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Elizabeth Edgren – Community Service & Membership (CS&M)
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Diane Barney – Office Director
Trish Lovato – Lead Administrator
Holly Sylvester – Administrator

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

Emails: shha@sandiahomeowners.org
sandiaheights@comcast.net

Don't Forget the Annual Meeting

The SHHA Annual Meeting will be held Saturday, **February 24 starting at 9 AM at the Church of the Good Shepherd, 7834 Tennyson St. NE.** We will meet in the lower-level fellowship hall. Don't miss this opportunity to meet your Board members. We invite every resident to attend. Questions are encouraged and can be submitted up to a week in advance utilizing the question form on the SHHA website under the "Announcements" tab and on page 12. You can drop the form by the office, mail it, or email it. The deadline for submission is February 17. Let's shape the future of Sandia Heights together. We look forward to seeing you there.

Some Changes for 2024

Roger Hagengruber, President SHHA

Let me start by wishing all a Happy and Successful New Year. It would be a notable year if there could be peace in the Middle East and Ukraine as well as other regions of conflict.

I am writing this article to make all our Sandia Heights residents aware of changes that will be happening this year. More information regarding these changes will be available at our annual meeting on February 24. You are all encouraged to submit questions for the SHHA Officers and Board. The form and instructions for submitting questions is now available on our website.

Topic 1: Universal membership

During our review of the Homeowners Act (HOA) (NM Statutes 47-16-3) to ensure that we are following its provisions, it became apparent that we are not complying with the provision regarding membership in SHHA. The act requires all property owners to be members of SHHA. We asked our attorney to review the requirement and he confirmed that the provision applies to SHHA and Sandia Heights.

Currently, about 15% of our property owners are not SHHA members and therefore do not pay monthly dues. This situation is not allowed under the HOA. We are in the process of notifying non-members of the legal requirement to become members and pay dues.

Changes, continued from front page...

Obviously, since all property owners benefit from the work of the committees to ensure compliance with the covenants and to protect the environment, ambience, and property values, it is only fair that everyone shares in the costs via dues.

The Board recognizes that this provision of required membership will come as a surprise to those people who have been non-members for years, so we are delaying implementation of the requirement to January 1, 2025. During this year, we will be communicating with non-members via mail to make people aware of this legally required change. Hopefully, all our non-member property owners in Sandia Heights will understand our position and comply with the change.

Topic 2: Damage Assessments

The Architectural Control Committee (ACC) has responsibility for ensuring that new construction or other external modification of existing dwellings in a unit are done in conformance with the covenant that applies to the unit. Residents planning to build or modify are required to submit applications to the ACC for approval.

The Covenant Support Committee (CSC) is responsible for addressing covenant violations submitted to the committee by residents.

Both the ACC and the CSC begin dealing with violations by courteous letters and/or committee member visits or phone calls. The intent of these initial “soft” contacts is to respectfully achieve compliance. Currently, if the soft approach fails, the committees have the SHHA attorney send a letter explaining the need to comply to avoid legal action that could end up in court. Use of these mechanisms usually ends up with compliance without a legal filing. However, on occasion our attorney ends up with a case. These legal actions are expensive and of late there have been an increasing number of costly litigations.

The committees and the Board believe an intermediate tool is needed between the “soft” approach and legal action. We are considering creating a damages assessment schedule to be applied in situations of non-compliance. A property owner’s correction of a non-compliance would result in damages being waived, but failure

to correct a problem would cause damages to accrue that could result in a lien on the property.

This proposal will be discussed at the annual meeting as the Board seeks input from our membership. Any comments or suggestions you may have can be sent to the SHHA office.

Topic 3: Bylaws update

Work on revising the SHHA Bylaws is underway; the membership will review and vote on them later this year.

Topic 4: Website Improvements

The SHHA website has been reengineered to be more user-friendly and to offer easy access to community documents.

Topic 5: End of term as Board President

I will be leaving the Board after the annual meeting and will end my third year as SHHA President. It has been an honor to serve the membership as president.

New Q&A Approach at Annual Meeting

Your Sandia Heights Homeowners Association (SHHA) Annual Meeting is on February 24, 2024. As in the past, you will have an opportunity to ask questions about any aspect of the Association.

The Q&A section of the meeting will be after the business meeting when you elect your board and hear officer and committee reports. In the past, questions were often submitted at the meeting itself. One problem with this was that several complex questions needed additional research before they could be answered. This has led to the new format for the Q&A section. On page 12 you will see the Annual Meeting Question Form we will use this year. You will note in the instructions section at the top, the questions must be submitted *in advance* and *received no later than February 17, 2024*, so that the responder has ample time to clearly and comprehensively respond to your question.

You may submit paper versions by hand at the office, or submit them as attachments to an email to shha@sandiahomeowners.org. The Question form is on the website at www.sandiahomeowners.org under “Announcements.” You may still submit written questions at the Annual Meeting, and we will respond in writing as soon as we can after the Annual Meeting.

Sandia Heights Homeowners Association (SHHA) Annual Meeting

Church of the Good Shepherd, 7834 Tennyson Street
NE Saturday, February 24, 2024

9:00 AM – 12:00 Noon

Agenda for 2024 Annual Meeting

Business Meeting

- I. Call to order and establishment of a quorum
- II. Approval of the Agenda
- III. Approval of the Minutes of the 2023 Annual Meeting
- IV. Introduction of the 2023 Board of Directors and SHHA Standing Committee Chairs
- V. Election by membership of the 2024 Board of Directors
- VI. Announcement of 2024 Officers and Board of Directors
- VII. Reports for 2023 to the membership by the Officers and Standing Committee Chairpersons' -- written reports are in the packet.
- VIII. Business meeting adjourns

Break - Refreshments provided by O'Bean's

Question and Answer Session for Questions Submitted in Advance

Questions received by the SHHA Office one week in advance (February 17, 2024) will be responded to in the order received. The author of the question may request clarification as time permits.

Questions submitted by members in writing at the 2024 Annual Meeting will be responded to in writing directly to the member who asked the question within 30 days following the Annual Meeting.

Break- Refreshments provided by O'Bean's

Community Forum on Universal Membership and Damages Assessment Policy

Members are invited to ask questions and share opinions regarding the topics of Universal Membership and the Damages Assessment Policy under consideration by the Board of Directors. Speakers will be limited to three minutes per recognition by the President.

Adjournment

SHHA Contractor Evaluation Program: a tremendous resource in the SHHA office

from the Editor, Claudia Mitchell

You have probably heard about fraudulent contractors here in Albuquerque and elsewhere. They especially like to target more upscale neighborhoods. Unfortunately, such a scam recently occurred right here in Sandia Heights. The homeowner found who they thought was a reputable roofing contractor who was not in the SHHA office contractor book. After prudently checking out the three references he had supplied, the homeowner awarded him the job. Subsequently, his "repair" to their roof created a substantial leak which caused the collapse of their bedroom ceiling on December 23rd. The entire debacle resulted in significant extra expenses and inconvenience, not to mention the stress involved. The homeowner is planning to pursue legal recourse once they have a solid roof over their head.

The homeowner reached out to the GRIT editor, requesting this reminder to all Sandia Heights homeowners urging them to take advantage of this readily available resource. Just come on into the office to check out this book before you award a job to a contractor. AND, if you have credible, reliable work done by someone you have hired, help them and your neighbors by filing out a page recommending them in the book. It takes little effort. You can find the form under the "Services" tab in the blue banner heading at the top of the home web page at www.sandiahomeowners.org. Fill it out and bring it into the office for the reference book. It could help a neighbor and thwart an unethical contractor.

Outdoor Lighting: SHHA Covenants and Bernalillo County Ordinance *from the Covenant Support Committee*

The Covenant Support Committee (CSC) commonly receives complaints about outdoor lights that are very bright and shine onto nearby properties and even into neighbors' windows. Among many pleasures of living in Sandia Heights is the dark night sky that allows stargazing, watching the moon rise over the mountains, and enjoying the distant sparkling city lights. This was a quality-of-life issue considered by the original developers of Sandia Heights. The GRIT periodically publishes articles to remind homeowners and residents about the restrictions on outdoor lighting imposed by both the SHHA Unit Covenants and Bernalillo County (BernCo).

Continued on page 11 ...

DECEMBER CALLS TO SANDIA HEIGHTS SECURITY PATROL

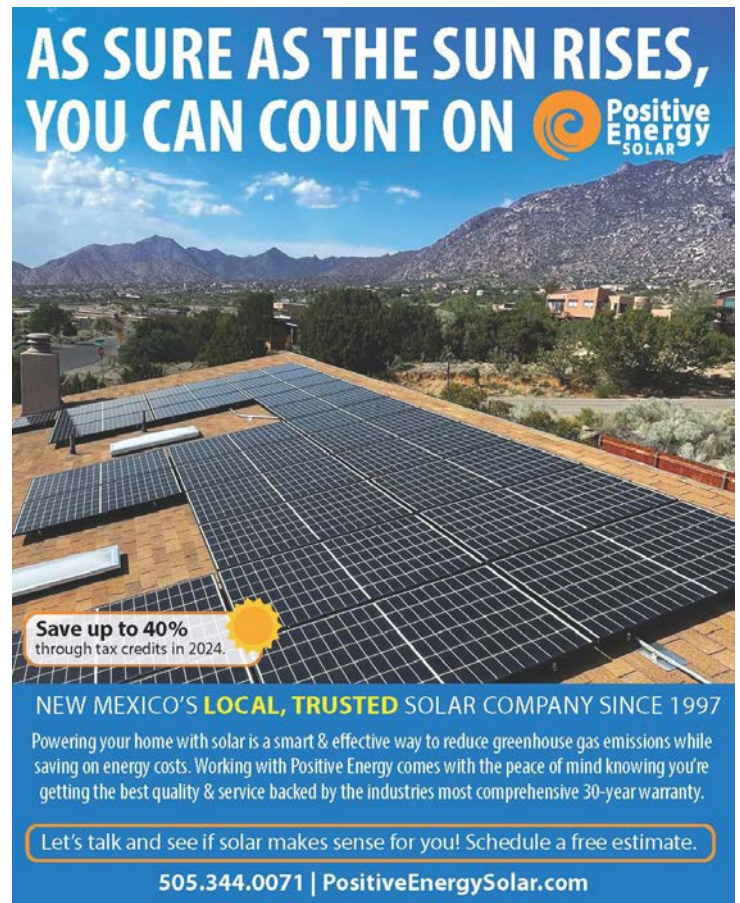
The following statistics are the latest provided by Sandia Heights Security since the last GRIT. **Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association 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.


December 2023	# of calls		# of calls
Alarms	12	Open Door/Window/Garage	2
Attempted Breaking & Entering	1	Pet Nuisance	1
Customer Assist	1	Special Extra Patrol	6
Lost/Found Pet	2	Special Request/Vacation	100
Mailbox Vandalism	1	Suspicious Activity	3
Miscellaneous Call	1	Suspicious Person	2
Newspaper/Package Pickup	27	Suspicious Vehicle	10
Noise Complaint/Suspicious Noise	2	Therft	2
		Total	173

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 SHHA Annual Meeting 9 am.
- **Office Closures for Holiday(s):** Monday: February 19 for the Washington's Birthday holiday.
- **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
- **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. \$3.00 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 the SHHA website.
- **Please note: the Tram will be closed January 9 through at least March 13, 2024 for upgrades.**



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Sandia Heights 2023 Market Summary

Homes Sold: 92
 Average size: 2818 Sq.ft
 Average Price: \$256 (per Sq. Ft)
 Average Price Sold: \$708,885
 Average Days on Market: 24

Our Sandia Heights Market is still doing well but it is normalizing for sure. Interest rates are still fairly high but the good news is inventory is still low. Overall Homes sold increased from 85 last yr to 92 homes in 2023. The average price per sqft did drop from \$259 to \$256 and days on market has increased to 24 days. If you are thinking of selling please give me a call. I am here to help and serve our Sandia Heights residents.



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Special Report - Keep for your convenience
Sandia Heights YTD MARKET TRENDS

2023 MARKET STATS

Closed Sales	Average Sale Price	Total New Listings	Avg Price per sq.ft.	Avg Days on Market
93 +9% from 2022	\$713,864 +1% from 2022	119 +8% from 2022	\$257.55	23

2022 MARKET STATS

Closed Sales	Average Sale Price	Total New Listings	Avg Price per sq.ft.	Avg Days on Market
85 -36% from 2021	\$701,602 +14% from 2021	110 -17% from 2022	\$259.13	16

2021 MARKET STATS

Closed Sales	Average Sale Price	Total New Listings	Avg Price per sq.ft.	Avg Days on Market
133 +17% from 2020	\$612,403 +17% from 2020	134 +4% from 2020	\$223.58	24

2020 MARKET STATS

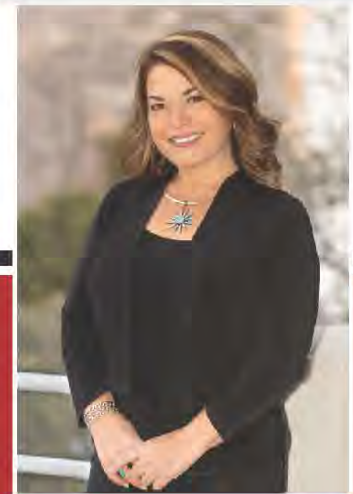
Closed Sales	Average Sale Price	Total New Listings	Avg Price per sq.ft.	Avg Days on Market
113 -3% from 2019	\$522,423 -2% from 2019	128 -22% from 2019	\$189.86	39

Timing the 2024 Real Estate Market!

It appears that 2024 will be a busy year in the real estate market, with indicators pointing towards a rise in home appreciation, more available inventory, and lower mortgage rates. If rates drop below 6% or around 5.5%, we can expect a significant increase in buyers and sellers entering the market. If you're planning to sell your home in 2024, my recommendation would be to start preparing your home early and be ready to enter the market at the optimal time to maximize your equity. Feel free to give me a call to discuss your strategy for 2024.

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Special Events Help Wanted

Elizabeth Edgren, Community Service & Membership Committee

The CS&M Committee exists to encourage membership in the SHHA, and to maintain benefits for members. One way we want to do this is through organizing special community events. In 2022 we hosted a Membership Appreciation event with live music, a food truck, face-painting, giveaways, and several local vendors promoting their businesses. In 2023 we co-hosted with the Environment & Safety Committee a Neighborhood Afternoon Out / Ice Cream Social. Our local fire department, sheriff's deputies, and Sandia Heights Security were with us; we had games and ice cream sundaes on a gorgeous Sunday afternoon in the park.

What can we do in 2024 and beyond? In the past year or two, residents have suggested a community-wide garage sale, an Easter egg hunt, a Trunk-or-Treat, a Christmas decoration contest, and an ice-skating party. These are all great ideas.

We also could join up to do service projects in our own neighborhood or beyond. What about a Town Hall meeting or an informational session with local politicians or foresters? Is this your kind of passion? Do you have suggestions?

Could you volunteer to help with just one event that interests you?

If you would like to help brainstorm, make phone calls, write up blurbs for *The GRIT*, put up signs, set up, clean up, or otherwise organize a social or service event, call or email the SHHA Office soon! (The budgeting process for most events takes several months.) Neither the Board nor the CS&M Committee has the man- or womanpower to do it without your help.



How can I shut off my water supply?

By Sandia Peak Utility Company

As we have previously notified our customers, Sandia Peak Utility Company is in the process of installing new intelligent water meters in Sandia Heights and Primrose Pointe. With the installation of the meters, questions have arisen from homeowners as to how to shut off the water should a leak occur, or maintenance be needed on the property.

It is the homeowner's responsibility to make sure that the water is shut off when a leak occurs on their property with their own independent shutoff valve. Sandia Peak Utility Company Rules approved by the Public Regulation Commission require that all homes have shutoff valves. The Uniform Plumbing Code in more recent years also requires new residential residences to install a shutoff valve.

Some homeowners may not know where their shutoff valve is located, and some older homes may not have shutoff valves. If you do not know where it is located or do not have a mainline shutoff valve, please contact your plumber to help locate yours or to have one installed for your emergency use. If you happen to have the plans to the home, they may depict where the shutoff valve is installed.

It's important to know the location of your mainline shutoff valve and periodically exercise it to ensure it functions correctly. Older shutoff valves which have not been exercised may experience leaks. Having this knowledge can be crucial in emergencies or when performing plumbing maintenance to prevent water damage and conserve water.

As a public utility it is our duty to be concerned about security and threats to the water system. Please note that Sandia Peak Utility does not allow customers to access the water meter can. The customer's mainline shutoff valve on your property is the recommended means of turning off your water when needed. The meter cans will remain locked in order to protect our customers and the Utility Company's meters, communication devices and associated plumbing within the meter cans from unwarranted access, tampering or vandalizing of the electronics of the meter, and from unwanted

... Continued on page 8

ACC Activity Log

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

442 Live Oak Loop -- RV Garage/Attached Addition
453 Live Oak Lane -- Roof top Solar Array
673 Bluebird Lane -- Add Pergola/Grill Cover
753 Tramway Lane -- Re-roof with Tan TPO
1101 San Rafael Ave -- Replace HVAC Unti
1159 Laurel Loop -- Re-roof with Tan TPO/Re-stucco
1188 Laurel Loop -- New Water Line
1466 Morning Glory Road -- Re-roof Tar & Gravel
1533 Eagle Ridge Road -- Landscaping
1866 Tramway Terrace Loop -- Re-roof with Tan TPO

Water Utility, Continued from page 7 ...

leaks. If the meter or components are damaged during unauthorized attempted access, there may be a charge incurred for the necessary repairs or replacements of the Utility Company's equipment.

As mentioned, we realize that for various reasons some of our customers may not have a working shutoff valve. If you have an emergency and currently do not have a working shutoff valve, immediately communicate with Sandia Peak Utility by calling 505-856-6419 during regular business hours, Monday thru Friday or for after-hours emergencies call 505-888-5336. A crew member is always on call to respond promptly, and we have also trained Sandia Heights Security to assist us when a crew member may not be in the vicinity.

As a secondary emergency response, the following is a list of local, licensed plumbers that are available for 24/7 emergencies:

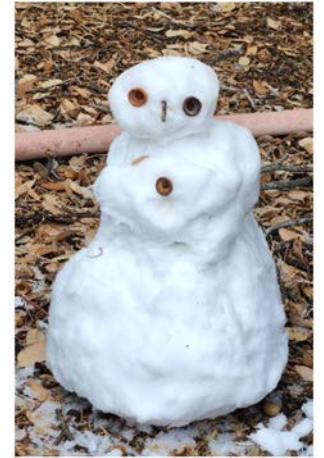
- TLC Plumbing & Heating: 505-761-9644
- Wagner: 505-805-2962
- Albuquerque Plumbing & Heating: 505-349-4404
- Day & Night Plumbing: 505-974-5797

These plumbers can also be solicited to provide shut-off valve installation for customer use.

Snow on granite

Elizabeth Edgren, Sandia Heights resident

Our grandsons have just visited us from western Washington state, and we took them out on walks in the foothills every day. From the first day, when the five-year old called out in wide-eyed amazement to his brother, "Look, John! A boulder!" to this very afternoon in the snow, I was reminded that we live in a wonderful place. That first boulder was barely a



stone's throw beyond the trailhead at the top of Cedar Hill Rd, and they just kept getting bigger and better. Each one was a wonder, begging to be climbed. I was skeptical about walking the trail in the snow today, but the granite rocks (per Stan Davis's article in the May '23 GRIT, I may call them granite even if they are more accurately called something else) are still mostly "grippy," even under a bit of snow. Between climbing snow-dusted rocks, making snow angels at the trailhead, and scooping snow from alongside the trail to throw at their papa, the boys had a grand time. What a joy to share this place with far-away family.





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Sharon's Sandia Heights Market Update Past Year 2/2023 to 2/2024

9 Larger homes For Sale on Larger Lots | Avg Asking price \$1,014,994 Avg Asking price/sf \$260.86
 1 Homes Pending | Avg Asking Price \$650,000 Avg Asking price/sf \$235.68
 39 Homes Closed past year to date | Avg Sold Price \$871,803 Avg Sold price/sf. \$245.13

2 Smaller homes on smaller lots | Avg Asking price \$500,000 Avg Asking price/sf \$268.59
 5 homes pending | Avg Asking Price \$425,580 Avg Asking price/sf \$254.33
 34 Homes Closed past year to date | Avg Sold Price \$470,442 Avg Sold price/sf \$252.60

Note Every Home Is Unique . Price is always based on condition, updates, market appeal, location and views.
 Current Interest rates hovering around 6.75% 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

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Although exact wording may differ between the Covenants for different Units, typical wording states that *no unshaded flood lights shall be maintained which cause light to shine directly into the homes of other residents*. Traditional-type flood lights are available in different styles nowadays, but even more conventional outdoor light fixtures with bare bulbs that essentially “flood” light indiscriminately in multiple directions are considered a violation of the Covenants. The Covenants, which may be found at <https://www.sandiahomeowners.org/association/committees/covenant-support-committee/unit-covenants>, try to accomplish the same purpose: minimizing the effects of outdoor lighting on one’s neighbors. SHHA members may file a lighting complaint online at: <https://www.sandiahomeowners.org/csc/violation-report> or visit the Office to obtain a form.

In addition, the North Albuquerque Acres and Sandia Heights Light Pollution Ordinance of BernCo Code Article VI, Section 30-186 states, in part: *All outdoor light fixtures shall be designed and operated as cut-off or shielded aimable fixtures equipped with and controlled by light and motion sensors or automatic timing devices, and shall remain off between 11:00 PM to sunrise except for illuminating walkways or driveways. “Shielded” means a method of construction that causes all the light emitted from an outdoor light fixture to be projected below a horizontal plane passing through the fixture. “Shielded aimable” further means a method of construction that causes all the light emitted to be directed to the surface or area to be illuminated, so that the emanating source of light is not visible from any angle except those angles that exist between the fixture and the target to be illuminated; the emanating source shall not be visible from any adjacent properties or roadways to minimize light pollution.*

This BernCo ordinance is modeled after the 1999 New Mexico Night Sky Protection Act. More detailed information can be found at the BC Municipal Code library online: https://library.municode.com/nm/bernalillo_county/codes/code_of_ordinances?nodeId=BECOCO_CH30EN_ARTVILIPO. When a lighting complaint is submitted to the SHHA, it is recommended that a complaint also be submitted at the same time to the BernCo website under “Planning and Development Services, Online Services”: <https://www.bernco.gov/planning/online-services/>

There the user should select “File a Zoning Complaint,” although at the time of this writing this link was not working. Alternatively, or perhaps as a follow-up, a complaint can be submitted by calling BernCo at 505-468-7777 and asking to speak with Planning and Development Services.

SHHA CSC only acts upon written complaints from homeowner SHHA members. If you receive a formal complaint about lighting on your property but see lots of other properties with bright outdoor lights, that may be because those homeowners have not received complaints. Most homeowners who have received formal complaints were not aware their lights were violating Covenants and County ordinance and bothering neighbors and residents, and most have been happy to comply by addressing the situation. Others have complied, perhaps begrudgingly, but so far litigation to enforce compliance has never been necessary. Any changes you make to your outdoor lighting needs to be approved by the Architectural Control Committee (ACC), and an application to do so can be found online here: <https://www.sandiahomeowners.org/association/committees/architectural-control-committee/application>.

When considering outdoor lighting, a quick read of the GRIT article (online) by Bob Bower-May 2019, “Light Talk” is helpful especially concerning brightness, particularly their *temperature* – how lower-Kelvin (K-rating) bulbs that provide yellowish light are less obtrusive than higher K-rated bulbs that give off blue-white light. Another great reference is the GRIT article by Eric Haskins, Architect and SH resident, August 2022, “Blinded By the Light”, which further elaborates on *color temperature*, and provides a useful list of recommendations, some of which are abbreviated here:

- After dark, turn on all your outdoor lights and assess how they appear from the street.
- Ensure your lights do not shine directly into neighbors’ yards or windows.
- Ensure your lights do not shine up into the sky; lights should be aimed below the horizontal.
- Ensure your lights, even if aimed below the horizontal, do not shine into neighbors’ properties and windows that may be located downhill.
- Ensure your light fixtures do not contain bare bulbs that can be seen via direct-line-of sight from any direction.



SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

2024 SHHA Annual Meeting Question Form

To allow us to make the best response possible to your SHHA related questions, all questions must be submitted to the SHHA office one week in advance by February 17, 2024. Questions may be submitted by paper or email (shha@sandiahomeowners.org). These questions will be answered at the Annual Meeting with an opportunity for clarification as time permits. Questions submitted by members in writing *at* the 2024 Annual Meeting will be responded to in writing directly to the member who asked the question within 30 days following the Annual Meeting

Name (print): _____

Address: _____

Telephone: _____ E-mail: _____

My Question for a reply at the 2024 Annual Meeting is:

FOR SHHA USE

Assigned to: _____

Disposition: _____

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I HAD A GREAT 2023 IN SANDIA HEIGHTS!



720 Tramway Lane NE
1,383 SQ FT 2BR 3BA .04 Acres



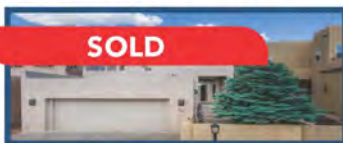
12709 Carmel Court NE
1,583 SQ FT 3BR 2BA .14 Acres



152 Juniper Hill Road
2,294 SQ FT 3BR 3BA .56 Acres



558 Black Bear Place
4,226 SQ FT 4BR 5BA .88 Acres



711 Tramway Place NE 36
2,285 SQ FT 2BR 3BA .11 Acres



1213 Marigold Drive NE
3,920 SQ FT 4BR 4BA .71 Acres



992 Lynx Loop NE
2,614 SQ FT 3BR 2BA .58 Acres



720 Tramway Lane NE
1,383 SQ FT 2BR 3BA .04 Acres



1020 Tramway Lane NE
2,722 SQ FT 3BR 2BA 1.48 Acres



1142 Marigold Drive NE
2,884 SQ FT 4BR 3BA .84 Acres



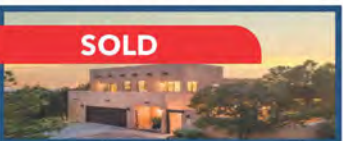
152 Juniper Hill Road
2,294 SQ FT 3BR 3BA .56 Acres



558 Black Bear Place
4,226 SQ FT 4BR 5BA .88 Acres



652 Cougar Loop NE
3,240 SQ FT 4BR 3BA .86 Acres



1182 Laurel Loop NE
3,839 SQ FT 4BR 4BA .72 Acres



359 Big Horn Ridge Drive NE
2,222 SQ FT 4BR 3BA .51 Acres



1509 Eagle Ridge Rd NE
4,551 SQ FT 6BR 3BA .43 Acres



1176 Laurel Place NE
2,630 SQ FT 3BR 2BA .86 Acres



1009 Tramway Lane NE
3,505 SQ FT 3BR 3BA .65 Acres

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Romancing the Stone

Stan Davis, Sandia Heights Resident

Smithsonian Magazine (2020) has a picture of the Juan Tabo Cabin ruins that was submitted to a photo contest, with the caption that it was an abandoned prospector's cabin. As romantic as that may sound, what prospector would hang around the economically ore-poor Sandias long enough to build a sturdy 3-room, thick-walled stone cabin, complete with plumbing, an outdoor stone fountain, a long perimeter stone wall and a 16-step stone staircase leading up out of the arroyo? Actually, according to Sandra Arazi-Coombs, Forest Service Archaeologist, the original part of the cabin was part of the Jacobo Garcia homestead ranch. Jacobo is believed to be related to, and perhaps the son of Cosme Garcia, who also owned a nearby homestead ranch, starting in the early 1900s, which was situated in the very northern part of what has become North Sandia Heights. Juan Tabo Cabin was later used as an administrative office by the Civilian Conservation Corp (CCC) when a very large camp was situated here and occupied by the CCC in 1933-34 and then by the Works Progress Administration (WPA) through 1942. The small north room was added on during this period. Whereas the wooden barracks and other buildings for this camp are mostly long gone, the impressive stone structures are still standing.

The Cabin is located not far up Forest Road 333 and can be reached by parking in a lot about half a mile up the road, and following the arroyo trail a short distance. The durable stone-and-mortar construction is truly impressive, and well worth taking a visit. The stones are mostly bowling-ball-and-larger sized boulders that were locally sourced: granite from the Sandias (see The GRIT, May 2023) and metamorphics, such as schist and gneiss, from the Rincon (The GRIT, August 2023). The cabin's original rooms included the large main room and an adjoining bathroom, and were constructed mostly of metamorphics, but they also include some granite, mainly in the south-facing walls; the newer small north room was constructed with all metamorphics. Using this description and the pictures provided on p. 15, the visitor can figure out what types of rocks make up the large staircase, water fountain and perimeter wall. There are even some small stone steps, which led into some of the wooden barracks,

... Continued on page 15

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Community Events Bulletin Board

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

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.

Like to read? Have informed opinions? A long-standing Sandia Heights book club has an opening for one new member. We are (mostly) retired professionals who read literary fiction and nonfiction. We meet the third Wednesday of each month in the host’s home. Each member hosts once a year, presenting their book for discussion and providing snacks. We enjoy wide-ranging, civil discussions. We seldom brawl and never bite. If interested, please send a note to introduce yourself to Linda Mason lindamason307@gmail.com.

Sandia Heights Services text alerts. Sign up to stay informed! If you would like text alerts from Sandia Heights Services regarding security concerns, water shutoffs, or sanitation pick-up delays, go to the Sandia Heights Services website (NOT the Sandia Heights Homeowners Association website), to the “Contact Us” tab at the top of the page, and fill in the form you’ll find there. For our online readers, here’s a direct link ... [Contact Us | Sandia Heights Services](#)

Notice: Any corrections to the printed version of the GRIT can be found on the website: www.sandiahomeowners.org.

Continued from page 14 ...

still hidden in the arroyo brush. Early ranch life in the Rincon certainly must have been challenging, grimy and exhausting. But the builders seem to have had the foresight to place two stone benches flanking the front door on the west-facing side of the cabin. There the ranchers and CCC-ers might have sat to rest, sit and to watch glorious sunsets after a long day of work. Now *that’s* romantic.

Juan Tabo Cabin, with a 16-step stairwell & long perimeter wall, with Sandia Mountains backdrop (top). Close-ups of the main types of rocks used in construction: metamorphic wavy gneiss (bottom-left), metamorphic sparkly schist (b.-middle) and igneous granite (b.-right), which in this picture happens to be a pink variety.





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

The office will be closed Monday, February 19,
In observance of Presidents' Day

