

Tierra Grande Tales 'n' Trails

March 2007



**Tierra
Grande
Improvement
Association**

P.O. Box 1388 • Belen New Mexico 87002 • 505 864-2345

Belen Annexes 6,000 Acres for New Subdivision

The Belen City Council voted unanimously in December to approve the annexation and permanent zoning designation of approximately 6,000 acres into the city.

The new development, named Rancho Cielo, is slated to be a community consisting of a mix of housing ranging from low to high density as well as industrial and commercial property, according to the property's developers.

The annexed area is off the northern most exit (mile marker 195) of Interstate 25 for Belen so that it is north and west of the previous city limits.

The developers told the city council that Rancho Cielo will be "multi-generational" allowing people to live, work and play in the area.

Twenty communities with schools and parks within walking distance are planned for the development in each of the communities.

Designs of the development account for and contain excess water run-off from rain or flooding not only in Rancho Cielo but also from water

coming off the west mesa. The Belen area experienced flooding problems in summer, 2006, when an extraordinary amount of rain fell in a short period of time.

The first phase of the project, according to Paul Wood of New Mexico Development Partners, the folks working on the project, will be at the south end and will include 1,000 homes, a proposed 84-acre sports complex and an industrial park.

Board Member To Be Elected

If you would like to serve on the TGIA Board, please send your resume, with a cover letter, to TGIA Board, P.O. Box 1388 Belen NM 87002.

If you want to nominate someone else, please be sure they are willing to serve and then send a cover letter and resume for that person.

These must be received as soon as possible since the election of board members is held at the annual meeting in July.



Rail Runner Begins Trips from Valencia County

The New Mexico Rail Runner began carrying passengers north from Los Lunas in December, 2006. The Sunday before the train began running a ribbon cutting ceremony was held at the Los Lunas station with guests including Los Lunas Mayor Louis Huning, New Mexico Lt. Gov. Diane Denish and other dignitaries. The train began carrying passengers from Belen's new station in early February, 2007. People are enjoying riding rather than driving from Belen to Albuquerque.

Neighborhood Watch Meeting Set April 14

A Neighborhood Watch meeting will be held Saturday, April 14, beginning at 11 a.m. at the Tierra Grande Fire Station on Highway 47.

The event will include a potluck so bring a salad, vegetable or desert.

Speakers are expected to be Jorge Trujillo and Faye Mitchell from the Valencia County Sheriff's office.

If you have questions you can call Roger Martin at 861-0977.

Board Member's Firm Receives Award

NM Travertine received the Belen Chamber of Commerce's Amigo award at the Chamber annual 2007 installation dinner. TGIA board member Tim Lardner is an integral part of the company. Watch for story in June, 2007.

TGIA Online

www.tierragrande.org
Lots of information

FREQUENTLY ASKED QUESTIONS
MAPS PHOTO GALLERY CLIMATE
FLORA AND FAUNA RECREATION

HOW TO CONTACT COUNTY OFFICIALS

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866-2009 (courthouse)
District 2 Vice Chairman
Georgia Otero-Kirkham (R)
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Los Lunas NM 87031
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866-2007 (courthouse)
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Belen NM 87002
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(includes Tierra Grande)
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864-1220 (h)
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District 5
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Valencia 865-9643

SOCORRO COUNTY ASSESSOR

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New Mexico Has Open Range Law

The State of New Mexico has an open range law. This means that if your property is located in an open range and you do not want cattle, sheep or other livestock on your property, it is your responsibility to fence them out. It is not the responsibility of the rancher to keep his/her livestock off your property.

Property owners should fence in their property so that damage from ANY livestock is avoided.

Owners should consider this: the cattle keep down the summer range-fire hazard which far outweighs the alternative.

Property Changes Must Be Recorded

TGIA cannot process names changes on property until those changes have been recorded with the appropriate (Valencia or Socorro) County Clerk's office.

Once the change has been recorded then send a copy of the recorded change to TGIA and the change will be made.

New Administrator Looks Forward to Working with TGIA Community

Sue and John Moran retired to New Mexico in 2004 to enjoy life.

Sue had researched a number of places for that retirement. Her criteria for a location included proximity to airports and hospitals, low cost of living and good weather.

Central New Mexico turned to be a logical place so they left the winter cold and summer humidity of Buffalo, NY, and settled in Las Maravillas, a subdivision north of Rio Communities.

Sue said she and her husband found a house that was perfect for them which didn't need any work done on it before they moved in.

Sue has an associate's degree in business and office management from State University of New York and a Senior Professional Certification in Human Resources from the Society of Human Resource Management.

She retired as Director of Human Resources and Operations at a non-profit mental health

agency in Buffalo.

The best part of her job was operations, she said, because she could set policy and design forms.

When Sue and John decided to leave Buffalo, Sue admits she had a difficult time. Her family had lived in the area since the 1740s. But she's now glad they made the break.

Sue says she hasn't met anyone who wasn't nice in New Mexico. "Most people have been very friendly," she points out.

Beautiful sunsets and gorgeous starry nights are among the other things John and Sue enjoy in New Mexico.

The couple have three children all of whom are now connected to New Mexico.

Sue says she looks forward to working with the TGIA board. She added that she's enjoying what she's done so far at TGIA and she wants to do more for the TGIA community.

Important Information on TGIA Roads

The Fall and Winter of 2006 has seen a record amount of rain and snow fall in New Mexico. These weather factors have created problems throughout the State, especially on dirt roads. The Board of Directors of TGIA appreciates our homeowners who helped neighbors, and who understood that there was little that could be done to address the road conditions during this problematic time.

ALL Roads in Tierra Grande are dirt roads and most were engineered by the original developer, Horizon Corporation, over 30 years ago.

If you own in Valencia County - TGIA would encourage owners to download the Valencia County Mobility Plan dated May 2006 from the County web site (www.co.valencia.nm.us). The report repeatedly notes that there is not enough money to meet the needs of maintaining roads in Valencia County.

The Road Department is responsible for maintaining 58 of the main arterial roads in Tierra Grande. The County has informed TGIA that the Road Department will no longer maintain ANY road in Valencia County on which there is no home.

If you own in Socorro County - The Socorro County Road Department does NOT maintain ANY roads in the Tierra Grande units in Socorro County.

In accordance with the TGIA Bylaws it is the Mission of the Board of Directors to:

- Monitor compliance with and enforce the protective covenants
- Oversee the administration of staff and budget
- Adopt and publish rules and regulations governing the use of TGIA property

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Hospital Passes in County

Valencia County voters passed a 2.75 mil levy to establish a hospital in the county.

No site had been selected for the hospital and legislative funding was still being sought as this newsletter was written.

County commissioners named a temporary board to examine the issues associated with establishing the facility.

A new medical facility recently opened in Los Lunas. Presbyterian Healthcare Services operates a 13,000 square foot medical building west of Home Depot on the west side of the Village of Los Lunas.

Pipeline Safety is a Must

As you can see part of this newsletter is devoted to safety in Tierra Grande. On page 6 you will find a story about propane safety. Propane is used to heat many homes in Tierra Grande and throughout Valencia County. We were only able to touch on a few safety guidelines. We encourage you to obtain even more information about propane and pipeline safety.

The following is about safety around pipelines which go through Valencia County.

Through a 2,500 mile pipeline, Transwestern Pipeline transports natural gas from the San Juan, Anadarko and Permian Basins to markets in New Mexico, Arizona, California, Texas and the Midwest.

Pipelines exist not only in New Mexico but almost everywhere in the United States. The lines transport the energy consumers use for heating, cooking and much more. Natural gas is delivered throughout the country via an invisible and interconnected system of underground pipelines. Here's important information about pipelines.

Markers showing pipelines vary in size and shape.

How do I know where a pipeline is located?

- Since most pipelines are buried underground, markers are used to indicate the approximate location of pipelines.
- The markers contain the name of the pipeline operator and emergency contact information.
- Markers do not indicate the exact location or depth of the pipeline.
- The pipeline may not follow a straight course between markers.

What if I need to dig?

If you are planting a tree, building a fence or installing a swimming pool then the law requires you first contact the local One-Call notification system 72 hours before you plan to dig.

Don't ever assume you know where the under-

ground utilities are located.

Careless digging can cause disruption of vital utility services and environmental damage, even injury or loss of life.

The number for New Mexico's One-Call center is 1-800-321-2537.

The One-Call center will let you know if there are any buried utilities in the area and the utility companies will be notified to identify and clearly mark the location of their lines at no cost to you.

- ***Call before you dig.***
- ***Wait the required amount of time.***
- ***Respect the marks and dig with care.***

If you should happen to strike the pipeline while working, it is important you phone the company owning the pipeline, such as Transwestern Pipeline.

What should I do if I suspect a pipeline leak?

- Leave the area immediately on foot and warn others to stay away.
- Abandon any equipment being used in or near the area.
- Avoid any open flame or other sources of ignition
- Call 911 or the local law enforcement.
- Notify the pipeline company immediately. Transwestern's toll free number is 866 999-8975.
- Do not attempt to extinguish a natural gas fire, and do not attempt to operate pipeline valves.

What about rights of way and pipelines?

A pipeline right of way is the area of land containing the pipeline. A right of way agreement is also called an easement.

Rights of way provide permanent, limited access to the land to enable pipeline employees to operate, inspect, repair, maintain and protect the pipeline. The right of way varies in distance from each side of the center of the pipeline.

Rights of way must be kept free of structures and other obstructions.

ONE-CALL CENTER
PROVIDES HELP



Markers showing pipelines vary in size and shape.

About 100 Now on Poore Property

Silhouettes Grace Property, Draw Visitors

Driving south out of Rio Communities toward Tierra Grande along Highway 47 there are a variety of houses on either side of the road, but much of the scenery is New Mexico grasses and views that go on for miles.



Charlie Poore stands with the farmer hoeing his crop.

Just south of the northern most entrance to Tierra Grande one's attention is caught by something totally unexpected on the west side of the road -- silhouettes of an amazing variety of people, animals and scenes.

The silhouettes are located on the Tierra Grande property of Charlie and Muriel Poore and the silhouettes are Charlie's creations.

Charlie and Muriel have lived in Tierra Grande for seven years. He took early retirement from Mountain Bell where he worked in the engineering office. Muriel is a homemaker who focused on raising their six children (there are now 17 grandchildren and two great-grandchildren with a third on the way). They raised their children in Albuquerque.

After Charlie retired the couple built a home in Placitas north of Albuquerque but after 15 years the unincorporated area of Placitas just became too crowded for them. So they bought 40 acres in Tierra Grande and moved south.

(And by the way, part of those first 15 years of retirement the couple spent "driving truck" together through the United States and Canada. Muriel had to stop accompanying Charlie when her mother came to live with the couple. Charlie continued driving for several years after that.)

Charlie began making the silhouettes out of 3/4 inch plywood about four years ago. Now he has some 100 placed in various areas of their property, many of them close to Highway 47

which fronts their land.

A black horse and his rider was the first silhouette Charlie created and he's not quitting any time soon. Neither have his admirers who often stop to look at what might be new or might even offer suggestions on what to design next.

Charlie uses a jigsaw to create his silhouettes. Sometimes he's able to find a pattern to facilitate the design of his final product. Other times he creates his own patterns.

Dinosaurs are among the silhouettes he had to create from hand rather than using a pattern someone else designed.

Why did Charlie create silhouettes of tyrannosaurus rex when he couldn't find a pattern? Because one of his grandchildren likes dinosaurs and convinced Grandpa to make silhouettes of the long-extinct animals.

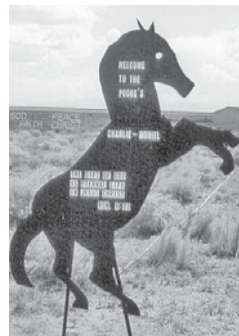
The list of creatures, scenes, people and characters Charlie has living on the Poore property is as varied as the sunsets and sunrises that he and his wife watch every day.

The entry way to their 40 acres is a perfect example of the variety of silhouettes scattered throughout the Poore property. As you face the gate to the driveway, a cowboy carrying his saddle waves to you on the right. On the left is a cowgirl carrying a basket of flowers and holding onto her hat as if a stiff New Mexico wind were attempting to blow her away.

Of course the entry way is only the start of the silhouettes most of which have been painted black so they almost appear to be made of a material other than plywood. The back of the figures is left natural.

The exceptions to the silhouettes painted black include the flowers that line the driveway which are bright colors and the accents to smaller animals such as birds.

A rearing horse welcomes visitors to the



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Some Safety Guidelines for Propane Users

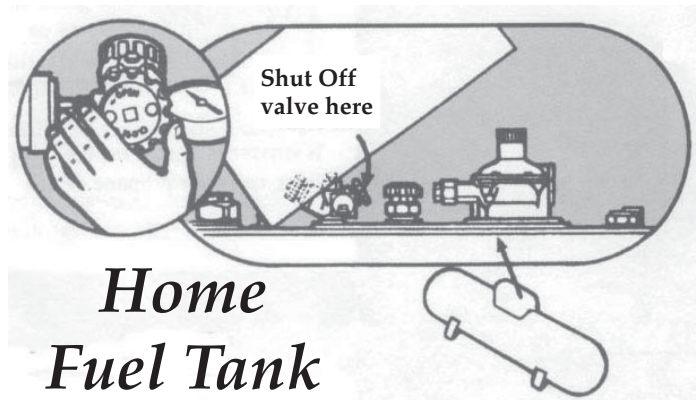
Propane is . . .

- Propane is flammable and may cause fires and explosions.
- Propane is heavier than air and can collect initially at low levels.
- Always be sensitive to the slightest propane gas odor. Any sort of a propane gas odor may signal a serious leak.
- Investigate all foul odors. What you think may be garbage, sewage or a dead animal may be a serious propane gas leak.

“ODOR FADE” — No Odor Detected

Under some of the following conditions, you may not smell a gas leak. The installation of a propane gas detector, installed according to manufacturer’s instructions, could help.

- Some people, especially the elderly, are unable to detect the smell of gas.
- Colds, allergies, sinus congestion and the use of drugs, tobacco or alcohol, may diminish the sense of smell.
- Strong odors, including cooking odors, can cover up the smell of gas.
- Infrequently propane gas may lose its distinctive odor which is called “odor fade.” Water, air, and rust in a propane tank or cylinder may weaken the gas odors, especially if the valves are left open after the container has been emptied.
- Sometimes propane gas can lose its odor if a leak occurs underground.
- Odorant in leaking gas can stick to building materials such as unpainted or untreated masonry and rough wall surfaces, to furniture fabric and drapes, and to the inside walls of gas piping and static or to storage containers and distribution systems which were used for gas.



Important Propane Safety Reminders

- Don’t enter an area where you suspect a gas leak. If you are in such an area, leave immediately!
- Be alert for propane odor when working in areas where propane is used. Even a faint odor may indicate a hazardous situation. If you suspect a gas leak then:

- Put out smoking materials and other open flames

DO NOT:

- Operate electric switches
- Light matches
- Use your phone

Any spark or flame in the area where propane gas is present may ignite the gas. This could include the spark in a light switch, telephone, appliance motor, and even static electricity from walking around the room.

Immediately get everyone out of the building, vehicle, RV trailer or area.

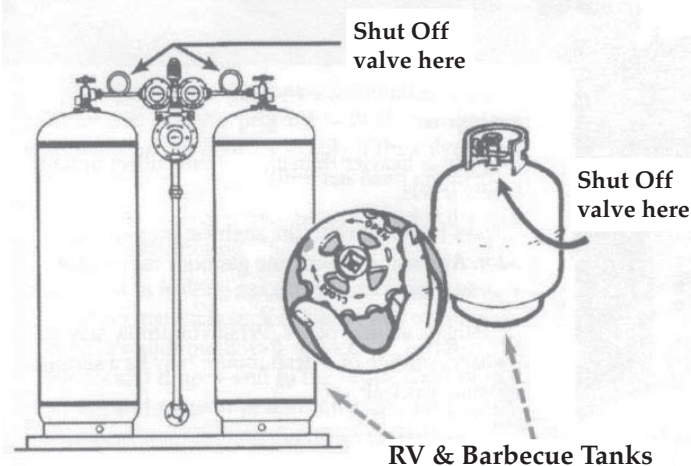
Close all gas tanks or cylinder supply valves (see illustrations).

Do not re-enter the building, vehicle, RV trailer or area. Use your neighbor’s phone and call a trained LP-Gas service person and the fire department. Even though you may not continue to smell gas do not turn on the gas again.

Let the service person and firefighters check for propane gas leaks. Have them air out the area before you return.

Have properly trained LP-Gas people repair the leak, then check and relight all of your propane gas appliances for you.

Thanks to Propane Users Safety Guide produced by Phillips Petroleum Company



Silhouettes Grace Property, Draw Visitors ... Continued from page 5

Poore's property several yards in from the entrance. The lettering on the horse includes a Biblical passage.

Looking beyond the horse toward the Poores' house a Biblical proverb is spelled out in paper cups. This is Muriel's contribution to the decorations on their property. She periodically changes the proverb to match the season or upcoming events. Muriel is also a quilter, producing a quilt every year.



When Charlie is asked why he creates his silhouettes he replies it gives him something to do, then adds "my daughters say I have too much time on my hands because I make these."

It's time well spent because Charlie has created a veritable garden of silhouettes. The figures currently include:

- Two saguaro cactus with a man in a sombrero sleeping against the cactus.
- A farmer with his hoe who looks so real

Important Road Info . . . continued from page 3

- Establish, levy, assess and collect annual charges and all other charges referred to in the indentures and

- Preserve the wilderness areas

In accordance with the Bylaws, the indentures TGIA receives are used to provide:

- Covenant Oversight / Architectural Control to protect the value of your property,

- Initiate legal action and services when necessary to enforce said covenants

- Initiate and follow through with foreclosure proceedings where applicable

- Maintain an Office/Information Center that averages over 600 visitors a year and responds to over 1,000 calls and e-mails annually.

- Maintain a staff to mail or distribute thousands of statements, newsletters, and hundreds of information packets each year. Staff also process over 600 property ownership changes annually, cross referencing the accuracy of such changes to help ensure that titles are accurately recorded.

you think he's weeding his row of corn.

- A woman driving a wagon (an oxen pulls the wagon) with her husband, daughter, son and dog preceding her.

- Howling coyotes.

- Jackalopes which are fictitious animals of the southwest.

- Two cowboys roasting marshmallows.

- Antelope, cows, deer, and horses.

- A bear and her cubs.

- A buckboard holding a family which Charlie points out took quite a long time to create because of its intricacy.

- Smaller figures include chickens, dogs and a variety of birds.

Charlie doesn't sell any of his figures even though people often stop to request something. "If I made them to sell it'd take all the fun of it," says the 77-year-old.

Hopefully he'll keep having fun.



- Maintain a web site designed to provide owners and inquirers with just about any documentation regarding Tierra Grande

- Oversee the publication of the quarterly "Tails N Trails" newsletter to ensure continued communication with each lot owner

- Prepare and execute the Annual Membership Meeting and Election of Officers

- When fiscally possible TGIA may also maintain signs, archways, deal with emergency issues and extend telephone and power lines as much as possible in developing units

The Indentures collected are insufficient to engineer and maintain roads as well. There is only one way that Tierra Grande can add road maintenance to its responsibilities and that would be to **significantly raise the annual indentures**, specifically for those who live in Tierra Grande. Unless there is an overwhelming support by owners to increase the indentures, TGIA can only provide limited road maintenance.

Too Good To Be True!

If a deal sounds too good to be true then it probably is.

That's a reminder that if someone calls you and offers to sell your property in Tierra Grande but wants you to pay money up front then this is probably not a good deal.

Several people called the Tierra Grande office at the end of 2006 reporting these types of phone calls.

Real estate agents do not generally require money up front so be careful if you receive such a call.

Building Plans Still Go To

Architectural Control Committee

If you're planning to build a house in Tierra Grande the plans must be submitted to the Architectural Control Committee

For more information contact Sue Moran at the TGIA office, info@tierragrande.org or 505 864-2345.

TGIA Board

President — George Koch

Valencia County Realtor™/ Appraiser

Term expires 2008

Executive V.P. & Treasurer

Judi Magnussen

Tierra Grande resident

Term expires 2009

Secretary — Michael Sumner

Valencia County banker

Term expires 2007

Carol Gasperetti

Tierra Grande resident

Term expires 2011

Tim Lardner

Rio Communities Resident/Business Owner

Term expires 2010

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Inside
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Propane Safety
Belén Annexes 6,000 acres

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Improvement Association

Tierra Grande

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