current odds-on Fed rate cuts at upcoming FOMC meetings. Note that the Fed Funds Rate policy range AFTER the 50-bps cut is 4.75–5.00%.

### Avg 30-yr, fixed-rate mortgage

CURRENT	ONE YEAR AGO	PREVIOUS PEAK
September 19, 2024	September 19, 2023	October 19, 2023
6.18%	7.30%	8.03%

RECENT LOW
September 11, 2024
6.11%



Nov 5: US presidential election

Nov 7: 58% probability of a 25-bps cut; 42% probability of a 50-bps cut.

Dec 18: 49% probability that rates will be 75 bps below current levels.

**LISTED**

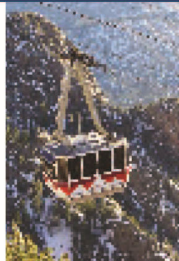


1 Sandia Heights Dr NE  
3,316 SQ FT 3BR 3BA

**PENDING**



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## In Memory of Wade Jackson and His Legacy to Elena Gallegos Katrina Sanchez & Viki Teahan

Our Sandia Heights neighborhood owes our deepest gratitude to attorney Wade Jackson, who helmed the 2023 lawsuit that saved the Elena Gallegos Open Space (EGOS) from development, died unexpectedly on June 18, 2024.



*Wade Jackson*

GRIT readers will know that over the spring of 2023, nine Sandia Heights residents (as well as nine others from across Albuquerque) joined forces with Jackson to sue the City of Albuquerque and stop the construction of an “Education Center” in the EGOS.

The EGOS is a beloved, beautiful wilderness area that lends a backdrop to our city (and especially to our neighborhood) unlike any other. It was first threatened by developers in the early 1970’s, but a remarkable citizens movement (that included a petition that amassed thousands of signatures in support of a city-wide quarter-cent sales tax increase) raised the funds to purchase the land for the people of Albuquerque in 1982. With this purchase, the conservationists who led the movement included precise language in the deed regarding “Limitations on the Use of Park Property,” which prohibited buildings in the park and ensured that it would always

be preserved as wilderness with minimal human infrastructure.

However, in 2020, our CABQ Parks & Rec Director used taxpayer dollars to hire an architectural firm to design a grand “Education Center” for the space. By the time the project was publicly announced in January 2022, the city had invested hundreds of thousands of dollars in a “Feasibility Study” and architectural renderings. Their vision for a large, modern, multimedia building in the heart of the EGOS was an unequivocal violation of the deed — and a reversal of the land’s preservationist history. Furthermore, the construction of a first building in the EGOS would create a legal precedent for buildings and nullify the limitations in the deed, opening the floodgates for future development.

In September 2022, a new citizens movement was launched to protect the EGOS once again. Sandia Heights residents Katrina and Kiko Sanchez and Viki Teahan incorporated a “Save the Elena Gallegos” (STEG) nonprofit, started a new petition, and contacted more than thirty law firms before finding Albuquerque attorney Wade Jackson of Sutin, Thayer & Browne.

Jackson was the first and only attorney approached who was not afraid to sue the city. In his professional life, he was driven to stop government overreach and abuse, and in his personal life, he was an avid hiker, hunter, fisherman, cyclist, and outdoorsman who himself was a frequent visitor to the EGOS. STEG’s lawsuit was the perfect confluence of his many passions, and from the start his investment in saving the EGOS matched that of the eighteen plaintiffs he represented and the 12,000 citizens who signed STEG’s petition.

Jackson’s work on the lawsuit lasted ten months and involved drafting and filing dozens of legal complaints and responses, as well as guiding the plaintiffs as they submitted emotional statements to the judge, fielded numerous media appearances, and navigated a complicated and often contentious battle with City officials over their public messaging. With every twist and turn in the case, Jackson’s talent and intellect shone. To win the lawsuit, Jackson needed to prove that ordinary citizens of Albuquerque would be harmed by the deed being broken and thereby should have standing to enforce

*... continued on page 8*

...continued from page 7

it. Most lawyers would have focused on demonstrating monetary harm, but Jackson submitted the bolder (and far riskier!) argument that the plaintiffs would suffer existential harm — from the loss of the myriad intangible benefits offered by wilderness, and from the loss of their faith in government. In the case's sole hearing, Jackson made this argument so brilliantly, that the judge waived future hearings on the subject and granted standing to the plaintiffs as an order. The City quickly capitulated, and on June 21, 2023, Jackson secured a permanent injunction upholding the limitations in the deed — and forever protecting the Elena Gallegos Open Space from development.

Jackson's wife, Courtney, shared with STEG that of his many career accomplishments, saving the Elena Gallegos was his proudest professional moment and his greatest legal achievement. The permanent injunction is a special legacy to leave behind, and he will forever hold an important place in the history of the Elena Gallegos as one of the lawyers and environmentalists who safeguarded it for posterity. All of us in Sandia Heights offer him, his wife, and his two daughters our deepest respect and gratitude.



Wade Jackson, a brilliant legal mind and fearless champion of our wilderness

## SHHA Bylaws Under Review

Elizabeth Edgren, Chair, Bylaws Review Committee  
(*ad hoc* committee)

For the past several months, a small committee of volunteers has been reviewing the current version of the SHHA Bylaws. The revisions consist of clarifying vague language and eliminating redundancies and irrelevant or outdated portions. We are moving procedural content out of the bylaws, into the Association's other documents which govern policies and procedures. We aim to ensure the document complies with relevant county and state ordinances.

When revisions are complete, we will make the draft version available to all our members, then hold two meetings for comments and questions. One meeting will be daytime and one will be in the evening. When the Committee and the Board have considered and addressed all questions and comments, we will present the finished document to the membership for a vote.

You can find the current SHHA Bylaws [here](#), or go to the SHHA website under the "Association" tab. Watch for notice in coming months about the community info sessions and plan to attend.

## Thanks from the Sandia Heights Artists Claudia Mitchell

How many people does it take to put on the annual Sandia Heights Artists Tour? Hmm... taking a quick count: forty-three artists and their spouses/partners/friends, nine generous local sponsors, the La Mesa Arts Academy, and hundreds of visitors!

With the help of all those parties, the Sandia Heights Artists held their twenty-first studio tour on September 7 & 8. The watermelon pink signs were everywhere, and many folks followed them to the fourteen sites to view and purchase the variety of original art displayed by our local artists. The weather was fine and from all reports, a good time was had by all. Many folks now have some new art to enhance their homes or to wear.

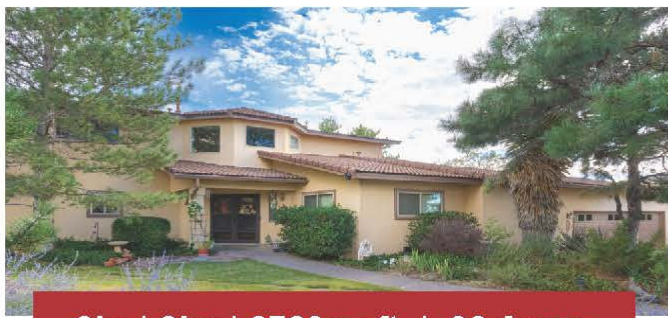
The Sandia Heights Artists want to express their sincere thanks to the sponsors and to all who came to support the tour. Now, after a brief rest, we will start the planning and artmaking for next year.



**Sandia Heights YTD MARKET TRENDS**  
*Year to date through September 15, 2024 \*detached homes\**

Closed Sales	Average Sale Price	Current Inventory	Avg Price per sq.ft.	Avg Days on Market
66	\$743,035	12	\$266.59	27
+11% from 2023	-.5% from 2023			

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## How'd That Get There? Part 2

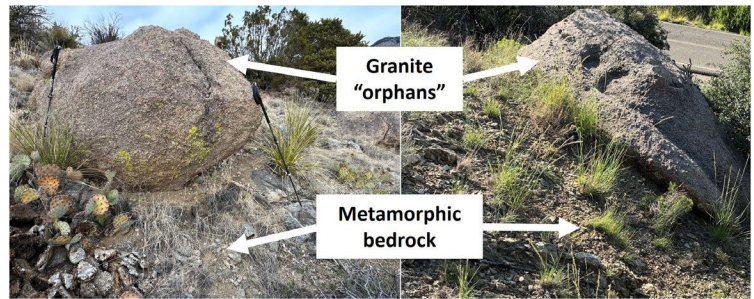
Stan Davis

Granite corestones, which are abundant throughout the Sandia Foothills, formed essentially *in place* due to chemical and physical weathering of pervasively fractured granite bedrock (see *The GRIT*, September 2024). By “in place,” what is meant is that they did not all simply tumble downhill. Yes, they have shifted and settled in place as the substrate erodes out from beneath them, but they did not, in general, roll down.

However, that’s not true for all boulders. Certainly, individual corestones can end up falling over, and depending on the topography, gravity can help propel them downhill a considerable distance. However, in some places numerous large granite boulders have tumbled downhill as part of massive *debris flows*. Two such ancient debris flows have been identified and mapped nearby using satellite imagery by Van Hart (2023), one in the Juan Tabo Picnic area, and an older (and less obvious) one in the La Cueva area. These boulders are rounded, and Van Hart (pers. comm.) believes they were probably originally well-developed corestones that were then caught up in the massive debris flows, probably triggered by earthquakes.

A pile of huge corestones is located in the middle of the Juan Tabo picnic area (fig. 1). The La Cueva debris flow was powerful enough to send large granite boulders all the way to the other side of where Forest Road 333 (FR333) is now located, and they even ended up resting on top of metamorphic basement that forms a ridge on the western side of FR 333. These types of boulders are referred to as “orphans” (Fig. 1). Van Hart believes that at the time of this debris flow, this ridge was not a ridge at all, but that it has since formed due to erosion.

Van Hart also identified what he has interpreted to be a gigantic “gravity glide” block that is located in the Open Space area trail system just south of Copper Avenue. This block moved west along a glide surface (fault) essentially *intact*, except that the granite within the block became highly shattered. The shattering helped to induce weathering of the granite within the upper transported block, turning it orangish-brown, while the granite below the fault remained in-place, unshattered and gray.



Same view as D. Van Hart’s fig. 10-5A (2023)

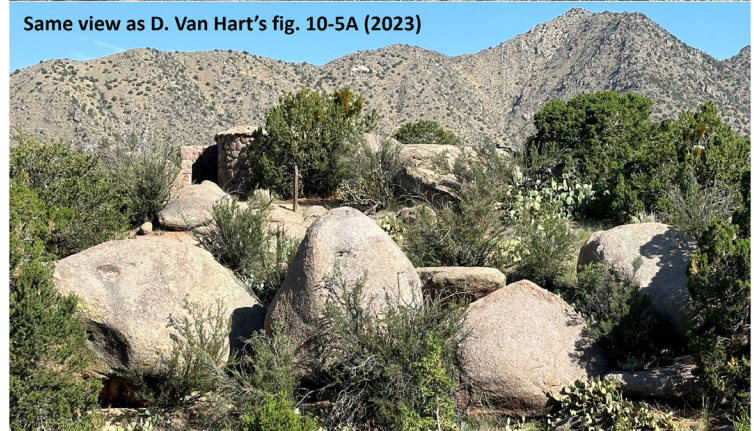


Figure 1: Granite debris flow boulders. Top: granite “orphans” from the La Cueva debris flow resting on metamorphic basement rock. Notice FR333 in the upper-right picture; you can access this site from the Juan Tabo Cabin parking lot. Bottom: Same view as is found in figure 10-5A of Van Hart (2023), showing huge granite debris flow boulders piled up and juxtaposed next to each other along the trail that wanders through the Juan Tabo Picnic grounds. (All pictures by author.)

A satellite view (not shown here) shows the high topography of the glide block interrupting the somewhat smoother and lower elevation alluvial/colluvial slope coming down from the mountains. The eastern boundary of the Supper Rock neighborhood actually wraps around the westernmost protrusion of the glide block. In the field the glide surface can be followed by noting the contrast between the gray granite and the orangish-brown shattered granite, and the fact that the glide surface tends to form local drainages where it outcrops (Fig. 2a). Up close, the actual surface contact can be observed (Fig. 2b). Getting even closer, the shattered fabric of the slide block produces a granite quite unlike “typical” Sandia granite (Fig. 2c). Based on my own field scouting, this shattering effect within the slide block granite tends to dissipate as you hike uphill and further away from the actual glide surface. So, that’s how all those boulders got there!



... continued on page 12

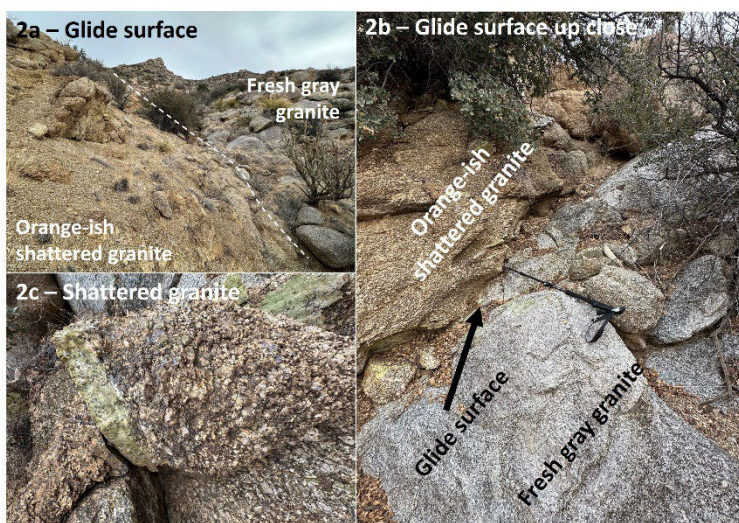


Figure 2: Granite glide block south of Copper Avenue. 2a: Glide surface is identified as a slight erosional drainage that separates fresh gray granite on the right from orange-ish shattered granite on the left. 2b: Up close the glide surface is unmistakable; note hiking stick for scale. 2c: Even closer, the “shattered” nature of the granite can be observed. (All pictures by author).

## Deadline, November 8 2025 Directory Changes Communications and Publications Committee

Name spelled wrong? Want to change your listing in the Directory? Please submit any changes to your address listing in the Directory to [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org). Homeowner's children that live at home can have their name and telephone numbers put into the family directory listing. This applies to live-in caregivers, also. **The deadline for submission of changes is November 8, 2024.**

## Hear Ye! Hear Ye! Entire GRIT Archive is Now Online Susan McCasland

Have you ever been searching for a back issue of *The GRIT* only to find the on-line archive's five years' of back issues wasn't enough? No longer. Thanks to the new IT committee, all the back issues known to the office are now available on the SHHA website under the “GRIT Newsletter” tab. It's interesting to see what former neighbors were concerned about in decades past.

I mentioned all the issues known to the office, that's because we don't have them all. Before computer layout of the newsletter—after which the archive seems to be pretty complete—the issues were scanned from a paper copy from someone's personal collection. The earliest *GRIT* in the on-line archive is May 1979. However, the subsequent years up to 1989 are not complete. And we know that there was a Sandia Heights newsletter of some sort at least as far back as 1976.

So, you long-time residents, if you've stashed GRITs away, we'd love to see your copies prior to 1989... and ones from the 1970s are especially of interest. If you've ones that we don't, PLEASE bring them into the office to be scanned in and posted to the website. The office staff may not be able to get to them that day, but they will scan them in soon and return the paper copy(ies) to you.

## Deadline, November 8 2025 Directory Cover Photo Contest Communications and Publications Committee

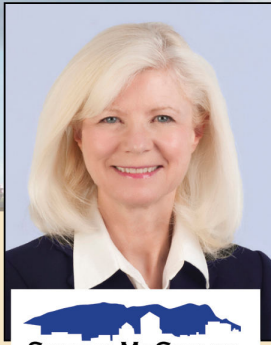
The deadline to submit your photos for the annual photo contest is coming up. The winning photo will be on the cover of the 2025 Sandia Heights Resident Guide and Directory and the photographer will be acknowledged. Subject matter should reflect something about living in Sandia Heights. **Submission deadline is November 8.** Submission criteria are as follows: • You must be a homeowner in Sandia Heights and an amateur photographer. • Photos must be 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 [shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org) or as a hardcopy print to the office. • The resident must submit a statement that the photograph is an original taken by the homeowner, that they are not a professional photographer, and that they grant permission to SHHA to use their photo(s) in the Directory or on the SHHA website and *GRIT* newsletter.

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*Breaking news from the front office: The SHHA now accepts credit cards for all purchases!*

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## Sharon's Sandia Heights Market Update Past Year 10/2023 to 10/2024

5 Larger homes For Sale on Larger Lots | Avg Asking price \$1,090,325 Avg Asking price/sf \$331.28

4 Homes Pending | Avg Asking Price \$838,475 Avg Asking price/sf \$260.11

53 Homes Closed past year to date | Avg Sold Price \$886,342 Avg Sold price/sf. \$253.56

7 Smaller homes on smaller lots | Avg Asking price \$443,929 Avg Asking price/sf \$262.23

1 homes pending | Avg Asking Price \$317,000 Avg Asking price/sf \$217.87

37 Homes Closed past year to date | Avg Sold Price \$452,909 Avg Sold price/sf \$258.56

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

Current Interest rates hovering around 6.375% for 30 year conventional & 6.125% 30 year VA!



1114 San Rafael Ave NE



1726 Quail Run Ct NE



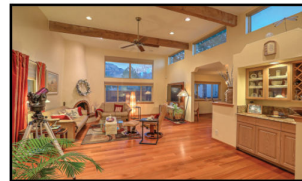
730 Tramway Lane NE



1723 Quail Run Ct. NE

## ANOTHER GREAT SANDIA HEIGHTS HOME SOLD!

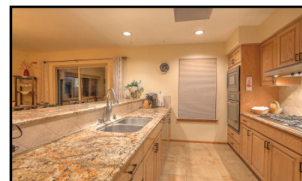
2027 QUAIL RUN CT NE | ASKING PRICE \$475,000 | 1886 SF | 3BR | 2 BATHS 2 CAR GARAGE



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SHHA President, Jim Stewart, awards 31-year Sandia Heights resident, Bob Thomas, with a SHHA service award for serving on the SHHA Board of Directors for a total of eight years. His time on the board included seven years on the Covenant Support Committee (CSC) during which he was the chairman for six years. Bob commended the CSC and he wants readers to know that the CSC is here to support all homeowners.

## Let's Protect Our Momma Bear and Her Three Cubs

By the Editor

Many of us have been delighted with the sightings in our neighborhood this summer of a female bear with three cubs. An unusual occurrence since, according to the U.S. Forest Service Cibola National Forest website, "healthy mothers produce 1 to 2 cubs every 2 to 3 years." But, they almost were gone forever. Game and Fish were called in late August because they were deep into someone's trash. The officials were unsuccessful in the entrapment of the bear family. Read below the exact verbiage from the city of Albuquerque website's page entitled "Be a Friend to Bears" on what happens to these bears when Game and Fish are called.

*"Once a bear is perceived as a nuisance, that bear often ends up dead. Homeowners can ask the New Mexico Department of Game and Fish to trap the bear. Many trapped bears then get euthanized. Some are relocated, but bears don't survive relocation well and often die in their new environment. For both bear and human safety, see the following tips for pro-*

*active steps to prevent and deter bears from becoming attracted to your property."*

The first tip on the list is:

### Prevent Bears From Feeding on Your Garbage

Signs of bear activity in your neighborhood include overturned trash cans. You can prevent further bear visits by bear-proofing your garbage.

- Keep your garbage stored in a sturdy shed or closed garage.
- Contain your garbage until the morning of pickup. Don't put trash cans out the night before.

You can go to the following website to learn more about bears and other wildlife with whom we share Sandia Heights: [Be a Friend to Bears — City of Albuquerque \(cabq.gov\)](http://Be a Friend to Bears — City of Albuquerque (cabq.gov))

### 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 [dcbridge@gmail.com](mailto:dcbridge@gmail.com), or visit <https://dukecitybridge.com/>

#### Sandia Heights "Cork & Fork" Dining Activity:

Cork & Fork has resumed 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](mailto:rene.kessel@cblegacy.com).



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



## **BE SURE YOU ARE REGISTERED — THEN VOTE!**

Just moved to Sandia Heights? New Mexico offers online registration, or you can register by mail to vote in New Mexico by printing a voter registration form, filling it out, and mailing it to your local election office. You can also register in person.

New voters can get all the information they need at [New Voter Registration - Bernalillo County Clerk's Office \(berncoclerk.gov\)](https://www.berncoclerk.gov). Existing voters can check whether their registration is current at <https://voterportal.servis.sos.state.nm.us/WhereToVote.aspx>.

### **Registration Deadlines:**

- In person during early voting: Oct 19 - Nov 2, 10 AM - 7 PM
  - Caracol Plaza and Holly Plaza locations are nearest
- In person on Election Day: Nov 5, 7 AM – 7 PM
  - Caracol Plaza and Holly Plaza locations are nearest
- Online: Oct 8
- By mail (postmarked by) Oct 8