



October 2022

Vol. 38 – No. 10

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SHHA’s Board of Directors Still Needs You!

By Dale Arendt, Vice President and Chair, Nominating Committee

SHHA still needs directors before the rapidly approaching end of 2022! Several Directors’ terms expire in February, and we need you to step forward soon. According to our Bylaws, we must have a minimum of 11 in order to transact business. With the upcoming expirations, we would fall below that number without new Board members. We invite you, our SHHA members, to join our Board. Terms are three years, renewable once. Eligibility requirements are:

- You must be a property owner in Sandia Heights.
- You must be a member of SHHA with paid, up-to-date dues.
- You must be both *willing* and *able* to serve and to uphold the Bylaws.

The Board meets at 6:30 PM on the second Wednesday of every month, except February. Depending on current Covid conditions, meetings may be in person at the SHHA office or via the Zoom virtual meeting app. Service on the Board is a great way to meet your fellow homeowners, get involved with projects, and contribute to the management and well-being of our wonderful community.

If you’d like to attend a Board meeting, please contact the Office at least a day in advance. If you wish to join the Board, fill out a Statement of Interest (download under the Board tab on our website or obtain from the Office), and submit it to the Office. You’ll hear from us promptly. Thank you from the Board!

New GRIT Editor

Susan McCasland, GRIT editor

It could be you! Do you like to write, do page layout, edit others’ writings? Then here’s the job for you. I have been editing *The GRIT* for five years and it’s time for someone else’s voice to be heard. If you’re an experienced newsletter editor, you can take the reins soon. If you would like some on-the-job training for several months that, too, can happen. The ideal candidate is a good writer, knows English grammar well, can do page layout in MS Word or another app, meets deadlines. You must be an SHHA member. You don’t need to be on the Board, though it helps. You do need to be on the Communications and Publications Committee, though you do not need to be the chairperson (though that helps, too). It’s a fun job! And you really get to know what’s going on in Sandia Heights and what your neighbors are thinking. If you have an interest in being editor or would like to simply discuss the possibility, let the office know.

Short-Term Rentals, eg. Airbnb

Kathleen McCaughey, Covenant Support Committee

Is there an Airbnb operating in your neighborhood? Is someone in your neighborhood doing a short-term rental of their entire home, or a room(s) in their home?

Across all units in Sandia Heights, the covenants state, “No room or rooms in any residence may be rented or leased to any person, providing, however, that nothing contained herein shall be construed as preventing the renting or leasing of an entire lot together with its improvements as a single unit to a single family.” In short, **no short-term rental of a room, or rooms, is allowed**. This language **allows** short-term rentals of an entire home.

However, some covenants state, “No room or rooms in any residence may be rented or leased to any person, providing, however, that nothing contained herein shall be construed as preventing the renting or leasing of an entire lot, together with its improvements, as a single unit to a single family, **for no less than six (6) months**.” These neighborhood units **do not allow any** short-term rentals.

Short-term rentals can be a nuisance causing extra traffic, noise, and strangers in your neighborhood. Adequate or standard screening does not happen on short-term rentals, and relies mostly on on-line reviews. This could be a problem on who or how many people show up. A recent Sandia Heights property was purchased for the sole purpose of converting it and using it solely as a short-term rental. Although short-term rentals can be profitable for the owner of that property, it most likely will not be profitable for a neighbor trying to sell their home. In general, we can say too many short-term rentals **will** decrease property values in Sandia Heights and change the character and quality of life that we so value.

What can you do? Formal complaints can be made through the Covenants Support Committee regarding issues with short-term rentals. Currently, we are filing court actions on two homes in violation of the covenants. Also, you and your neighbors can add a clause to your unit’s covenants to disallow short-term, Airbnb-type rentals, e.g., forbid rentals of less than 6 months. Changing unit covenants can only be done unit by unit by the residents of the unit. If you need help with this, call the SHHA office.

Household Radon Awareness

Stan Davis, Covenant Support Committee

Bottom line up front: (1) Radon is a potential health problem in Sandia Heights; (2) The level of radon in a house can be observed with radon detectors; (3) Radon levels generally increase with closed doors and windows, and during periods of low atmospheric pressure or rapidly dropping pressure; and (4) In the example shown here, radon levels were on average higher during spring months compared to summer months.

Radon is a potentially harmful, carcinogenic gas that is both colorless and odorless. In Sandia Heights, the source of radon is the radioactive decay of small quantities of uranium present in the Sandia granite bedrock and the gravels and soils derived from it. Radon can rise through microcracks in concrete foundations and enter our houses, mixing with indoor air. Further radon decay produces alpha particles—the main source of health risks to lung tissue.

Active and passive radon mitigation systems can be installed to lower indoor radon to “acceptable” levels. I’ll provide mitigation details in a future article.

According to the EPA, exposure to radon gas can cause lung cancer, even in non-smokers. Generally, the leading causes of lung cancer are smoking, followed by exposure to radon, followed by exposure to secondhand smoke. All these risks are estimated over a person’s *lifetime*; in the case of radon, a lifetime of exposure to radon at a certain level.

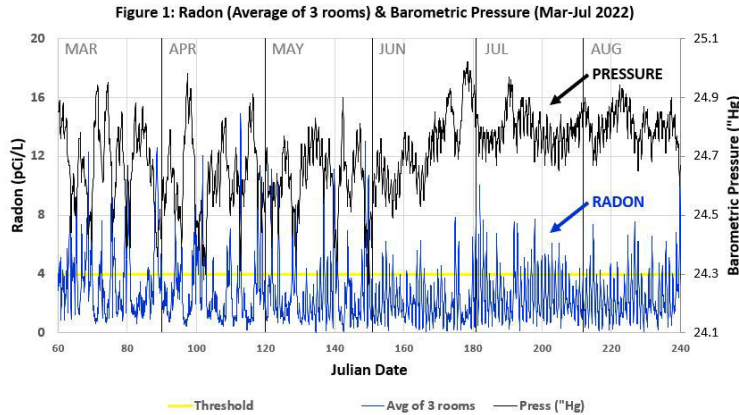
The long-term average of household radon is generally a function of the local geology and of how a house is constructed. In Sandia Heights, proximity to shallow granite bedrock and granite-derived gravels and soils, as well as the arid environment, tend to increase the levels. Many of our houses rest on concrete slabs that have foundations or stem walls around their perimeters and often along junctions where floor levels change. Soil radon gas can rise underneath the slab and then permeate into the house through numerous micro-cracks within the concrete. For houses with crawl spaces, if these are well ventilated the radon risk is reduced. Houses with swamp coolers should have low radon during months when the coolers are used and windows are open.

Numerous organizations quote the EPA’s value of 4 picocuries per liter of air (pCi/L) as the threshold above which a radon level is unsafe. This value is “fuzzy.” It is for an *annual average* for main floor measurements. No amount of radon exposure is considered safe, and the threshold of 4 pCi/L is based not just on medical statistics but also on practical and cost considerations. An individual’s regard for this threshold relates to risk perception and tolerance.

The level of household radon is quite sensitive to barometric pressure. My understanding is that when barometric pressure decreases rapidly, pressure within the soils and gravels of the “compartment” below the house slab and between stem walls decreases less rapidly. Because houses—even “air-tight” ones—are generally not “pressure-tight,” a decrease in indoor pressure tends to keep pace with the decrease in outside pressure as doors are opened and closed as we come and go from the house. This situation establishes a pressure differential, where pressure below the slab remains a little higher for a while than the indoor air pressure. This causes air to flow up through the foundation and into the house, and along with the air comes radon gas. The opposite occurs when barometric pressure increases: indoor pressure tends to keep pace, but changes in sub-slab pressure lag, so indoor air pressure is higher than sub-slab pressure and air flows back into the sub-slab “compartment.”

... continued from page 2

Below is a graph of indoor radon (for my house) and outdoor barometric pressure (for Kirtland AFB) recorded from March–August this year. The radon line is the lower serrated one (blue in *The GRIT* online), and shows the average for three widely separated rooms in the house measured using RadonEye brand RD200-style radon detectors. It is important to note that three conventional active radon mitigation systems had already been installed exterior to the house in, again, widely separated areas, prior to this period. The pressure line is the upper serrated one (black). Note that a horizontal (yellow) line is drawn at the threshold of 4 pCi/L.

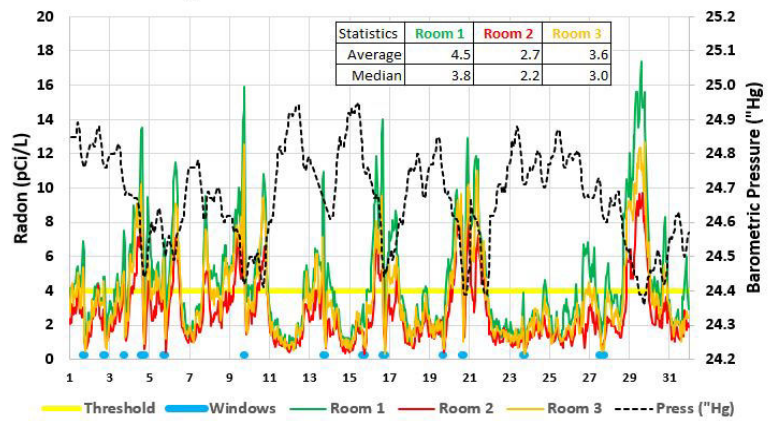


Several observations can be made from this graph, notably how differences in pressure and radon behavior are observed between the spring and summer months. (1) At this scale, pressure and radon variations do not appear to be smooth, but have a serrated pattern, like teeth of a comb. (2) Barometric pressure shows, generally, large and longer-duration pressure swings and spikes as well as lower values in the winter compared to those in the summer. (3) Generally, radon values stay below 4 pCi/L, except for large swings and spikes that appear to coincide with pressure.

The next graph zooms into details for March—one of the less benign months. Here barometric pressure is the dashed black line, while indoor radon measured in three widely separated rooms are different colors (green, red, orange). Also shown in cyan are line segments along the bottom axis that indicate intervals of about 2–4+ hours when screen doors and windows were open.

Some key observations from this graph: (1) The serrated pattern of spikes seen in the above figure turn out to be diurnal variations in both barometric pressure and radon levels; (2) The spike patterns are superimposed on longer-period variations on the order of roughly 2–6 days; (3) There is an anti-correlation between pressure and radon: when pressure is high radon tends to be low and vice-versa; (4) Sudden changes in pressure are associated with sudden changes in radon; (5) When doors

Figure 2: March 2022 Radon & Barometric Pressure



and windows are open, radon levels plummet within about a couple hours, sometimes approaching zero, regardless of how high they were initially; however, when windows and doors are then closed, radon levels rise quickly to prior values, again within a couple hours; and (6) Radon levels in these rooms are correlated in that they track each other; however, systematic, and significant differences can be observed between them: room “1” tends to have the highest levels, followed by room “3” and then “2,” regardless of barometric pressure. This is clearest during low pressure periods.

The rapid rate at which household radon decreased upon opening windows and doors was surprising as there was no gale blowing through the house. And the rapid rate at which radon increased upon closing windows and doors was even more surprising. This bodes well for people who like to have their windows open, though opening windows may not always be practical.

Although my house is one story, these three rooms are in different portions of the house and on slightly different levels; presumably there are stem walls isolating the sub-slab regions. Given time and steady barometric pressure, these radon levels might equilibrate as interior air circulates through the house, but that is never actually observed, perhaps because barometric pressure is changing enough to stay ahead of equilibrium.

I’m surprised by how high above threshold the peak values can go—primarily during low-pressure events, and especially during the sudden onset of low pressure. The month-long radon averages for rooms 1, 2 and 3 are 4.5, 2.7 and 3.6 in March, and 2.7, 2.0 and 2.6 in August, respectively. Median values are lower still. So, despite the spikes, the averages are mostly below threshold, and were lower in summer than spring. Historical data for the house (not shown here) showed that installing radon mitigation systems—in this case, three of them—not only significantly lowered the peak values, but also lowered the 1–3 month average values from well above

AUGUST CALLS TO SANDIA HEIGHTS SECURITY PATROL

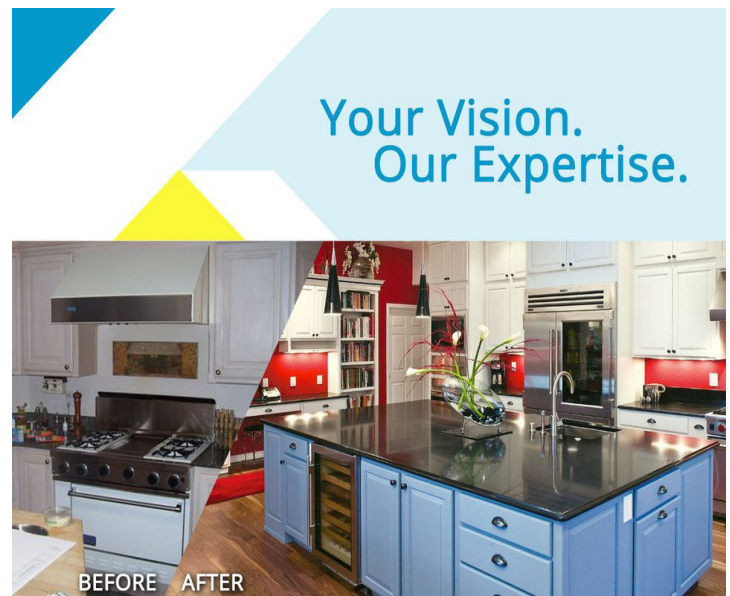
The following statistics are the latest provided by Sandia Heights Security since the last GRIT. **Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership.** Also, Membership in SHHA does not include Sandia Heights Security membership. You can call Security to confirm your membership with them. If you have questions, please call **Sandia Heights Security** at (505) 856-6347, **mobile** (505) 263-4654.

August 2022	# of calls		# of calls
Alarms	15	Salesman Complaint	1
Animal Control Assist	3	Snake Call	3
Attempted Breaking & Entering	1	Special Extra Patrol	1
Customer Assist	3	Special Request/Vacation	100
Customer Inquiry	2	Speeding Vehicle	1
Dump/Spilled Material	1	Suspicious Activity	2
Los/Found Pet	2	Suspicious Person	3
Miscellaneous Call	1	Suspicious Vehicle	6
Newspaper/Package Pickup	10	Utility Assist	2
Noise Complaint/Suspicious Noise	3	Vandalism	1
Parking Problem	1	Total Calls	162

Useful Numbers: Emergency Police/Fire/Rescue: 9-1-1 (Be sure to let the operator know you are in Sandia Heights – an unincorporated area of Bernalillo County) **Bernalillo County Sheriff Non-Emergency:** (505) 798-7000 **Bernalillo County Fire Department Non-Emergency:** (505) 468-1310 **SHS Water/Sewer Emergencies (M-F 7AM – 4PM):** (505) 856-6345 **SHS Water/Sewer Emergencies After Hours:** (505) 888-5336 **NM Gas Co. Emergencies:** (505) 697-3335 **PNM Outage & Emergencies:** 1-888-342-5766

Announcements & Notices:

- **Office hours:** Monday – Friday 9 AM – 4 PM.
- **Board Meeting:** scheduled for October 12, 2022, at 6:30 PM via Zoom.
- **Office Closures for Holiday(s):** Monday, October 10, 2022, in observance of Indigenous Peoples Day.
- **Notary services (Tues–Thurs, by appointment), copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder** are free to members. **Also, voter registration in office.**
- **Committee meeting dates** are posted on our website calendar: www.sandiahomeowners.org.
- **Classified ads** can be found on the website on the top bar menu under Notices and Information/Classifieds.
- **Safety vests for sale** in the SHHA Office. \$2.50 per vest for members, cash or check only.
- **Tram passes for sale** in the SHHA Office. \$7.50 per ticket for members on a **first-come, first-served basis**. Cash or check only. Tickets purchased must be for one date at a time per residence. To view the Tram Pass Procedures for SHHA Members go to <http://sandiahomeowners.org/notices-and-information/notices-and-information/96-tram-passes>.



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Sharon continues to Promote and Support Top Values in Sandia Heights

Sandia Heights Home Sales Continue with good values for sellers. Interest rates are very affordable. Buyers are looking for great Sandia Heights homes with views Homes in all sizes are selling in Sandia Heights If you would like an update on Sandia Heights home sales give Sharon a call/text 269 6217 or email Sharon at Sharon@sharonandjudson.com or smminabq@aol.com.

She will be happy to give you and update.

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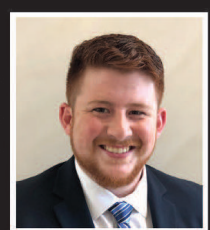
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... continued from page 3

this threshold to below it. When radon is measured as part of home inspections for real estate transactions, tests are usually only short-term on the order of 2–3 days. My understanding is that attempts might be made to try to conduct these tests so as to avoid periods of low pressure, or at least the onset of low pressure. Some websites recommend this approach in order to obtain “fair” readings. Regardless, short-term tests may not be truly representative of the average radon level in your home because low-pressure events concurrent with short-term testing could introduce a bias toward higher average radon readings. Note that the behaviors shown here may not be typical ones, or representative of behavior in your house. If you are unsure how your household radon behaves, detectors are relatively accessible and easy to use to start assessing your situation. Once you have data, you may be better informed as to whether you should pursue mitigation.

Selected online references/resources:

City of Albuquerque Air Quality:

<https://www.cabq.gov/airquality/air-quality-monitoring/trends/radon/what-is-radon>

Bernalillo County, Radon Levels of New Mexico:

<https://county-radon.info/NM/Bernalillo.html>

United States Environmental Protection Agency, Radon: <https://www.epa.gov/radon>

U.S. Geological Survey, The Geology of Radon:

<https://pubs.usgs.gov/gip/7000018/report.pdf>

Kansas State University, National Radon Program Services: <https://sosradon.org/Radon%20Basics>

Radon Diva Facebook page:

<https://www.facebook.com/RadonDiva>

The Shadow Knows

It may have been useful for the crime-fighting hero known as The Shadow to lurk in the dark, but wearing all dark clothes and walking at night on our dark streets is an invitation to disaster. The days are getting shorter now and unless you are tracking an archvillain, it is much wiser to wear light colors and carry a flashlight. Even better, for the grand sum of \$2.50, you can get a reflective vest at the SHHA office. Perhaps Lamont Cranston wears one under his cape.



Architectural Observations 3: On Color

By Eric Haskins, architect & resident

Well, I'm gonna paint my picture,

Paint myself in blue, red, black and gray.

All of the beautiful colors are very, very meaningful.

Yeah, well, you know gray is my favorite color.

I felt so symbolic yesterday.

If I knew Picasso, I would buy myself a gray guitar and play.

Counting Crows, "Mr. Jones"

Gray has been having an extended moment. You've probably noticed. From Tramway to the West Side, apartment complexes, houses, strip malls (including the one that houses our SHHA), the Panda Express, and even a lot of cars have recently received gray paint jobs. Far beyond the borders of our city, gray has crept across the built landscapes of the planet. It's been the global "it" color for a decade, at least.

Those who write about these things believe that gray appeals to our desire for solidity in turbulent, trying times. Surrounding ourselves with the color of rock and concrete implies that we are serious minded people, resolute in the face of rapid, destabilizing change.

Those same people have also recently predicted that perhaps, just perhaps, gray has run its course. Those cool neutrals have become oppressive, and we're jonesing to shrug off our pandemic depression and begin a return to warmer shades. For us here in the West, perhaps we've just seen too many burned forests to find comfort in the color of ash. As for me living here in Albuquerque, I'll be happy to wave goodbye to cool gray. It doesn't look good in our warm-toned, high-desert light. Let them keep it in Halifax or Cleveland, places that are naturally cold and gray.

Color trends come and go, and leave traces of themselves on our environment. Perhaps you remember the 70s here, with "Navajo White" (ivory) stucco, dark-brown wood, orange shag carpet, and green refrigerators. The 80s gave us bright white, pink, and blue buildings. The 90s moved us to shades of ochre and olive. The early 2000s gave us a variety of calm earth tones, before the 2010s took us into the gray/greige zone. Judging by what you see around town, we're still in the grip of gray, with white at one end of the desaturated, non-o-chrome spectrum and black at the other.

Although I admit I'm not immune to color trends, I find the idea of keeping up with them to be irritating, exhausting, and potentially expensive. If I can choose and use colors that are timeless, not trendy, I spend less time repainting or living in the dated house of the future.

For this reason, among many others, I'm glad to live in Sandia Heights. Most buildings in Sandia Heights are brown,

Continued on page 11 ...

ACC Activity Log

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

48 Rock Ridge Drive – Remodel Existing Swimming Pool
51 Rock Ridge Drive – Re-stucco
146 Whitetail Drive – Landscaping
155 Juniper Hill Road – Replacing 1 Pinon Tree and 1 Olive Tree with 2 Pinon Trees
161 Juniper Hill Road – Reroof
330 Paintbrush Drive – Roof Mounted Photovoltaic Panels Installation
358 Big Horn Ridge Drive – Re-stucco
378 Juniper Hill Road – Roof Mounted Photovoltaic Panels Installation
404 Live Oak Loop – Roof Mounted Photovoltaic Panels Installation
438 Live Oak Loop – Wooden Pergola Installation
438 Live Oak Loop – Gazebo/Pavilion Installation
508 Black Bear Road – Roof Mounted Photovoltaic Panels Installation
619 Cedar Hill Road – Landscaping
621 Cedar Hill Road - Reroof
726-6 Tramway Vista Drive – Roof Mounted Photovoltaic Panels Installation
1019 Tramway Lane – Pony Wall Installation for the Roof Mounted Photovoltaic Panels
1027 Tramway Lane – Deck Shade Structure Installation
1141 Marigold Drive – Replace Wooden Fence
1501 Eagle Ridge Road – Replace Front Door and Refinish/Reseal Decking
1547 Eagle Ridge Road – Roof Repair
1841 Tramway Terrace Loop – Replace Railroad Ties Retaining Wall
1866 Tramway Terrace Loop – Roof and Stucco Repairs
1924 Quail Run Drive – Replace Siding with Stone Veneer Siding
2036 Quail Run Drive – Roof Mounted Photovoltaic Panels Installation
2440 Tramway Terrace Court – Landscaping

2755 cliffrose Drive – Repaint Stucco on House and Walls and Replace Fencing
2878 Brushwood Street – Install New Front Entry Gate and Replace Side Yard Gate
2883 Tramway Place – Block Walls Installation
7712 Cedar Canyon Place – Repair and Re-stucco Exterior House and Walls
8209 Indigo Court – Reroof

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

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



SHHA Member Benefits:

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

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Remax Select – Pete Veres
Signature Southwest Properties – Sherry Fowler
Tutor Doctor
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A BRIEF HISTORY OF THE ELENA GALLEGOS LAND GRANT - PART 2 OF 2

(Continued from last issue... Submitted by a Sandia Heights Resident)

As decades passed, unpaid debts accumulated to Elena Gallegos' descendants, and during the 1920's the land was lost when they couldn't afford payment of property taxes. By offering to pay overdue back-taxes to the state and county, most of the 35,000-acre land grant came into the hands of a New Mexico real estate and development company, the Mutual Land Investment Agency, which sold off most of the land to private investors, speculators, and ranchers during the 1920's and 1930's.

In 1937, Albert G. Simms purchased for \$39,720 the 18,495 acres comprising the eastern half of the original land grant for a cattle and sheep operation. Albert Simms, in addition to being a wealthy New Mexico banker, investor, rancher, and former Congressman, was dedicated to improving the quality of education available to young men in the Southwest. Having no heirs, in 1960 Simms donated his 18,000+ acre share of the Elena Gallegos Land Grant to the Albuquerque Academy for Boys, an independent secondary school founded in 1955--and to which he was an early, generous benefactor.

By the late 1960s, Ben Abruzzo and Robert Nordhaus had purchased approximately 1600 acres of the remaining private land to create Sandia Heights, a rural residential development at the base of their Sandia Tramway and Ski Area. Although today Sandia Heights has more than 2200 households, it retains much of its naturalistic character through adoption of strict development covenants.

In 1977, the City of Albuquerque purchased 7,640 acres of the Elena Gallegos Grant from Albuquerque Academy (which had changed its name after admitting girls and becoming a coeducational institution in 1976). The City then entered into a land exchange with the U.S. Forest Service (USFS), which manages much of the original eastern portion of the land grant as part of the 37,877-acre Sandia Wilderness designation by Congressional action in 1978. In 1981-82, portions of USFS lands in the Cibola National Forest were exchanged for surplus Federal lands in the Sandia foothills and given to City of Albuquerque, which established a special Open Space Division to manage the new semi wilderness park, as well as to create an open-space buffer from encroaching urban development on the city's eastern margins along the base of the Sandia Mountains. Albuquerque Academy retained ownership of 284 acres within the wilderness boundaries as an "educational easement," which has been designated as the Bear Canyon Outdoor Campus and is currently used as a field site for its science and experiential education programs.

The 640-acre Elena Gallegos Picnic Area (which is included within the City of Albuquerque's Albert G. Simms Park) was created in 1984. Surplus parcels of nearby land were sold by the City and proceeds kept in a permanent fund; the City's Open Space Division operates, in part, off interest earned by this fund. In the late 1990s, Albuquerque Academy developed approximately 1000 acres of their remaining land grant holding as high-end residential properties, which are now known as High Desert.

Today, Elena Gallegos' former lands offer the same view of rugged mountains, forested slopes, and pinon-juniper foothills that Diego Montoya held 325 years ago. The high-desert plant community of grama grass, pinon pine, one-seed juniper, cane cholla, and prickly-pear cactus hosts surprisingly large wildlife populations of mule deer, bobcat, coyote, bear, quail, rabbits, hawks, and blue-jays-which are little-changed from Elena Gallegos' time. The area also provides easy access to the wilderness of the Sandia Mountains, located only a few miles from a metropolitan population of three-quarter million residents. The combined 45,000 acres of Wilderness and Open Space are currently the largest such contiguous land-use holdings located in immediate proximity to a major city in the United States.

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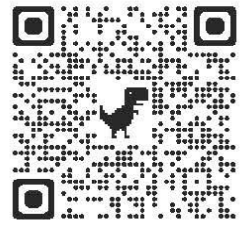
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\$425,000

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Eagle Ridge CT
\$750,000

JUST LISTED

SOLD
High Desert
listed at \$450,000

Sandia Heights Year to Date Market Trends	Sandia Heights MARKET TRENDS <small>Year to date 1/1/22 to 9/12/22</small> <small>listed single family homes</small>			
	<u>Closed Sales</u>	<u>Average Sale Price</u>	<u>Total New Listings</u>	<u>Avg Price per sq.ft.</u>
	61 -36% from 2021	\$692,568 + 12% from 2021	85 -22% from 2021	\$263.97

Will Sandia Heights values continue to appreciate?

Appreciation Slowing, Not Depreciating

Home values in Sandia Heights are still trending upward but at a slower pace of appreciation. As interest rates have had some impact on home sales it is ultimately lack of inventory that is still the main driver for increasing home values. It is difficult to predict where the market will trend in 2023 but most economists still agree that 2022 is still favorable for homes sellers.

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Sandia Heights Resident

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- Mark Zandi, Chief Economist - Moody's Analytics

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more or less. Brown is the timeless color of New Mexico's architecture. The reason is simple: early buildings were made from adobe and plastered on the outside with mud. They rose seamlessly up from the ground, and they looked just like the ground, because building and ground were the same substance.

When we New Mexicans eventually began plastering our buildings with cement stucco, it was natural that we would color them brown, to harmonize with the earth and with hundreds of years of architectural tradition. Throughout the years and trends, brown is the through-line. Brown looks right in our clear, warm light. When a client asks me what color their building should be, I usually pick some shade of brown, because it fits in with the landscape and looks lovely.

Now, if we can agree that brown is beautiful, which brown should it be? Within the brown range, there are so many options! The answer, of course, is that it depends upon the effect you want your house to communicate. Do you want it to stand out, fit in, or somewhere in between?

If you want your house to stand out against the hillside, pick a lighter color. I'm personally not a follower of this approach, because light colors can be too bright, appearing stark and blinding during our sunny days. I recognize that many folks prefer light colors, though, and if that's the way you want to go, then I'd recommend you pull your color palette from the colors of dried native grasses that dominate the area. A "straw" color will harmonize with the environment without looking foreign like pure white would.

If you want your house to fit in, rather than stand out, there's a couple of ways you can go. My favorite approach is to match the color of the soil right under the house. You can dig up some of the native dirt (not garden dirt that's been amended and enhanced), make a mud pie, and let it dry in the sun for a couple days. Once it's dry, that's the color to use. Your house will look like it's part of the ground, perfectly suited for its location.

Here in Sandia Heights, we also have big, beautiful boulders. If the color of dried dirt looks too much like dirt for you, you can try to match the color of the boulders. It's a bit harder to do, because boulders contain many colors, but if you squint and blur your eyes, the general effect is a kind of a warm taupe, grayer than the dirt but less gray than concrete. This is a very satisfying color, and several houses around here have gone this route, to great effect.

I wouldn't recommend some of the darker, orangey browns for this neighborhood. Although dark brown can be perfect for a house in the North Valley, where the soil is rich and dark, it doesn't work as well here, where the soil is paler decomposed granite.

So, there you have it, a loose philosophy of house coloration. What about the trim? In general, trim should contrast with the base color, but stay in the same family. If your house is medium brown, then your trim will look good as dark brown or bronze. White trim has a classic look, and depending on your house's architecture, can either look fantastic or too bright. If you have a Territorial-style house, white will be perfect. If you have a Pueblo Revival house, white will look wrong, and you should stick with dark brown. With few exceptions (usually made for modernist architecture), trying to match your trim to your walls is not generally a satisfying approach. It makes the house look undefined and mealy-mouthed.

Finally, a few words about bright colors on the exterior: please show restraint. We live in a very visually sensitive area, dominated by mountains and nature, and if you stucco your house orange, it's just not going to look graceful. Please keep the bright colors inside, on the paintings in your great art collection, on the clothes you wear, or on the cars parked discreetly in your garage.

As always, thanks for your thoughtful attention. Next time we'll talk about gravel.

[Ed. **Any change** to the exterior of your house or property needs to first be approved by the Architectural Control Committee. They are unlikely to approve white or bright colors unless it is for a very small accent.]

Roadrunner ... Curling?

Elizabeth Edgren

Community Service & Membership Chair

The Roadrunner Curling Club (a volunteer, nonprofit organization offering lessons and recreational leagues for all ages and skill levels) is a local club that makes its home right in our midst, at Outpost Ice Arena. At their Open House on Sept 4th, they welcomed the public to learn more about the sport by getting right out onto the ice. The main idea of the game is simple: earn the most points by sliding polished granite rocks, or stones, closest to the center of the target area. But accomplishing that requires strategy, strength, coordination, and alertness.

Club members enthusiastically—and patiently!—taught visitors to the Open House how to throw a stone and how to sweep in front of a stone, terminology, scoring, and safety. I watched for some time from the sidelines as men, women, and teens made their first-ever attempts before I worked up the nerve to give it a go myself. A different kind of movement than I'm used to, putting all my weight on non-dominant leg and arm; bending, stretching, and coordinating my not-so-limber limbs... Not a paragon of flexibility or fitness, I found it tricky; but many others seemed to get the knack quite readily. Club members James and Xander kindly worked with me until I had a handful of “successful” throws.

The Roadrunner Club uses Outpost Ice Arena's two curling tunnels, located at either end of the arena, connecting the two large ice rinks, and offers four different leagues with new sessions starting several times throughout the year*. Each league does cost, and a paying membership is required for involvement outside of Learn-to-Curl classes and the Instructional League.

Thursday evenings feature the five-week Instructional League: 30 minutes of off-ice discussion and 90 minutes of on-ice coaching and gameplay. No experience or equipment is required, but it takes a minimum of six people to make a class.

On Tuesday evenings the No-Standings League meets: curlers stay on the same team for six weeks and each team has opportunity to play each other team. This is a “relaxed, non-competitive” league. No experience needed beyond a learn-to-curl class.

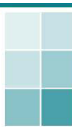
Saturday mornings belong to the Brunch Club League, a four-week option where enrolled individuals draw for team positions each week, play for fun and friendship, then go out for brunch afterwards.

The Round Robin League plays on Sundays for 8–12 weeks. Teams stay constant for the duration, play eight games against each other, and may have playoffs and a championship game if time allows.

As much of a klutz as I was on the ice, I still felt warmly welcomed and encouraged by every Club



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... continued from page 12

member I met. Read more about the club in this May 2021 ABQ Journal article [The Roadrunner Curling Club is bringing icy fun for the whole family - Albuquerque Journal \(abqjournal.com\)](#) And if you would like to sign up, go to [Roadrunner Curling Club - Upcoming events](#).

Fun facts: An early 16th-century date-inscribed curling stone was discovered in Scotland, and paintings by a 16th-century Dutch/Flemish artist shows Flemish peasants curling. The earliest written reference to curling is from the Scottish poet Henry Adamson in 1620. It is often called the “roaring” game due to the sound made by the stone sliding on the “pebbly” textured ice (made by spraying droplets of water on the ice) from wikipedia.org.

*Next start dates are Oct 8th for Brunch Club, October 18th for the No-Standings League, and October 27th for the Instructional League.

Thank You, Neighbor

Has one of your neighbors done something out of the ordinary that you would like to acknowledge? Thank them in *The GRIT* so the whole community knows what a great deed they did. Send submissions to TheGritSHHA@gmail.com and we'll publish them as space allows. We need your name and please ask your neighbor if it is okay to mention their name, otherwise they'll need to remain anonymous.

To start off this occasional series we want to thank Vance Behr for being a good neighbor. There is a vacant lot—not his—near the top of San Rafael that was overgrown with tumbleweeds and a source of a tumbleweed explosion in the neighborhood. Last month, Vance pulled a pickup bed piled full of tumbleweeds from that lot and took them to the dump. From all of us, thank you Vance!

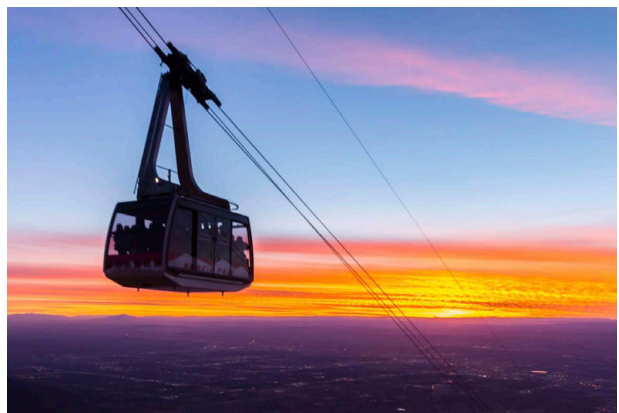


2023 SHHA Residents' Guide & Directory Deadline

Please check your alphabetical and numerical listings in the 2022 *Residents' Guide and Directory*. Let the SHHA office know if you want any changes. If you do not wish your name and/or phone number in the *Directory* you will be listed as “Resident” and no phone number given. All changes must be received on or before **Friday, October 28, 2022**, in order to be included in the 2023 *Residents' Guide and Directory*.

Monthly Fun Fact

This month's fun fact is right in our backyard. The Sandia Peak Tramway, aka The Tram, running from our neighborhood at the base of the Sandia Mountains to North Sandia Peak, is the longest aerial tramway in North America, spanning 2.7 miles and taking about 15 minutes to travel the distance. The top of the tram is at an elevation of 10,378 feet—hence the name of the new restaurant up there: Ten3. From Sandia Peak, there is a panoramic view of over 11,000 square miles!



Community Events Bulletin Board

This group is not sponsored by SHHA. Information is provided to keep residents informed.

Sandia Heights “Cork & Fork” Dining Activity: We are happy to announce that Cork & Fork has resumed our bimonthly dinners. We gather in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. The host decides the menu theme and prepares a main dish, with attendees contributing to some part of the meal—along with a wine to go with their dish. The emphasis is on food and fun rather than formal elegance. Though most of the dinners are smaller, there are 2 whole-group dinners during the year. All adult Sandia Heights residents are welcome. To inquire or join any time of year, call Rene Kessel at (505) 504-3886 or email at rene.kessel@cblegacy.com.

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



Photo contest. It’s time to submit photos for the annual photo contest. The winning photo will be on the cover of the 2023 *Sandia Heights Resident Guide and Directory* and the photographer will be acknowledged. Subject matter should reflect something about living in Sandia Heights. To see some past submissions, please see p. 14 of the September *GRIT*. Submission deadline is November 4.

Submission criteria are as follows:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2022 and earlier *Directories*, also p. 14).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color and may be submitted digitally to shha@sandiahomeowners.org or as a hardcopy print to the office. All hardcopy entries may be picked up at the office once the *Directory* is published.

The resident must submit a statement that the photograph is an original taken by the homeowner, that they are not a professional photographer (in business as a photographer), and that they grant permission to SHHA to use their photo(s) in the *Directory* or on the SHHA website and *GRIT* newsletter.





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



The SHHA Office will be closed on
Monday, October 10, 2022, in observance of
Indigenous Peoples Day.