



Unit numbers shown in parentheses

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- Vice President - Eric Faulring (10)
- Secretary - Martin Kirk (23)
- Treasurer - Randy Tripp (18)

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- Elizabeth Edgren (South 1)
- Stacey Hannah (6)
- 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
- Nominating Committee (NC) - Eric Faulring

Office Staff

- Office Director - Diane Barney
- 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

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

Message from the President, August 2024

Jim Stewart

Howdy Neighbors,

This month I'd like to highlight the work done by the Covenant Support Committee (CSC), ably led by the Chair, Art Romero. You might think that they are typically overwhelmed with covenant complaints, but that is simply not true. At any given time, the volunteers on that committee are processing eight to ten complaints...for a community of 2172 homes, that is not bad in my estimation.

A major shout out to Elizabeth Edgren, Chair of the Community Service and Membership Committee (CS&M) and her team, for setting up the annual shredding event last June. It was well received by your neighbors who took advantage of the opportunity to clean out some of their files.

Now...a commercial message. Elizabeth and Art could use a couple more committee members, so if you have that community spirit and can devote two to three hours per month, we have an opportunity for you. You are welcome to attend one of their committee meetings, if you'd like to see them in action before you commit. Please shoot me an email and I will connect you with one of them. In addition, see page 8 for another committee's request for members.

The monthly 'rant': dogs not on a leash. This issue is primarily confined to our two 'pocket parks,' neither of which is a leash-free area. I know that the dogs the Princess and I encounter are all well trained and respond to voice commands (not really...), but twice in the last couple of months we have had unfortunate encounters. Please...if you want to run unleashed, hop in your car...with your faithful companion...and drive to one of the several dog parks that allow for unleashed dogs.

Remember our office staff is available five days a week. Please reach out to them via email or a phone call with your issues or concerns. Of course, you can also reach out to me at president@sandiahomeowners.org.

I promise you will receive a response.

Judy Christ, SHHA Awardee



Judy Christ, retiring after eleven years on the Covenant Support committee, receives award for exemplary service and dedication to the Sandia Heights Homeowners Association. Congratulations, Judy!

E-Bikes and Micromobility Devices Allowed in Open Space to be Discussed at Albuquerque City Council August 5th Meeting Right Thing to Do?

Kathleen McCaughey, Chair E&S Committee

The City of Albuquerque is amending portions of their traffic code pertaining to OPEN SPACE and e-bikes and micromobility devices. If approved, municipal paved or dirt paths set aside for the exclusive use of bicycles, OR paths designated for bicycles, pedestrians, motorcycles and/or horses, **will allow** e-bikes and powered micromobility devices.

Unless the area is posted at 20 mph, these devices can drive up to 30 mph. When on the same path with pedes-

trians, they can be dangerous. E-bikes can be heavier than regular bikes, making them less maneuverable when encountering other people, important when considering the trails they would be on. E-bike fires have been proven to be deadly and difficult to control due to chemicals in the batteries. Again, in the foothills during dry months, this could lead to disastrous fires.

The meeting will be held at 5 PM in the Vincent E. Griego Council Chambers, basement level of the City of Albuquerque Government Center, 1 Civic Plaza NW, Albuquerque, New Mexico 87102. Interested persons can also contact councilors@cabq.gov with their opinions.

Definitions

E-Bikes are defined as bicycles having 2-3 wheels, operable pedals, and an electric motor, Class 1, 2, or 3. This includes motors up to 750 watts that provide assistance whether pedaling or not, but that cease to provide power when the bicycle reaches a speed of 28 miles per hour. Micromobility devices have a curb weight of <100 lbs., power up to 750 watts, and a top speed up to 30 mph.

Preview Exhibit Kicks Off Sandia Heights Artists' 21st Tour Claudia Mitchell

The Twenty-First Sandia Heights Artists Tour is fast approaching! This year you have the chance to get a sneak preview of what is coming. A show with examples of each artist's work will be featured throughout August at the Gallery ABQ in Hoffmantown at 8210 Menaul Blvd. NE. The gallery is open Tuesday through Saturday, 11-4. Events during the month will include the First Friday Arts Crawl, August 2, 5-8 PM and well as a Meet the Artists reception Saturday, August 10, noon-4 PM. This is an excellent opportunity for an overview of what will be included during the tour, September 7 and 8 from 10-5. For more gallery information visit www.thegalleryabq.com.

In addition, if you are traveling or meeting visitors, the Albuquerque Sunport will host a sampling of Sandia Heights artists' work in a showcase exhibit at the entrance to the lower-level parking from August 1- 29.

... continued on page 3

... continued from page 2

The Sandia Heights Artists Tour has become a venerable annual event. The work begins in the spring and this year will culminate with 43 artists at fourteen locations on **September 7 & 8, 10-5**. You can download a brochure at www.sandiaheightsartists.com. Don't miss it!

It all started as just a thought 21 years ago. In early 2004, a Sandia Heights artists tour was the idea of two Sandia Heights artist friends: Lynda Burch and Ralph Rudolph. Ralph, then SHHA board president, prepared a motion for the activity, got board approval, and sent out a letter to Sandia Heights residents to assess interest. Folks responded, they met around kitchen tables, made plans, produced and distributed a black and white flyer, and on October 24, 2004, the first Sandia Heights artists tour was held with seven exhibitors opening their studios to the public. It was called "Arts View @ Sandia Heights." Founding partner, Lynda Burch (GRIT interview June 2023), wore many hats to make the tour a reality. She continues to do so and has exhibited every year since.

Barb Nahler (GRIT interview August 2023), moved to Sandia Heights in 2004, but too late to join in the nascent event. She visited the tour and immediately thought, "OK, I'm going to be a part of this next year!" In subsequent years, she started hosted planning sessions at her home until the group became too big for her living room and they moved to an offsite venue for meetings. Barb continues her participation this year, as always.

In addition to Lynda and Barb, many Sandia Heights artists continued to participate: Barb Boedeker (GRIT interview April 2024) joined in 2006; Carol Erickson (GRIT interview August 2023) and Marta Burckley (GRIT interview June 2023) started in 2009. Mary Ellen Merrigan (GRIT interview July 2023) joined in 2011. They were among the early artists who helped lay the foundation for this artistic venue.

The modest 2004 inaugural event grew in depth, organization and quality. By 2013 there were 20 artists in 12 locations. In 2015 the watermelon pink logo was created and is still the distinctive "trademark" of what has become "The Sandia Heights Artists." A professional quality color brochure replaced the black-and-white flyers. The tour gained prestige, and it was decided to bring in juried guest artists. Financial partners were successfully recruited to help with the expenses of publicity and support. The group decided to sponsor a charity, La Mesa Art Academy. Last year marked the twentieth anniversary of the tour with resident and guest artists totaling fifty participants.

Note: The back issues of *The GRIT* noted in this article can be easily accessed on the SHHA website www.sandiahomeowners.org. In the gray banner at the top of the home page, click on the tab labelled "GRIT Newsletter."

The Gallery ART Salon Show Receptions- Friday, August 2, 2024 - 5 - 8:00 PM Saturday, August 10, 2024 - 12 - 4:00 PM Sponsored by Tractor Brewing Hoffmantown Shopping Center

2024 Sandia Heights Artists Studio Tour PREVIEW

SANDIA HEIGHTS ARTISTS SANDIA HEIGHTS ARTISTS

Visit with the artists during the reception, or stop by the gallery any time during August to see their art.

Located in the Hoffmantown Shopping Center | 8210 Menaul Boulevard NE, Albuquerque, NM 87110
505-292-9333 | abqgallery@gmail.com | www.thegalleryabq.com | Facebook @ TheGalleryAbq
Hours: Tuesday – Saturday, 11:00 am – 4:00 pm

JUNE 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.

June 2024	# of calls		# of calls
Alarms	11	Special Request/Vacation	117
Customer Assist	6	Suspicious Activity	1
Newspaper/ package pickup	24	Suspicious person	2
Noise Complaint/Suspicious Noise	1	Suspicious vehicle	10
Open Door / Window / Garage	1	Wildlife report	3
Pet Nuisance	1	Welfare Check	3
Salesman complaint	4	Threat/personal	1
Snake call	2		
Special extra patrol	2	Total	189

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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Sharon's Sandia Heights Market Update Past Year 8/2023 to 8/2024

4 Larger homes For Sale on Larger Lots | Avg Asking price \$1,287,500 Avg Asking price/sf \$283.63

7 Homes Pending | Avg Asking Price \$1,011,714 Avg Asking price/sf \$270.43

48 Homes Closed past year to date | Avg Sold Price \$865,909 Avg Sold price/sf. \$252.86

7 Smaller homes on smaller lots | Avg Asking price \$508,343 Avg Asking price/sf \$290.96

3 homes pending | Avg Asking Price \$461,333 Avg Asking price/sf \$273.92

37 Homes Closed past year to date | Avg Sold Price \$465,084 Avg Sold price/sf \$260.16

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

Current Interest rates hovering around 7.125% for 30 year conventional & 7.0 % 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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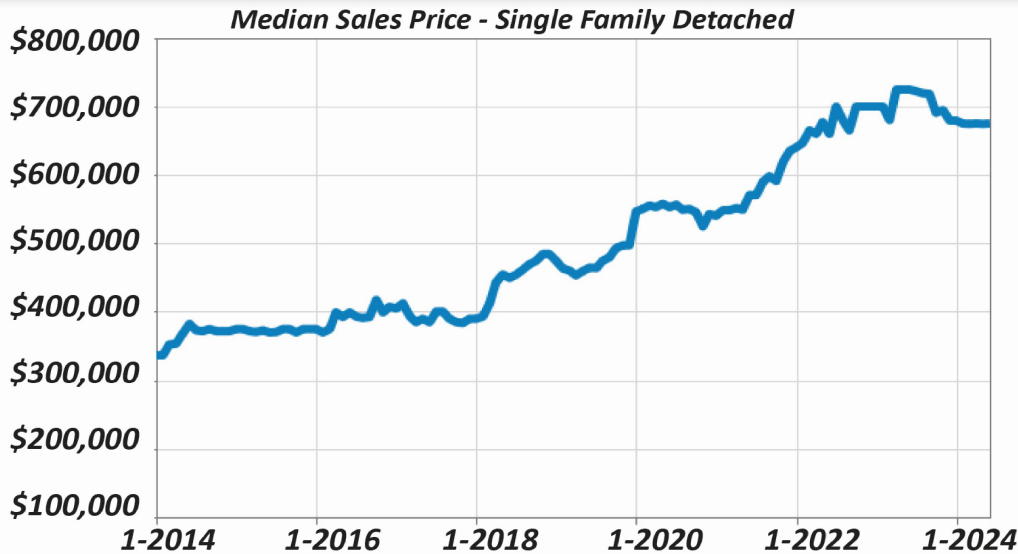


Sandia Heights YTD MARKET TRENDS

Year to date January, 2024 to July, 2024

Closed Sales 57 <i>+11% from 2023</i>	Average Sale Price \$691,313 <i>-7% from 2023</i>	Current Inventory 8	Avg Price per sq.ft. \$259,30	Avg Days on Market 28
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Sandia Heights Home Values - year over year



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Have You Heard of the Sherds? Part 2

Stan Davis

The Jaral Pueblito was located just east of North Sandia Heights (NSH) within the National Forest (see *The GRIT*, July 2024). Field work of the remaining foundation stones demonstrated that this pueblito was one of the largest of many that existed along the Foothills. **Figure 1** shows a sketch map of the pueblito made by archaeologist (and former Sandia Heights resident) Hayward Franklin (H. Franklin, 2021). **Figure 2** shows a picture of Hayward overlooking a lower portion of Jaral Canyon on a field visit with me in May 2024. Analysis by Hayward of the pottery sherds found at the site demonstrated it was also one of the longest lasting pueblitos. This lab work also provided clues as to the provenance of the ceramics. First, a source of good-quality clay was needed, and Franklin (2021) identified nearby Red Gulch (*The GRIT*, May 2024), where the Triassic Chinle formation is weathering into red and yellow clays, as a likely source. Next, microscopic analysis revealed the tempers that were added to the clay to reduce shrinkage and add strength to the pottery. The Jaral ceramics used crushed granite almost exclusively as the temper. Given the proximity of abundant granite at Jaral, this suggests much of the pottery was made at the pueblito itself. Some samples contain basalt temper, indicating these were manufactured down in the Rio Grande Valley. Other types of temper suggest provenances further afield, including perhaps Galisteo Basin. Some of the lead used in glazing may have even come from the Cerillos Hills.

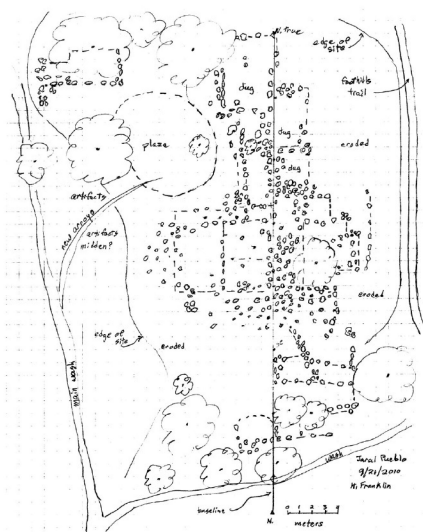


Figure 1. Sketch map of Jaral Pueblito



Figure 2. Hayward Franklin overlooking the Jaral Canyon

According to the archaeologists (H. Franklin, 2021, P. Davis, 1984), Jaral Canyon had been home to various occupants, at least seasonally for 500 years and probably longer. The area had access to water, hunting and gathering. Granite boulder shelter sites with sherds and lithic debris present indicate they may have been used as blinds for ambushing prey, or at least to prepare for a hunt. Construction of seasonal outposts away from the main villages is a well-documented practice in the Southwest. These foothills pueblitos almost certainly could not have survived long on their own, but must have been closely associated with the large pueblos in the Valley.

With time the quality of the Jaral ceramics began to decline. One interpretation for this is that the population was becoming increasingly stressed from Spanish occupation. Possibly, certain pottery skills were not being passed down to younger generations, or that manufacture time was becoming an issue. There are many references to pueblo peoples who “fled to the sierras” to escape the marauders. References mention Jaral as being lived in during the Coronado expedition, and that it may have served as a somewhat hidden refuge up to and during the Pueblo Revolt of 1680, after which there are no sherds dated at Jaral. Downstream the Jaral Canyon drainage bends west to become the arroyo that divides the northern and southern parts of NSH. Next time you cross the low dip of Spring Creek Drive, where it crosses that arroyo, imagine pueblo peoples hundreds of years ago traveling up the arroyo for, presumably, peaceful summers of hunting and gathering subsistence, then during the declining years of the pueblito, fleeing up the arroyo for their very existence.

... continued on page 8

... continued from page 7

References

Davis, Phyllis S., 1984, *The Cosme Garcia Homestead and Six Other Selected Sites in Jaral Canyon, NM*, Albuquerque Archaeological Society, Albuquerque, NM, unpublished.

Franklin, Hayward H., 2021, *Ancient Pueblitos of the Sandia Foothills*, Maxwell Museum of Anthropology Technical Series No. 36, University of New Mexico, Albuquerque, NM.

Franklin, Hayward H., 2010, *The Pottery of Jaral Pueblo (LA 47875), a PIV Settlement in the Foothills of the Sandia Mountains*, in *Pottery Southwest*, Vol. 29, No. 3, Fall 2010, ISSN 0738-8020.

A Message from Your Dog

Reprinted with permission from a social media post



I shouldn't walk and run beside you today. Because I am a loyal dog, I often go beyond my limits. So, I do walk and run beside you, standing still when you want me to. And all the while I feel my paws burning. Even as little as five minutes can cause severe damage to my paws and could even be fatal. My whole body starts boiling. But I'll keep going because I am as loyal as loyal comes. I depend on you to know what's in my best interest. So instead, let me stay at home where I can enjoy the sun, with a large bowl of water somewhere in the shade. A cool area would be best. With all the love I have in the whole world, I give it all to you. Love, your dog.

When the air temp is this...

... the asphalt temp can be as much as this

77°	125°
86°	135°
87°	143°

At 125°F, skin destruction can happen in 60 seconds.
(Data from James J. Berens, *JAMA* 214 (1970) 2025-7.)

Communication and Publication Committee Needs Help!

Want to help keep your Sandia Heights community in the know with interesting and pertinent information? Love words? Like to write? Do you have computer editing experience? If so, we want YOU! Join the word-smiths on the Communication and Publications Committee. The C&P committee meets monthly. We publish *The GRIT* and the annual *Resident Guide and Directory*, and facilitate other communications with SHHA members. If interested, contact Claudia Mitchell at shha@sandiahomeowners.org.

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.

Fall bridge classes start Sept. 7 at the Duke City Bridge Club! Whether you are starting your bridge journey or refreshing your knowledge, there's a class for you. No partner required. Four neighbors + bridge = an exciting and challenging new hobby. Call 505-271-2877, email dcbridge@gmail.com, or visit <https://dukecitybridge.com/>

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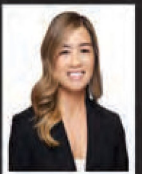
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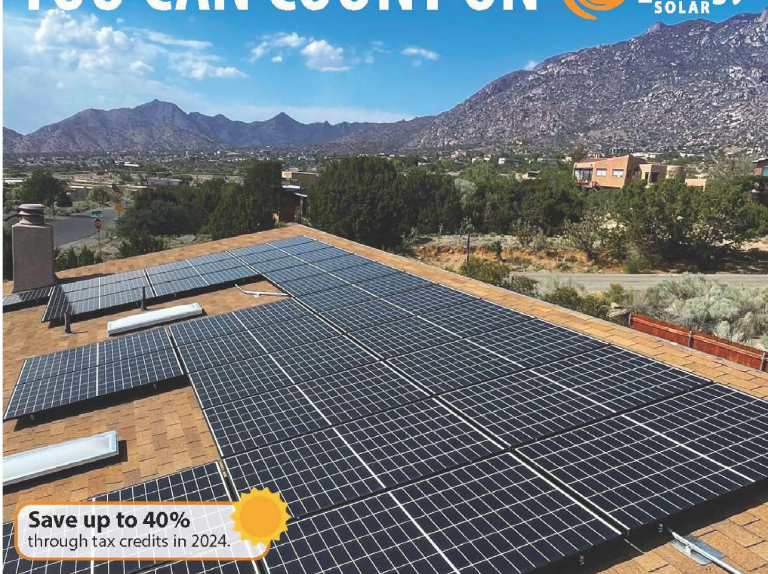
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Success in Shreds? – thanks to your dues! Community Service & Membership Committee

The SHHA-sponsored shredding event on June 29th was a quiet success. No long lines, no wait; lots of personal info now safely destroyed and out of the way.



Randy Tenorio and his son Nick of Scintilla Shredding parked by the SHHA office for three hours on a mild, cloudy Saturday morning. They went car to car with rolling bins to gather whatever papers people had brought, whether a small grocery sack or a few rubber-banded stacks or more than a dozen banker's boxes full. When filled, the bins are parked at the base of a chute on the truck, where they are clamped, lifted, and emptied into the shredding device in the truck. No dust, no wisps of shreds floating through the air. When they finish a shredding event, they drive to a recycling location where the fine shreds are dumped, mixed with other huge piles of shreds, baled, and shipped to Mexico. There the shreds are processed into pulp and recycled into all manner of new paper goods.

More than 50 cars (and three residents on foot) were glad to clean out and securely dispose of lots of paper. This is one of several ways we aim to put your membership dues to good use.



ACC Activity Log

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

793 Tramway Ln NE, C	replace patio wood
803 Horned Owl	install patio cover
1128 Marigold Dr	reroof
2158 Black Willow Dr	re-stucco
50 Rock Ridge Dr	re-stucco
2434 Tramway Terrace Ct	Paint garage/ access area
45 Cedar Hill Pl	Add garden shed
1064 Red Oaks Lp	install wood viewing deck
7732 Cedar Canyon Rd	replace back gate
1457 Blue Bell Dr	restucco
12612 Caramel Ct	re-stucco
1936 Quail Run Lp	landscape
1936 Quail Run Lp	re-stucco wall
1162 Laurel Loop	re-stucco, re-roof
2154 Black Willow Dr	re-roof
2313 Calle De Rafael	re-roof
955 Antelope Ave	repair driveway
2434 Tramway Terrace Ct	cut open front entrance
661 Roadrunner Ln	clean up project
8201 Indigo Ct	install solar panels
632 Cougar Loop	re-stucco
2816 Tramway Cir	repair pool and hot tub
1917 Quail Run Dr	re-stucco
1510 Eagle Ridge Rd	replace fence
985 Lynx Loop	replace front door
2405 Tramway Terrace Ct	replace gate
2325 Calle De Gabriel	rebuild sunroom
1823 Tramway Terrace Lp	re-stucco
1103 Marigold Dr	re-roof
6104 Bluebird Ln	window replacement
727-16 Cedar Hill Ct	Landscape

Sandia Heights Youth Spotlight: Aspiring Eagle Scout Claudia Mitchell



Kristin Ackerson and Dave Wilson came from different sides of the continent to Albuquerque: Kristin from Victoria, British Columbia and Dave from New York City. They found each other, married, and were looking for a house when they found their current home in Sandia Heights seventeen years ago. Like most Sandia Heights residents they were enthralled by the views from every window of their new home and the proximity of W.L. Jackson Park. Kristin said, “We knew as soon as we saw Sandia Heights that it was *the* place, with the mountains and a lovely park right next door.”

When they had their son David, fifteen years ago, Sandia Heights became even more special. As David grew up, he had a wonderful neighborhood to explore. The park became his personal habitat, and he built a secret hide-away there. He learned to swim in the then-Sandia Heights’ pool. He explored the winding roads and foot-hill trails, first on foot, then on his mountain bike and in-line skates.

When David was about eight, he made some friends who were active in Scouting. He and his parents liked what they saw, and David joined Cub Scout Pack 241 at Double Eagle Elementary School as a Bear. David took to it like the proverbial duck to water and he advanced through the Scouting ranks as he grew, earning many badges, pins, and awards. He practiced mountain bike maneuvers in his beloved park and earned his first merit badge in Cycling. He did service projects including shoveling snow for his Sandia Heights neighbors.

Although neither parent had been in Scouting, when David entered the Scouts BSA (about age 11), they began participating in their son’s canoeing, camping trips and fifty-mile treks. Over the years, David advanced through more demanding Scouting ranks and is now a Life Scout. His uniform sash is covered in the many merit badges he has earned. He has completed most of his requirements for Eagle Scout and is planning his Eagle project. Both parents have advanced with him and have become Assistant Scout Masters in Troop 220. In addition, Kristin works part time at the Great

Southwest Council and Dave supports the troop with his graphic arts skills. Kristin credits the unique environment of Sandia Heights for David’s success in Scouting. It has provided a safe place for him to explore, be physically active, develop a love for the outdoors, and an appreciation for the environment. Kristin said earnestly, “Growing up in Sandia Heights has made David the Scout he is.”

Girl Scouts sell cookies and Boy Scouts sell popcorn. These sales are critical to support the local council, the Scout’s troop, and the individual’s Scouting career. A percentage of each Scout’s sales goes to his personal Scouting fund. These earned funds are strictly used by the individual Scout to pay for Scouting related activities. David is always eager to sell that popcorn because his sales allow him to fund trips, projects and activities such as the Philmont Scout Ranch and the National Jamboree in West Virginia. He has become very good at it, at one point becoming the number one seller in New Mexico with over \$13,000 in sales, and ranked among the top 100 Scouts in the country. He is proud that he supports all his Scouting activities from his earned proceeds.

But Scouting is not just about camping, selling popcorn and going on fifty-mile treks. Being of service is a priority in Scouting. Food bank projects, Thanksgiving dinner preparation and distribution, and forest fuel reduction (cutting underbrush to reduce wildfire severity) are just a few of the many services that Troop 220 participates in. As Kristin explained, “A large part of Scouting is creating a culture of service.” David recited



L to R: Dave Wilson, David Wilson, Kristin Ackerson

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THE REAL ESTATE MARKET IN SANDIA HEIGHTS IS STILL DOING WELL!

SPRINGTIME IN NEW MEXICO

Navigating the Notice of Value Season

As we welcome the warmth and beauty of Spring in New Mexico, we're also greeted by a less-celebrated companion: tax season. In addition to income tax, property owners should look for their annual **Notice of Value (NOV)** statement from the county. The NOV is a critical document that outlines the county's assessment of your property's market value. This valuation is not just a number-it directly impacts the amount you'll pay in property taxes. Given its significance, it's essential to understand and scrutinize your NOV.

Here are some key points to consider:

1. **Assess the Full Value:** The NOV states the full market value of your property, and the taxable value. Ensure that this Full Value aligns with your understanding of your property's worth.
2. **Consider a Protest:** If you believe the assessed value is too high, you can appeal it with the county assessor. This involves formally requesting the assessor's office to reassess your property's value, potentially lowering your tax bill. The protest filing deadline is typically the end of April, so act promptly.
3. **Seek Professional Advice:** If you need more certainty about the assessed values "accuracy, feel free to contact me for a home value analysis. I can provide a free-market analysis and that will give you a clearer picture of your property's worth in the current market.
4. **Check for the 3% Cap:** By New Mexico statute, assessed property values can increase no more than 3% per year for residential properties. However, this cap doesn't apply to sold or transferred properties, and significant remodels; they are assessed at the current market value.
5. **Explore Tax Savings Programs:** Several exemptions and programs can reduce your taxable value. Check with your county assessor's office to see if you qualify for:
 - **Head of Household:** a \$2,000 reduction in taxable value for primary residences.
 - **Value Freeze:** For low-income residents aged 65 or older or those with disabilities, a freeze on property value can provide tax relief
 - **Veterans Exemption:** A \$4,000 reduction in taxable value for veterans.
 - **Complete Exemption:** 100% disabled veterans may qualify for a total property tax exemption on their primary residence.

Staying informed and proactive during Notice of Value season can help ensure that your property taxes reflect the true value of your property. If you would like a full Real Estate Review to give you a current valuation, please contact me at 505-269-4734 (GREG) or greg@greglobb.com



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3,050 SQ FT 4BR 3BA .62 Acres



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... continued from page 12

the Scout Law during this interview: “A Scout is trustworthy, loyal, helpful, friendly, courteous, kind, obedient, cheerful, thrifty, brave, clean, and reverent.” He ended by saying that he wants GRIT readers to know that “Scouts are always there, ready to help out.”

If you are interested in finding a Scouting America Cub Scout Pack or Scouts BSA Troop near Sandia Heights, click here: <https://beascout.scouting.org>. If you know a Scout you’d like to support by buying popcorn, go to <https://trails-end.com/> and enter that scout’s ID.

Do We Have Nightlife in Sandia Heights? You Bet!

Communications & Publications Committee

Seeing deer is nearly a daily occurrence in our neighborhood. Sightings of coyotes trotting their beats are common. Occasionally, we get good views of bears and bobcats going about their daily business aware and wary of us humans. But when the sun goes down and humans disappear indoors, the critters appear outdoors. Our nightlife is wild! What goes on in your backyard at 3 AM? Some of our residents know very well because they review their critter cams at breakfast each morning. We would love to share some of the more dramatic shots of up-close encounters with bears, bobcats, coyotes, and yes, even cougars, and your camera. Oh my!

Send your shots to SHHA@sandiahomeowners.org

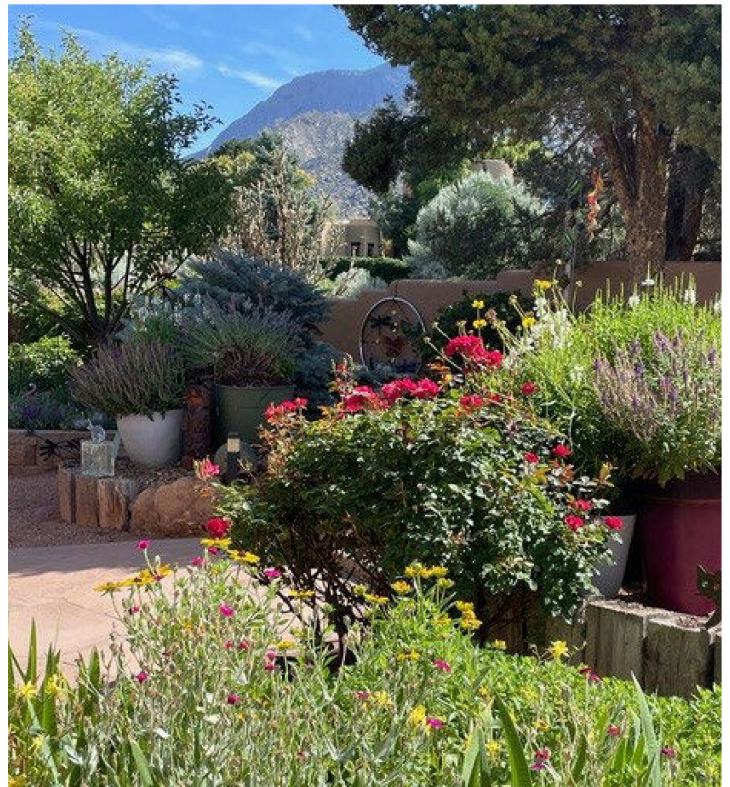


Barbara Boedeker shares a shot of a cougar

Show Your Garden Glory Communications & Publications Committee

Calling all green thumbs. Would you like to share the results of all that digging, weeding, watering, pruning, and loving nurturing? All seasons have their beauty. As the year turns, we would like to have seasonal shots: full summer display, autumnal tones, blanketed in snow, hopeful spring colors.

Send your photos to the SHHA office at shha@sandiahomeowners.org.



Marianne Bettinger shares her late June blooms.

Covenant Support Violations as of June 31, 2024

Received: 12 Open: 14
Closed: 3
(trash cans, bright lights, short-term rental)



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



photo by Al Watkins