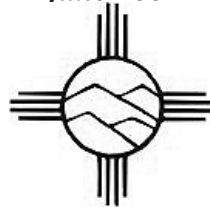


Tierra Grande Tales 'n' Trails

June 2007



**Tierra
Grande
Improvement
Association**

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

New Format for Annual Ballot; Look on Back Page To Vote

This mailing includes your ballot for electing a member of the Board of Directors of the Tierra Grande Improvement Association.

This year the format is different. The ballot is on page 7 and the back page of this newsletter.

To vote you mark your choice on the page, sign in the appropriate spot and cut the half page off the top. Fold the half page and put tape around it so it is sealed. Then place it in the mail.

Or you may use the envelope which was included in this newsletter.

If you are going to attend the annual meeting in person, you may carry the ballot and cast it at the start of the meeting. If there is a chance you will not attend, please sign the ballot and proxy and return it.

The proxy can be found with the ballot. Be sure to sign this so your vote can be counted.

Do not mail payments with your ballot.

Michael Sumner Runs For Five Year Term

Valencia County Banker Michael Sumner is running for a fourth five-year term on the Tierra Grande Improvement Association Board of Directors.

Sumner is the manager of the Los Lunas branch of New Mexico Bank & Trust. Previously to this position he worked for other financial institutions in Valencia County.

Currently board secretary, he has held every position on the board including president.

Michael and his wife, Vickie, live in Tomé which is a few miles north of Rio Communities. They have a daughter, Michelle, who is a college student.

Look for the ballot on the back page of this newsletter which is a different format. Instructions for casting your ballot are to the left on this page as well as on the same page as the ballot.

Annual Meeting Scheduled July 28

11 AM - 1 PM

Tierra del Sol

Golf / Country Club

1000 Golf Course Road

Belen

Tierra del Sol Phone 864-1000

See Map Page 2

For Directions



Stories in this issue include

- Annual Meeting Agenda
- Economic Development Magazine Helps Sell Area
 - TGIA Leaders Needs Your Input
 - New Land Owner Plans Development
- Additional Open Space Added in County

TG's Neighborhood Watch Program

The Tierra Grande Neighborhood Watch Program was started to help prevent crime. The program encourages neighbor-participants to get to know each other and their routines so that any out-of-place activity can be observed, recognized for what it is, reported and investigated.

The program teaches participants techniques to reduce the risk of being victimized at home, in their vehicles and in public places. It trains participants on the importance of recognizing suspicious activities and sounds, evaluating them and reporting them. It teaches participants to make their homes more secure, to properly label their property and to "Look Out For Each Other."

There are currently five Block Captains in Tierra Grande. Contact the one who lives nearest you, get to know them, and find the answers to any questions you might have. Each participant household receives a handbook and Neighborhood Watch stickers. Periodic meetings are usually held at the Tierra Grande Fire Substation.

BLOCK CAPTAINS

North West Area

John Cassel 21 Balsam Circle 864-8254

North Central Area

Jim Shaw 37 Mallette Drive 861-0669 or
cell 480-4101

North East Area

Roger Martin 18 Pulto Circle 861-3306

South Central Area

Loft Nolan 24 Mora Drive 861-2050

South East Area

Valerie Lindsey 61 Diablo Drive 864-8911

Neighborhood Watch Meeting Covers Variety of Topics

Some 45 people attended the April 2007 meeting of the Tierra Grande Neighborhood Watch.

The group met at the Tierra Grande Fire Substation which is just west of Tierra Grande.

Block captains introduced themselves and delineated the area they covered.

People new to Tierra Grande or first timers at the meeting introduced themselves. These included people from Michigan, Maryland, California and Iowa.

A discussion was held of the covenants and

A Very Simple Map to Tierra del Sol Golf Club



Notice of Annual Meeting of the Membership of Tierra Grande Improvement Association Inc.

Notice is hereby given, pursuant to the provisions of the Bylaws of Tierra Grande Improvement Association, that the annual meeting of the membership will be held at the

Tierra del Sol Country Club
1000 Golf Course Road, Belen, New Mexico 87002
11:00 AM -1:00 PM on Saturday, July 28, 2007

Dear TGIA Members:

The following business will be transacted:

1. Close Balloting
2. Board President will address members
3. Treasurer's report
4. Election Results
5. Transaction of other business as may properly come before this meeting.

Please execute the Proxy and mail it to the Secretary of the Association in the postage-paid envelope provided.

And remember Hors d'oeuvres will be served!

Sue Moran, Administrator

the process to change covenants.

One of the Tierra Grande residents offered to teach fire arm safety to interested people.

Meetings of the Neighborhood Watch will be held every six to twelve months.

Economic Development Magazine Will Help Sell Area

The City of Belen and its surrounding community now has a new economic development magazine intended to help create more jobs and economic opportunities in the area.

The 34-page publication features miscellaneous information including demographics, employers, transportation, spending patterns, utilities, work

patterns, education, historical and general information, government, events, testimonials, contacts and media.

The Valencia County News-Bulletin compiled and produced the booklet which used the zip code 87002, the Belen zip code, as its focal point. Here's some tidbits.

Top Employers in 87002

<u>Employer</u>	<u>What They Do</u>	<u>Number Employed</u>
Belen Public Schools	Education	740
Wal-Mart Supercenter	Retail	600
Ambercare Home Health Services	In-Home Health Care	450
BNSF Railroad	Transportation	352
Solo Cup	Paper Products	250
Sud Chemie Performance Pkging.	Moisture Absorption Packets	200
Aristech Acrylics, Inc.	Solid Surface Material	135
Belen Care & Rehab Center	Medical	120
City of Belen	Government	110

What People Spend in 87002

Food & Beverage Stores – \$624,981,000
 Service Stations – \$131,705,000
 Clothing – \$16,011,000
 Building Materials – \$48,936,000
 General Merchandise – \$137,977,000
 Food Service – \$48,764,000
 Automobiles – \$97,178,000

A Few Things 87002 Is Proud Of

- Becoming an art center with a gallery featuring items for display, classes, workshops and a great place to shop.
- Becoming the home of internationally renowned artist Judy Chicago, described as one of the most significant artists of the 20th century.
- Thriving Growers market held late every Friday afternoon during summer and early autumn.
- Historic homes being renovated from the adobe mansion of Felipe Chaves which has been turned into a bed and breakfast to Mayor Ronnie Torres' two story mail order home.
- Hosting the making of movies which feature different sites in the area.
- Active organizations which make Belen a friendly place to live.

How 87002 Celebrates

A variety of events are held in the 87002 area including:

- The Valencia County Hispano Chamber of Commerce Matanza or pig roast in January.
- Mardi Gras Parade and fund raiser for the Harvey House Museum with arts and crafts and a silent auction in February.
- Annual Easter egg hunt sponsored by the Belen Parks and Recreation Department in Anna Becker Park in March or April.
- The Hub City Music Fest sponsors several events throughout the summer including in May, June and late July.
- The All-American Independence Day and Music Fest is held on a weekend near July 4 and includes arts and crafts, vendor booths, contests, fireworks and family fun.
- Our Lady of Belen Catholic Church holds its 212th annual Fiestas in August 2007.
- The Annual Rio Abajo Days celebration turns attention to the area's farm and ranch heritage, with Western-style team roping, rough stock rodeos, arts and crafts show, mule and donkey events, a barbecue dinner and dance in September.
- December is the children's Christmas party.

TGIA Leaders Need Your Input & Suggestions

By George Koch,
TGIA Board President

For many years your Association has been very protective of those parcels of land which encompass portions of the Manzano Mountains adjoining public protective lands in Valencia, Socorro and Torrance Counties in New Mexico.

The mountain terrain parcel contains 14,700 acres of pristine forest and high desert lands, along with an additional 3,000 acres and arroyo areas within the Abo Canyon and its arroyo lands as they extend westerly to the Rio Grande, along with a volcanic deposit referred to as "Black Butte."

Many hours of dedicated efforts during 2005 to 2007 resulted in the TGIA Board of Directors and previous legal counsel Ms. Cynthia Wimberly, being successful in negotiations with Maxxam Inc., successor to Horizon Corporation, and Burlington Northern Santa Fe Railroad Corporation (BNSF).

Ms. Wimberly, in addition to her training as an attorney, is also the holder of a mining engineering degree from New Mexico Mining and Technology in Socorro, New Mexico. She was

able to successfully understand and counter-react during negotiations and avoid pitfalls unfamiliar to people not trained in mining engineering and those geologic-related areas in the agreement.

Negotiations pertained to the needs of the BNSF Railroad expansion of the existing right-of-way through Abo Canyon in the southeast corner of the Tierra Grande development

Currently the right-of-way through the Abo Canyon expands rail services through Belen to the west coast, and easterly to the Chicago area and east coast connections.

BNSF has indicated that upwards of 200 trains daily traverse this right-of-way, of which the Abo Canyon is the limiting area due to its being only a single track. Expansion to a dual track servicing the location is very important for national security and in providing the much needed timely transportation services provided by the BNSF rail service.

Ownership of these unplatted areas was transferred to TGIA by Horizon Corporation in the 1970s with a specific clause that the lands only be

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NM Travertine Presented Amigo Award

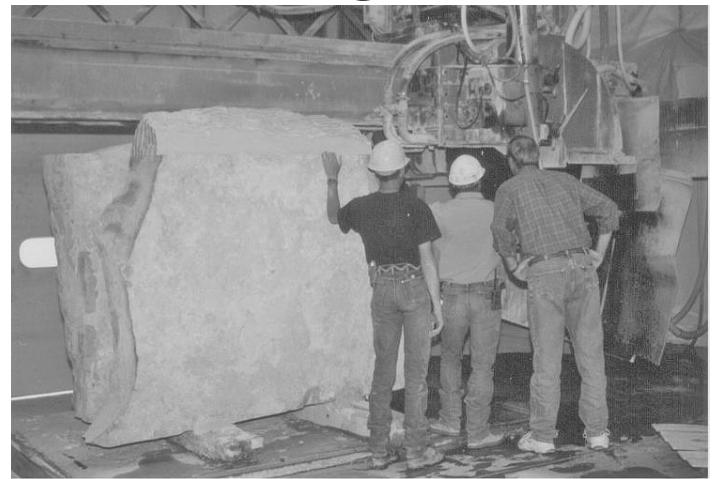
TGIA Board Member Tim Lardner's New Mexico Travertine Inc. was presented the 2006 Amigo Award from the Belen Chamber of Commerce at the chamber's annual banquet held in January 2007.

New Mexico Travertine Inc. was incorporated in 1983 by Vince Lardner, father of Tim who is president of New Mexico Travertine. Company Vice President is David Lardner and Secretary/Treasurer is Jim Lardner.

Travertine is, by definition, white or light-colored calcareous rock deposited from mineral springs and used in building.

The company mines their travertine from quarries located 15 miles west of Belen. The five distinct colors of the travertine in the quarries are gray, brown, pink, gold and tan. The Lardner family has operated these quarries since 1975.

Recently the company purchased two additional quarry operations in New Mexico. The first allows them to supply flagstone and snapped



Employees at New Mexico Travertine watch as a piece of travertine begins its journey into becoming construction material for a building.

sandstone for residential and commercial applications. The second quarry produces crushed rock for landscape and construction needs. New Mexico Travertine currently employs 35 people.

TGIA Leaders Need Your Input & Suggestions

Continued from page 4

used for "recreational purposes" with no further clarification of the term, "recreational purposes."

As part of the transfer there was placed in the verbiage a reversionary clause which restricted the lands used by the Association, and at a time in the future if the use was not as set forth in the deed, the lands would revert to the Grantor, Horizon Corporation or its successors.

You can well understand why in the past when some gravel or rock deposits were removed from the arroyo area for a local asphalt paving project or for other reason, the association made sure that Horizon was a party to the transaction and participated in an equal basis of any royalties paid by the project.

In the summer and fall of 2006, parties to the canyon expansion project offered a purchase price to your Association above the value estimated by an outside independent appraisal and land analysis. The funds for the right-of-way expansion

purchase were then exchanged with the "Successor Grantor" for full release of the reversionary clause.

Thus your association became the holder in fee simple interest of those open space and unplatted lands adjoining the Tierra Grande Subdivision, along with the Abo Arroyo and Black Butte designated open space areas.

In addition, the Board was successful in the short term leasing of portions of the open space area to the BNSF for equipment storage and rock collection/storage facilities.

Temporary use of these lands were exchanged for over nine miles of new road construction and the renovation of several existing road areas damaged by the 2006 uncommon heavy rains in the Tierra Grande area.

The Board of Directors believes that the reservation of the multi-acre parcel in the Manzano

Continued on page 7

Additional Open Space Added in County

The Village of Los Lunas is the recipient of 1,525 acres on El Cerro de Los Lunas which will be open space. This adds to the open space in the county area which includes TGIA's Manzano Conservation area and Tomé Hill.

El Cerro de Los Lunas, the hill of Los Lunas (the direct translation from Spanish), is on the west side of the village and has long been considered a focal point for the community.

Huning Limited Partnership donated the property to the village for walking, hiking, jogging, nature study, water conservation and similar uses. It is believed to be one of the largest donations of land to a New Mexico municipality to be used for open space in that municipality.

Village Administrator Phillip Jaramillo said, "The village is thrilled to have such an historic land-

mark as part of the community's recreational opportunities. People will enjoy it for generations."

Benefits of the donation include:

- Preserving the land in perpetuity for recreation, open space, water quality enhancement and land conservation as well as preventing development.
- Ensuring public access for all to enjoy the beauty.
- Providing an outdoor classroom which can teach natural systems, geology, ecology, botany, archaeology and history.
- Giving the village of Los Lunas control of the use and preservation of the geographic, historic and cultural backdrop to the village which long defined the western edge of the community.

The north side of El Cerro de Los Lunas includes water tanks that provide service to the Village of Los Lunas.



Valencia County Tidbits

Merillat Industries, a national producer of cabinetry, has announced that it will move all West Region manufacturing activities to its plant in Los Lunas.

The 260,000-square foot, state-of-the-art Los Lunas plant opened last year with the capacity to produce more than thousands of cabinets per year. It currently has 230 employees.

Merillat is closing its Las Vegas, Nevada, plant and moving work to Los Lunas with an additional 50 to 100 jobs.

Projected total employment at the facility is expected to reach 700.

* * * * *

Public Service Company of New Mexico (PNM), the state's largest electric utility, has announced plans to construct a 1400 megawatt natural-gas fired "peaking plant" in the Rio Grande Industrial Park in southern Rio Communities.

The new Valencia energy facility should be on-line in 2008 and will respond to peak power demands in Albuquerque and Valencia county.

The plant could cost more than \$100 million to build, will employ 150 during the construction phase with employment of a half dozen after and generate more than \$7 million for county government and local schools over the next ten years.

* * * * *

The state of New Mexico has appropriated funds to plan land use and amenities near commuter stations on the New Mexico Rail Runner which now carries passengers from Belen to north of Bernalillo.

The Mid Region Council of Governments said the fund will help plan, design and improve facilities that will increase ridership on the rail line.

Studies will focus on housing, retail and other amenities commuters look for, and help build public/private economic development partnerships to fill needs in the communities.

Several Tierra Grande residents travel on the New Mexico Rail Runner to get to work in the Albuquerque area.

New TGIA Land Owner Plans on Development

By Sue Moran, Administrator

Tierra Grande Improvement Association

New Mexico Land Company of Tempe, Arizona, new owner of 25,000 acres of property located within Tierra Grande, has filed for a new HUD report.

Once issued, the company plans to start a nationwide sales campaign starting in late July.

Additionally, preliminary plans are underway for a new mixed-use Master Planned Community of residential, retail and employment centers. The development will be one of the states largest, consisting of 10,000 acres in units 15, 16 and 17.

The company is excited about its investment and feels that Tierra Grande is a "diamond in the rough," set aside from other developments in the area by its deed restrictions, large lots, beautiful mountain views and open recreation land.

Contrary to the previous owner, the Arizona company plans to take an active role with the association in developing Tierra Grande.

More information can be found on the company's web site www.newmexicolandcompany.com.

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

TGIA Staff

Administrator — Sue Moran

Assistant Administrator — Janie Earthman

Newsletter Editor — Sandy Schauer

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TOME, NM 87060-9900

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----- **TGIA Annual Meeting Ballot Above**

Fill out the ballot above and cut on the dotted line

**Fold the ballot in half (address side out), seal (no staples) and mail it
Or you can use the envelope enclosed with this newsletter.**

TGIA Leaders Need Your Input & Suggestions

.....Continued from page 5

Mountains as a recreation outlet for Tierra Grande Association members is unparalleled in other southwestern developments and will provide additional value and utility to those property owners residing within New Mexico or provide additional value and utility to those property owners whose purpose in ownership is profitability.

Future use and development of these lands for your use will depend upon suggestions from the membership, funding for future uses of these recreational locations, and the memberships' perceived benefits in this ownership and its effect on individual developed and undeveloped sites

within Tierra Grande.

Sooooooooo— In the next year we are asking that you write your thoughts and suggestions, then forward them to the association office in order that we might proceed with a beneficial development of these lands for your betterment.

TGIA On Line

www.tierragrande.org

FREQUENTLY ASKED QUESTIONS
MAPS PHOTO GALLERY CLIMATE
FLORA AND FAUNA RECREATION

**ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD
SATURDAY, JULY 28, 2007, AT 11:00 a.m.
TIERRA DEL SOL GOLF/COUNTRY CLUB BELEN, NEW MEXICO 87002
PROXY**

The undersigned hereby appoint (s) George Hobbes, Judi Magnussen and Janie Earthman, each of them, as proxy agents with full power of substitution and with discretionary authority, to vote the number of votes to which I (we) am (are) entitled to vote at the annual membership meeting of TGIA to be held at the time and place set forth above, and at any adjournment thereof, as fully and with the same effect as the undersigned might or could do if personally present, and to vote upon the election of directors, the propositions listed on the Ballot, and any other matter which may properly come before the meeting, subject to any direction indicated on the Ballot.

THIS PROXY REVOKES ALL PROXIES PREVIOUSLY GRANTED BY ME FOR ANY PURPOSE. I UNDERSTAND THAT UNLESS I GIVE OTHER INSTRUCTIONS ON THIS PROXY, THE PROXY AGENTS INTEND TO VOTE THE LOTS OR LIVING UNITS REPRESENTED BY THIS PROXY AS RECOMMENDED BY THE DIRECTORS FOR THE MATTERS LISTED ON THE BALLOT.

Signature (s) of Member (s)

Date: _____, 2007

BALLOT

Please sign and return ballot so that it is received by July 27, 2007. To return ballot, cut on the dotted line to the left. Fold ballot in half so this side is inside and seal with tape. Do not use staples. Or you may place it in the envelope enclosed with this newsletter.

You may also cast your ballot just before the start of the July 28, 2007 meeting.
There is one vacancy to be filled for a five-year term on TGIA's Board of Directors.
The Nominating Committee has selected Michael Sumner to run for this position.

FOR: MICHAEL SUMNER

FOR: _____
 (Print name of write-in candidate, if desired)

If the proxy is executed but no direction is given as to how this ballot shall be voted, the proxy confers discretionary authority to the named proxy agents to vote as to all matters which come before said meeting of the membership including those listed on this Ballot. Ballots must be received by July 27, 2007.

SIGNATURE (S) OF MEMBER (S): _____

DATE: _____

DATE: _____

**Tierra Grande
Improvement Association
PO Box 1388
Belen, New Mexico 87002**

**Annual Meeting Set for
July 28
Your Ballot on
This Page of Newsletter**

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