

Message from the President

Robin Dozier Otten

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HAPPY 250TH BIRTHDAY, UNITED STATES OF AMERICA!

As I think of how the pilgrims must have felt as they embarked on the dangerous voyage across the Atlantic Ocean in the tiny Mayflower, I’m amazed at their courage. Likewise, the tenacity of those who fought against all odds to beat back the invading army of the world’s most powerful nation. And then to follow these feats with the grueling job of fashioning the founding documents that we still look to today to guide our country. Isn’t it astonishing?

The men who founded our nation did more than win a war. They established a country built on the rule of law, individual liberty, and the opportunity to build a better life. For 250 years, people from around the world have come here seeking that opportunity, and generation after generation they have strengthened our communities through their hard work and dedication.

In the 250 years since, our country has welcomed newcomers who sought a better future for themselves and their families. Assimilating hasn’t always been easy: learning a new language, adjusting to different customs, and perhaps an unfamiliar religion.

In that spirit, I would like to recognize someone within our own association who reflects that experience. At the Sandia Heights Homeowners Association, we have two administrators, one of whom is Anna. Four years ago, she lawfully immigrated from Ukraine to the United States with her young son and elderly parents during the war. She has worked closely with HOA volunteers for almost two years and shares responsibility with Trish for the daily operations of more than 2,000 properties in Sandia Heights.

Our office regularly engages with homeowners and volunteers across the Sandia Heights community and appreciates the diverse backgrounds of residents, which help make our neighborhood welcoming and vibrant.

Enjoy your own celebration of our country’s birthday!



Your SHHA Volunteers

Officers (Unit numbers): President, Robin Dozier Otten (8); VP, Kathleen McCaughey (5); Secretary, Larry Dragan (23); Treasurer, Charles Ewing (14)

Board Members: Paul Baumgartner (4), Andrea Edmonds (7), Jim Stewart (7), Stan Davis (10), Martin Kirk (23), Heidi Komkov (8), Phil Krehbiel (14), Larry Layne (7), Randy Tripp (18), Terry Walker (11), Cathy Yandell (3), Mark Stiles (23)

Committee Chairs: Architectural Control, Phil Krehbiel; Communion and Publications, Heidi Komkov; Community Service & Membership, Cathy Yandell; Covenant Support, Stan Davis; Environment & Safety, Kathleen McCaughey; Finance, Charles Ewing; Governance, Kathleen McCaughey

Submit to The GRIT: <https://sandiaheightsgrit.app/> Contact the Editor: griteditor@sandiahomeowners.org

Board Notes

Kathleen McCaughey, Vice President

The June Board meeting opened with an update on the proposed PNM substation and transmission line project. Board members recognized the dedicated volunteers who continue to monitor developments, coordinate community efforts, and represent neighborhood concerns.

Covenants & Community Standards

Work continues on proposed covenant amendments addressing short-term rentals. The Board is assisting homeowners and exploring a model amendment that could be adapted by other units interested in pursuing similar restrictions.

Environment & Safety Committee

The recent Home Hardening Workshop was well attended and received positive feedback from residents.

The Board also received an update on the Wildfire Mitigation and Yard Waste Pilot Program grant application submitted to Bernalillo County. Results from the survey advertised in the June GRIT indicate strong resident interest in both wildfire mitigation and improved yard waste disposal options.

Communications & Publications Committee

The Board approved the updated Communications & Publications Committee Charter that reflects the Committee's responsibility for Association communications, publications, website content, and resident outreach.

Looking Ahead

With active efforts underway involving wildfire mitigation, community communications, governance improvements, covenant updates, and the PNM project, the Association continues to rely on volunteers willing to contribute their time and expertise. Residents interested in serving on a committee or learning more about Board activities are encouraged to get involved and help support the community. Feel free to get in touch! <https://sandiahomeowners.org/contact>

July 4th Reminder

- 🚫 Fireworks are prohibited in Sandia Heights. 🚫
- 🔥 One spark can start a wildfire. 🔥
- ❤️ Thank you for protecting our neighborhood. ❤️

Coming Up in Sandia Heights

🌐 **Ezee Fiber Community Info Mtg** 🌐

Saturday, July 11 • 8:00–10:00 AM

📍 O'Beans Coffee

At this event hosted by Ezee Fiber, meet with their representatives to learn about the planned fiber internet rollout in Sandia Heights.

🔥 **Wildfire Vent Cover Workshop** 🔥

Wednesday, July 15 • 7:30–9:00 PM

📍 Church of the Good Shepherd

The *Environment & Safety Committee* invites you to learn how to fabricate and install ember-resistant vent covers to help protect your home from wildfire. Live demos, guidance on which vents to cover (and which never to cover), a materials list, and plenty of time for questions.

Free, but pre-registration is required:

<https://shha.s.gy/kc4drA>



🌮 **Taco & Margarita Summer Fiesta** 🌮

Saturday, August 1 • 5:00 PM

📍 Homestead Café

Who loves tacos and margaritas? We love tacos and margaritas! Join your neighbors for an evening of free food, discounted drinks for purchase, and good conversation. *Sponsored by the SHHA Community Service & Membership Committee and Homestead Café.*

Please RSVP by July 25:

<https://shha.s.gy/tacos>



🎨 **Sandia Heights Artists Studio Tour**

Saturday & Sunday, Sept 12–13 • 10AM–5PM

Visit artists' studios throughout Sandia Heights.

Tour maps, artist information, and details:

www.sandiaheightsartists.com

Wildfire Workshop Highlights: Home Hardening That Works

Environment & Safety Committee

“Home hardening” for wildfire is making your home highly resistant to catching fire. At the SHHA June 6 Wildfire Preparedness Workshop, we learned that a major way you can keep fire out of your house is to cover the exterior vents.

In a wildfire, embers are blown ahead of the main fire – sometimes a mile ahead aided by some heavy duty winds created by the fire itself. The winds blow the embers into the vents. If the vents have metal mesh covers with small (1/8”) openings, most embers are rebuffed. In fires in communities like ours, such as in Lahina (HI) and Palisades (CA), up to 70% of homes lost in wildfires are done in by these little embers.

Interested in doing it yourself? Join us for a free hands-on vent covering workshop on Wednesday, July 15, 7:30–9:00 PM at the Church of the Good Shepherd. Learn which vents to cover (and which never to cover), see live demonstrations, and receive a materials list. [Pre-registration is required](#): please see details in “*Coming up in Sandia Heights*” to the left.

Homeowner Alert: If you are unable—or choose not—to install vent covers yourself, the State of New Mexico advises that exterior vent modifications should be performed by a licensed contractor. Licensed contractors are responsible for following applicable building codes, carry insurance, and are subject to inspection. We were also advised that handymen are generally not permitted to perform this work, and homeowner’s insurance may not cover improperly completed installations. For example, dryer vents must never be screened because lint buildup creates its own fire hazard.

So, where to find licensed contractors who might undertake vent covering for your home? Good question. “Wildfire preparedness” is not a specific contractor category, so the building inspector at NM State suggested that possible candidates include general contractors, electricians, roofers, or heating and plumbing specialists.

If you have been satisfied with the work of a contractor doing wildfire preparedness like covering vents at your house, share it with your neighbors by completing the contractor review form: <https://shha.s.gy/Ycvo2n>



When Your Guest List Outgrows Your Driveway

Stan Davis, Covenant Support Committee

As in any neighborhood, Sandia Heights residents receive many visitors, sometimes for large events like holidays, birthdays, graduations and other occasions. However, sometimes large events bring enough vehicles to create parking challenges on our winding residential roads. A few simple steps before guests arrive can help keep the event enjoyable for everyone—including your neighbors and first responders.

Safety First

When dozens of cars descend on a residential road, parking and safety concerns for guests and residents become paramount. When planning an event, hosts should ensure that parking is compliant with safety regulations and roads are accessible to first responders. If cars attending an event park on both sides of the road, our residential roads become too narrow for emergency vehicles to navigate quickly and easily, and seconds matter in life-threatening situations. If parking blocks the ability for homes to be accessed in a timely manner, the Bernalillo County Sheriff Office non-emergency line (505-798-7000) can be called to respond, and if they see a violation they can issue a ticket or tow an offending vehicle. In addition to ensuring emergency access with a clear lane of travel, visibility and pedestrian safety should also be considered.

Why Clear Roads Matter

Having numerous cars parked on any given road in Sandia Heights is relatively uncommon. We pride ourselves on roadscapes that blend into the foothills and have covenants that help to protect the beauty of our natural setting. Having to look at and maneuver around cars parked on a road, especially when they are parked on both sides, where only a narrow single-vehicle route is available, quickly becomes a nuisance for neighbors, as well as a potential hazard for pedestrians and wildlife. This is especially true for large events where many parked vehicles are strung out a long distance, making driving through the congested stretch of road slow and risky, with added inconvenience if two vehicles are approaching each other from opposite directions. This problem is compounded when it occurs on any of our hilly and winding roads, which already have driving and pedestrian blind spots.

It's Not Just Parties

There are numerous types of events, or activities, that pose parking-related safety and nuisance issues. Some

events are relatively short-term, such as open houses and estate sales, when a lot of traffic, coming and going, descends onto a single address – these visitors are often unfamiliar with the confusing roads here and may pose driving hazards as well. Some events are periodic ones, such as club or society meetings that are hosted monthly or annually at a resident’s home. New house construction and house renovation projects also pose parking-related issues, compounded by the often large size of the vehicles, and these projects can last months if not longer than a year. Finally, what might be considered the most egregious situation is when a resident is conducting routine commercial business out of his/her home, with numerous clients and colleagues coming to the resident’s home day after day and parking up and down the road. We recently had two such cases in Sandia Heights, where commercial companies were conducting businesses at two different houses, one for weeks, and one for months. There are many at-home businesses in Sandia Heights, but the vast majority do not pose a nuisance to the community. When a business violates the residential character of Sandia Heights due to ongoing excessive daily business-related traffic and parking, that business can be considered a trade, and the “nuisance” clause of the covenants may be invoked if the CSC receives a formal, written complaint. In Sandia Heights, all Units, except for one, have a covenant that says something like “*No trade or offensive activity of any kind shall be carried on upon any residential lot, nor shall anything be done on any lot which shall constitute an annoyance or nuisance to the neighborhood*”. Homeowners need to do all they can to maintain the standards of our community and be considerate and aware of the potential eyesore, nuisance, and disruption to the everyday tranquility of Sandia Heights your neighbors may feel during a large event.

Proactive Planning

The best way to manage problems is to prevent them before they start, and communication is key. As a courtesy to your neighbors when hosting a large event, and so neighbors can prepare, we suggest informing in advance the other residents on your road who must use the road daily for ingress or egress. You can do this via a flyer or other method and should include dates and times as well as a contact number should problems arise. Of critical importance: guests should be asked to park on just one side of road in order to ensure enough access for emergency vehicles: this is just common sense. They should also not park close to intersections to avoid blocking visibility, and avoid parking anywhere that would block driveways, fire hydrants or trash bins (if the event is held during a trash pick-up day). In addition, guests should be reminded not to park on vegetation since much of our vegetation closely borders the road, and to be vigilant for both pedestrians and wildlife. If guests can carpool

that should be recommended, and if possible, the host should have someone monitoring the parking on the road at least periodically during the event. In summary, by preparing for parking challenges and communicating openly in advance with neighbors, you can mitigate safety and liability risks and lessen any friction with neighbors. Everyone’s assistance in keeping roads clear of an excessive number of parked vehicles, to maintain the safety and aesthetics of the natural setting we live in, is appreciated by all.



Caption Contest

Communication & Publication Committee

Put your wit to work for a chance to win a **\$10 gift card to O’Beans**. Submit your best caption by July 20th at <http://sandiaheightsgrit.app/caption>. The winning entry will appear in the next issue of the GRIT. Thanks to Paul Karas for his photo contribution.



Updates on Proposed PNM Substation

Paul Karas and Kindred Murillo, PNM Task Group

On Monday June 29, 2026, the Sandia Heights Homeowners Association voted to approve two actions: 1) hire attorney Michael Cadigan to represent the Sandia Heights Homeowners Association for the appeal filed by PNM in the Second Judicial Court of Bernalillo County's denial of their application for placement of a substation on Paseo del Norte between Eubank and Browning; and 2) the board confirmed the president's appointment of Kindred Murillo as chairman of the PNM Special Task Group (Task Group) for the PNM matter.

Michael Cadigan has been representing fellow appellee, North Albuquerque Acres Resident Coalition (NAARC) since fall 2025 and will hereafter co-represent both of our organizations. His selection by the Task Group came after an extensive search and candidate interview process.

SHHA Board President Robin Otten extends her sincere thanks to Mark Humphrey, who has chaired the Task Group since last fall and led it through successful decisions at the Bernalillo County Commissioners meeting. "We are in an excellent position thanks to Mark Humphrey, the Task Group, and the outreach efforts of the Tenacious Team. Kindred's electric utility experience complements the technical expertise of Keith Julian and Paul Karas, who wrote the successful appeal. This is not over, and we must continue to work together strategically to ensure that the proposed substation and 115 kV lines on Tramway Blvd are placed in the true area of need."

On Monday, June 15, SHHA learned that PNM filed a Notice of Appeal in the New Mexico Second Judicial District Court challenging the final decisions of the Bernalillo County Board of County Commissioners on the Northeast Albuquerque Substation and Transmission Line Project. The named appellees are the Bernalillo County Board of County Commissioners and the three appellants from the BernCo Planning Commission's recommendation for approval of PNM's project: Sandia Heights Homeowners Association, attorney Robert Dale Morrison (a North Albuquerque Acres resident), and the North Albuquerque Acres Residents' Coalition.

Under NMSA 1978, Section 39-3-1.1(C), appeals of final agency decisions are decided "on the record made before the agency." This means Bernalillo County must provide the district court with the full certified administrative record, including all exhibits admitted into evidence, orders, submissions or motions filed, and tapes or other transcripts of the hearings. In practice, New Mexico

agency rules implementing Section 39-3-1.1 give agencies about thirty days from receipt of the notice of appeal to file that record and furnish a copy to the appellant.

After the record is filed, PNM will have a set period, defined by the court's scheduling order, to file its statement of appellate issues and opening brief. That filing will outline: (1) the issues PNM is raising on appeal, (2) a summary of the proceedings before Bernalillo County, (3) PNM's arguments about why the County's final decision should be reversed, and (4) the specific relief PNM is seeking from the court. Bernalillo County, SHHA, and the other appellees will then have an opportunity to respond. This may be a lengthy process because, beyond the initial 30-day window for filing the appeal, New Mexico law leaves the detailed timelines for the record, briefing, and decision to the judge and court rules rather than fixed statutes.

The Task Group is meeting internally and coordinating with the two other appellants, Robert Dale Morrison and the North Albuquerque Acres Residents' Coalition, to develop a strategy for this appeal in district court. The Task Group will also seek to work with Bernalillo County.

Fireworks Ban and More

Environment & Safety Committee

Fire restrictions have been announced at all levels of New Mexico government. The State Forester has determined that current wildfire conditions pose a threat to public safety, life, property, and natural resources across the state. As a result, fireworks, campfires, open burning, smoking, and other open fires are prohibited on non-municipal, non-federal, and non-Tribal lands throughout New Mexico.

**Leave fireworks to the professionals at public displays.
Keep our neighborhood safe!**

The restrictions do allow a few everyday exceptions, including charcoal grills and wood or coal stoves within residential yards. Please use good judgment and remain aware of dry vegetation, wind, and other wildfire conditions whenever using any outdoor heat source.

So fire up the July 4th backyard barbecue but please, just "say no" to fireworks unless you are ready to risk a fire at your home and others, be fined up to \$1,000 and/or spend up to a year in jail. The only thing lighting up Sandia Heights should be the sunset.

New Art for the Summer at the SHHA Office

Claudia Mitchell, President of Sandia Heights Artists

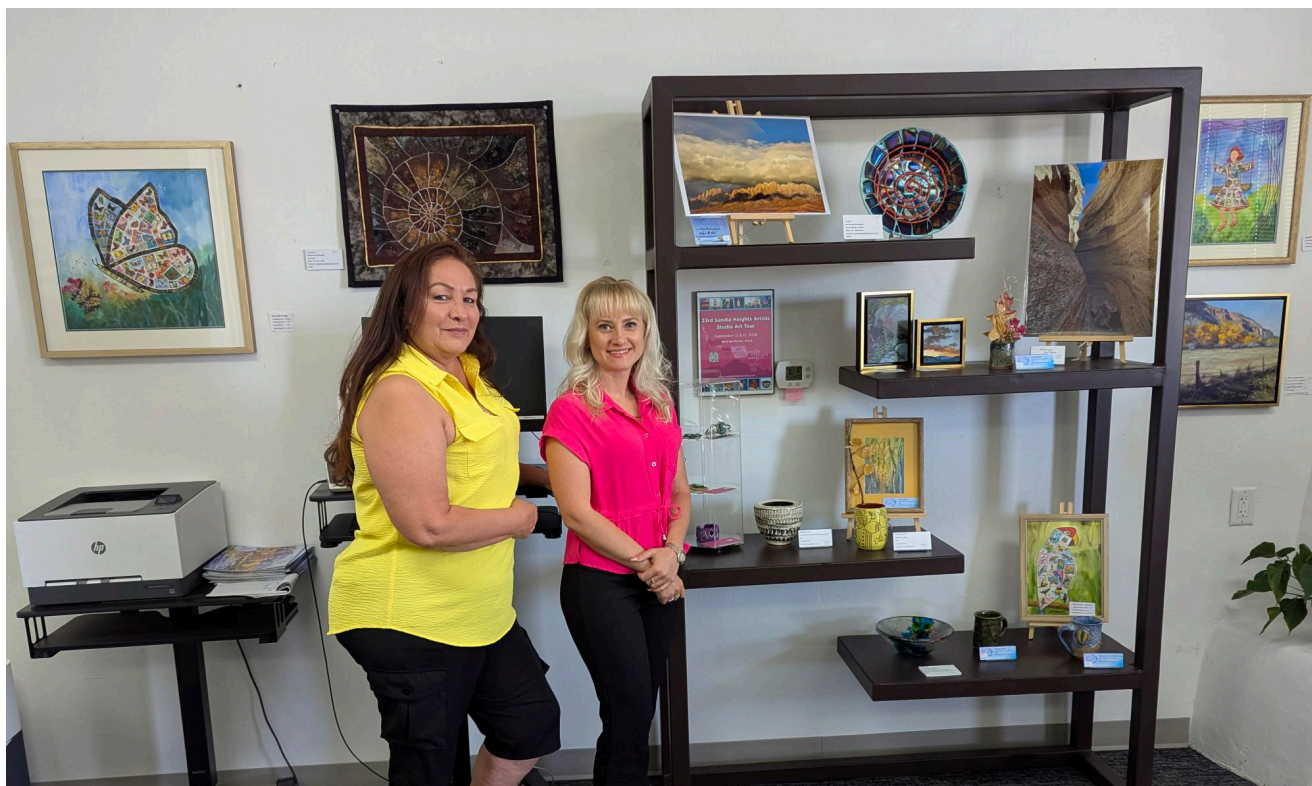
Summer is here with its usual hot days, and we are thinking of ways to keep cool. May I suggest that you visit the Sandia Heights Homeowners Association (SHHA) office to see some very cool art in the new summer Sandia Heights Artists (SHA) exhibit? The exhibit was rotated in mid-June and features new work from eight SHA members: Marianne Bettinger, Lynda Burch, Charlotte Driver, Esta Kirschner, Michele McMillan, Mark McNeil, Claudia Mitchell, and Rebecca Whitecotton. Each artist has several representative pieces of their work on display for your viewing enjoyment and are available for purchase.

The works are amazingly varied. Marianne is showing distinctive fused glass and one of her handsome art quilt wall hangings. Lynda's colorful collages emphasize postage stamps whose themes echo the image created. Charlotte's unusual imaginative ceramic vessels are made with age-old techniques. Mark, a new member of SHA, is showing examples of his inspiring color photography. Claudia's oil paintings feature local scenery. Look for Rebecca's textural ceramic mugs and her objets d'art utilizing natural materials merging art and nature. In the jewelry case you will find Michele's detailed silver and turquoise pieces and Esta's intricate beaded personal ornaments.

The SHHA art exhibit is always an enjoyable collection of intriguing work. It is a small sampling of the variety of artists that reside here in Sandia Heights. It is also a preview of what is in store at the annual SHA Tour held this year on September 12 & 13 right here in the neighborhood. To learn more about the tour and see examples of the work of all the artists in the tour, go to www.sandiaheightsartists.com.

Take a moment to enjoy this rotating exhibit at 12700 San Rafael Ave. NE, Suite 3, on the southeast corner of San Rafael and Tramway Boulevard. When you stop by say hello to our friendly office staff, Anna and Trish.

NOTE: All pieces are for sale directly from the artist. Information for purchase will be on the labels with the art. The office staff cannot make the sale for the artist.

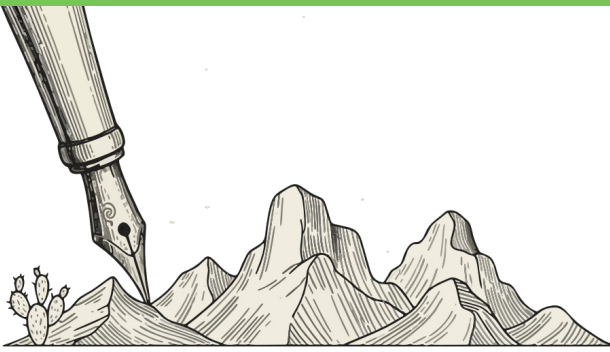


Office Administrators Trish and Anna pose with the latest Sandia Heights Artists installation at the SHHA office.

Community Contributions

Letters, notices, and opinions submitted by residents.

The GRIT is your community newsletter, and we want to hear from you! Submit your content, long or short, at <https://sandiaheightsgrit.app> or email griteditor@sandiahomeowners.org



Understanding Dark Skies in Sandia Heights

Deborah Bryant

What's good about dark skies at night? When it comes to deciding whether to leave lights on or off at night, psychology plays an important role. The environment we create with our lighting directly influences our mental and emotional state. Sandia Heights is a "dark skies" neighborhood, but there are occasionally bright lights left on.

Advantages to turning your lights off have been highlighted by Martha Stewart among others. Apparently leaving the lights on gives homeowners a false sense of safety, "inadvertently drawing attention to potential entry points for intruders," and can make thieves think no one is home. (<https://www.marthastewart.com/reasons-to-turn-off-porch-light-at-night-12005094>)

Benefits to people's health from leaving the lights off include reducing sleep disturbances and hormonal imbalances, among other things, (<https://darksky.org/resources/what-is-light-pollution/effects/human-health/>)

Sometimes turning your lights off is the considerate thing to do. If you leave them on, your neighbor can't see the stars as well, and we are very lucky in Sandia Heights - Sometimes our night sky is stunning. Dark skies are part of what makes us unique.

Local animals and bugs can get disoriented by light pollution which affects their ability to navigate, find food, and reproduce. If lights are on, it actually can attract bugs and even animals to your yard, according to House Digest.

If you do need some light, please consider an alternative. Many experts recommend using motion activated lights, or putting outside lights on a timer. Light switches even come in a programmable model now to make this easier, see the photo to the right. One alternative is "step lights," which produce enough light to ensure safe walking without impacting your neighbors

(human or animal). New Mexico Dark Sky Organization recommends use only as much light as is needed, direct it only to where it is needed, use it only when it is needed, and use a redder light when possible. (www.nmdarksky.org)

If you'd like to learn more, the High Desert neighborhood recently hosted Derek Wallintinsen, Vice President of the New Mexico Mountain Club and former National Park Service Astronomy Ambassador and "Dark Ranger" at El Morro National Monument, for an excellent presentation on protecting dark skies. Keep an eye out for future talks around Albuquerque.



Low-profile step lights provide enough illumination for safe footing while directing light downward where it is needed. Because they reduce glare and minimize light escaping into the night sky, they are a dark-sky-friendly alternative to bright porch or flood lights.

Programmable switches make it easy to reduce unnecessary outdoor lighting. They can automatically turn lights on at sunset and off later in the evening, helping conserve energy, reduce light pollution, and ensure lights aren't accidentally left on all night.



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Cork and Fork Sandia Heights Dinner Group

Debby Shonka

The Cork and Fork is a Dinner Group in the Sandia Heights neighborhood. The Group is coordinated by Kristie Goy, Debby Shonka and Kim Wagner.

We meet the second Saturday of every other month from September to May. We will meet September 12, November 14, January 9, March 13 and May 8 during the 2026-2027 season.

We split the group into multiple homes for dining. Members are expected to host a dinner for 6-8 people once each year.

Everyone contributes food and a bottle of wine towards the dinner. This group is a great way to meet other neighbors while enjoying delicious dinners! If you want more information or are interested in joining, contact Kim Wagner: (215) 287-1792 or kuwagner55@gmail.com.

Kompot (Eastern European Fruit Drink)

The SHHA Office

When fruit trees are heavy with ripe peaches, apples, and plums, and berry bushes are overflowing, it's the perfect time to make kompot. This traditional Ukrainian and Eastern European fruit drink celebrates the flavors of the season with just a few simple ingredients. Light, naturally fruity, and refreshing, it's equally delicious served chilled or warm.

Ingredients:

- 5 cups water
- 2 apples/peaches, sliced
- 1 cup mixed berries
- 2-3 tablespoons sugar

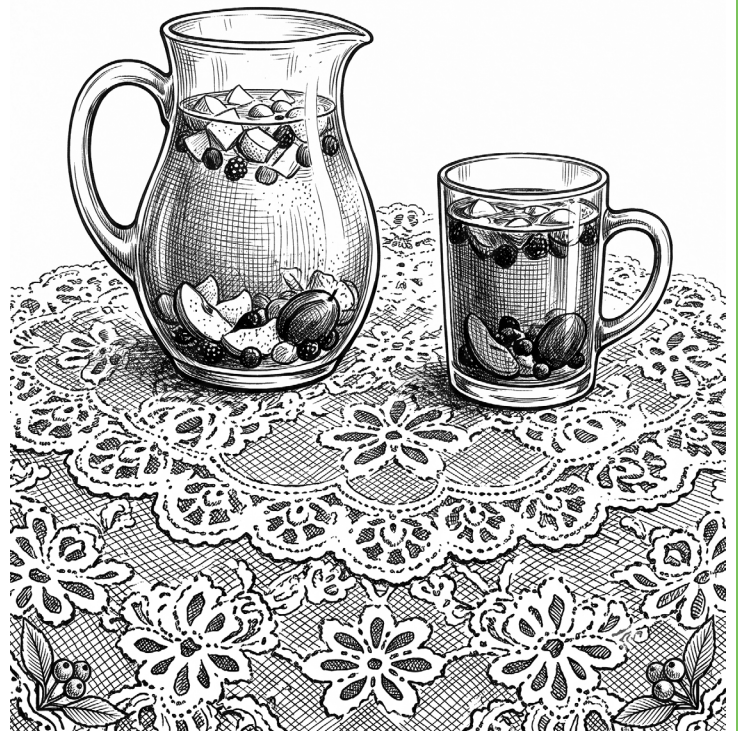
Directions:

1. Bring water to a boil.
2. Add the fruit and simmer for 15-20 minutes.
3. Stir in sugar.
4. Let cool and serve chilled, or enjoy warm.



Classifieds

Professional Mobile Detailing Helping local residents keep their vehicles clean, protected, and showroom-ready with premium interior and exterior detailing services brought directly to your home. **To schedule or request a quote:** Phone: (505) 456-9403 Instagram: @detailingbydae Email: daviendimaggio@gmail.com



April Calls to Sandia Heights Security Patrol

Alarms	4
Customer Assist	4
Customer Inquiry	2
Lost/Found Pet	2
Loud Music/Party	1
Misc Call	2
Motorcycle Nuisance	1
Neighbor Dispute	1
Package Pickup	18

Noise Complaint	1
Parking Problem	1
Salesman Complaint	1
Special Extra Patrol	3
Special Request/Vacation	75
Suspicious Activity	4
Suspicious Person	6
Suspicious Vehicle	9
Attempted Vehicle Burglary	1
Vehicle Burglary	1
APRIL TOTALS	137

Kids Corner

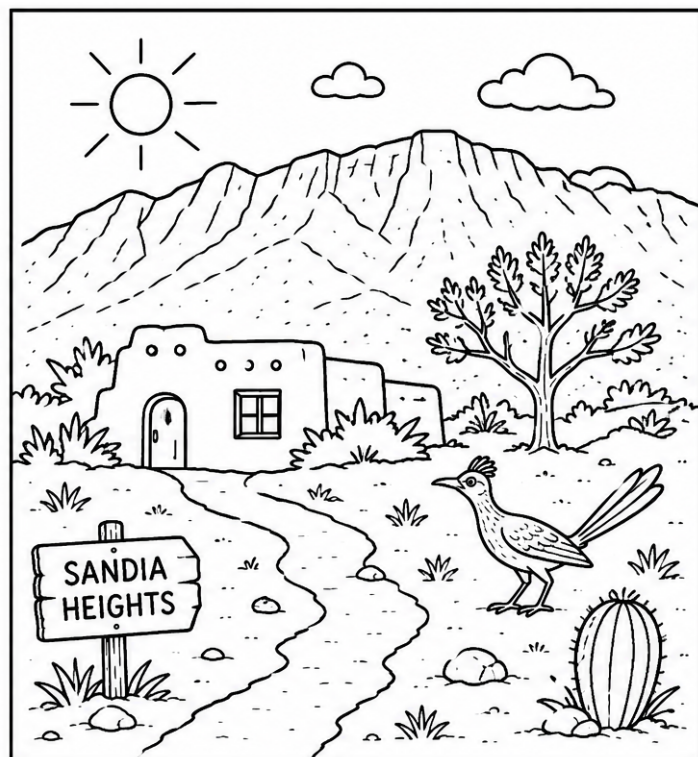
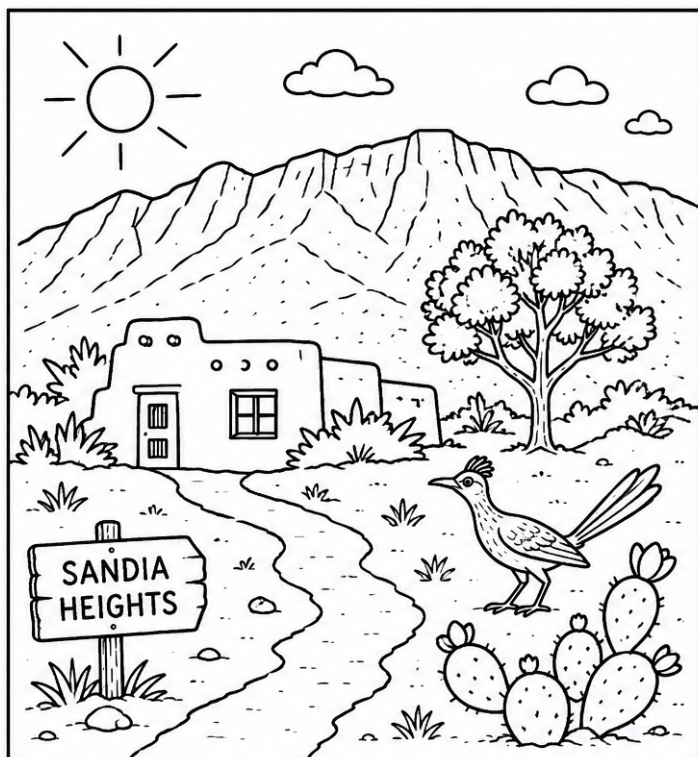
Katherine Galvan

Hello neighbors! I am *The GRIT's* new **Kids Corner Contributor**! My family and I moved to Sandia Heights in 2021, and we've loved being part of this wonderful community ever since. That's us in the photo to the right!

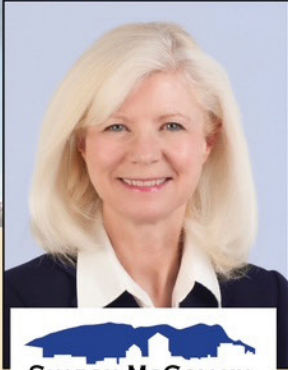
With two young children at home, I'm excited to share games, puzzles, and fun activities for kids through the GRIT, and I hope to connect with more neighborhood families along the way.



Can you spot the 5 differences?



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Sharon's Sandia Heights Market Update Past Year 7/2025 to 7/2026

11 Larger homes For Sale on Larger Lots | Avg Asking price \$1,199,909 Avg Asking price/sf \$284.05

7 Homes Pending | Avg Asking Price \$969,286 Avg Asking price/sf \$255.10

45 Homes Closed past year to date | Avg Sold Price \$1,004,202 Avg Sold price/sf \$290.30

7 Smaller homes on smaller lots | Avg Asking price \$506,129 Avg Asking price/sf \$267.10

1 homes pending | Avg Asking Price \$399,900 Avg Asking price/sf \$280.24

45 Homes Closed past year to date | Avg Sold Price \$474,295 Avg Sold price/sf \$266.80

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

Current Interest rates hovering around 6.6% for 30 year conventional & 6.16%VA



18 Sandia Heights Drive NE



2027 Quail Run Dr NE



908 Tramway Lane NE



1929 Quail Run Drive NE

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WE DID IT!! NO 90 FOOT POWER LINES ALONG TRAMWAY!!

Congratulations to all who participated in persuading our County Commissioners to vote down PNM's attempt at putting up 90 foot power lines all along Tramway. It was truly a team effort, from those of you who volunteered to put the word out, to those of us voicing our opinions in front of the Commissioners. I wasn't convinced that it was going to happen until their votes were tallied in our favor.

It was great to see that if we all band together because we believe in something strongly, the outcome will be in our favor!

Thanks Again Everyone!



8208 Indigo Court NE
2140 SQ FT 3BR 2BA .2 Acres



33 Juniper Hill Rd NE
3711 SQ FT 4 BD 4 BA .62 Acres



2021 Quail Run Dr NE
2338 SQ FT 3BR 2BA .18 Acres



620 Cedar Hill Rd NE • MLS#1103987
3229 SQ FT 4BR 3BA .6 Acres



18 Cedar Hill Road NE • MLS# 1101364
4844 SQ FT 4BR 5BA .76 Acres



1239 Rockrose Road NE • MLS#1089043
LAND LOT



309 Big Horn Ridge Dr NE • MLS# 1102225
5206 SQ FT 4BR 4BA .85 Acres



51 Rock Ridge Dr NE • MLS# 1096846
4181 SQ FT 3BR 4BA .93 Acres



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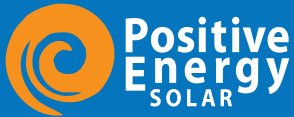


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Architectural Control Committee Logs

Address	Description	Status
978 Antelope Ave	Install mailbox	Approved
577 Black Bear Rd	Replace doors	Approved
941 Bobcat Blvd	Install pavers	Approved
1198 Bobcat Blvd	Re-roof in TPO	Approved
11108 Bobcat Pl	Extend deck	Incomplete
2313 Calle de Rafael	Repaint gate	Approved
7735 Cedar Canyon Rd	Replace wall	Approved
7743 Cedar Canyon Rd	Replace windows	Approved
619 Cedar Hill Rd	Replace windows	Approved
1517 Eagle Ridge Ter	Re-stucco	Approved
16 Juniper Hill Lp	Repair stucco	Approved
105 Juniper Hill Rd	Install spa	Approved
1168 Laurel Lp	Install walls	Approved
1168 Laurel Lp	Install hardscape	Approved
424 Live Oak Ct	Re-stucco	Approved
412 Live Oak Lp	Remove garage	Denied
1121 Marigold Dr	Replace doors	Approved
2037 Quail Run Dr	Re-roof in TPO	Approved
1950 Quail Run Lp	Repair patio	Approved

1063 Red Oaks Lp	Replace septic	Approved
662 Roadrunner Ln	Replace windows	Approved
54 Rock Point Pl	Replace fence	Approved
1115 San Rafael Ave	Install wall	Approved
1115 San Rafael Ave	Install landscaping	Approved
1115 San Rafael Ave	Install fireplace	Approved
12 Sandia Heights Dr	Replace windows	Approved
29 Sandia Heights Dr	Replace deck	Approved
2831 Tramway Cir	Re-roof	Approved
881 Tramway Lane Ct	Replace fence	Approved
793-H Tramway Ln	Replace trim	Approved
795-D Tramway Ln	Re-roof in TPO	Approved
801 Tramway Ln	Replace windows	Approved
2437 Tramway Terrace Ct	Redo gate	Approved
2437 Tramway Terrace Ct	Replace gate	Approved
1866 Tramway Terrace Lp	Repair stucco	Approved
354 White Oaks Dr	Fix cracks	Approved
109 Whitetail Dr	Install fence	Denied



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Total Homes Sold	Avg. Sold Price	Avg. \$/Sq.Ft	Avg. Days on Market
35	\$914,421	\$280	33

***Year to Date as of 6/22/2026

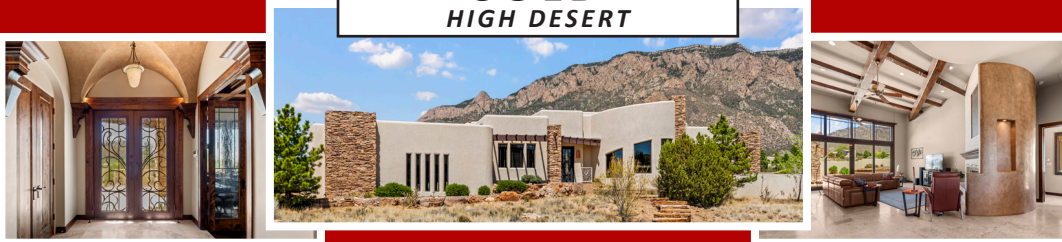
Statistics for Detached Homes Only

Sandia Heights Listings



scan QR code to see what's for sale

SOLD
HIGH DESERT



13301 Russian Sage Ct NE | \$1,715,000

What's Your Home Worth



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FOR SALE



**726-1 Tramway Vista Ct NE
\$550,000**

FOR SALE



**9 La Luz Trl NE
\$375,000**

PENDING



**11109 Country Club NE
\$885,000**



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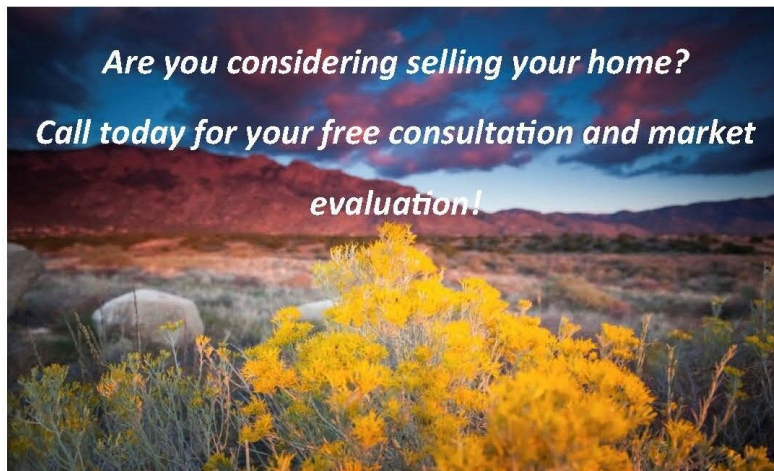
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