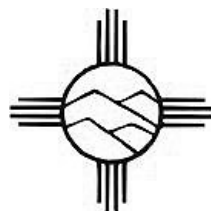


# Tierra Grande Tales 'n' Trails

December 2007



**Tierra  
Grande  
Improvement  
Association**

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

## *\$12 Million Courthouse Opens In 2008*

The three-story 55,000 square foot Valencia County courthouse is scheduled to open in early 2008.

Valencia County voters passed a \$9.87 million general obligation bond in September 2003 to construct the new facility.

Ground was broken for the building in January 2006 at Morris Road and Highway 314.

The cost of construction and furnishings is \$12 million. The New Mexico State Legislature appropriated another \$3 million to help complete the project.

The courthouse's first floor will house court security, two hearing rooms for the domestic violence commissioner and drug court as well as a jury assembly room for pre-trial orientation.

The court clerk's office, with two large rooms designated for records, will be on the first floor. Court employees are working on making the records electronic so they can be accessed through the Internet.

A pro-se help center will also be located on the first floor. The center will give people space to fill out forms and have access to computers.

District Judges John Pope and Violet Otero will have their chambers and courtrooms on the second floor. Two other courtrooms will be located on that floor — one for a visiting judge and the other for grand jury proceedings.

The third floor will house District Judge William Sanchez's chambers and courtroom and the court's administrative staff. This floor can be expanded.

Detainees will be driven to the courthouse and brought in through a sally port on the south side. Then the detainees will be brought up on secured elevators to the second and third floors where they will be placed in holding cells until their hearings.

Attorney and clients can meet in small conference rooms outside the courtrooms between hearings.

A big factor in the courthouse design was security. Every employee will have a key card to access secure areas.

At the security station on the first floor everyone will go through a metal detector and officers will be able to x-ray belongings.

The current courthouse houses the court facilities

as well as a lot of the administration for the county. District Judge John Pope has had court facilities in a separate building to the north of the courthouse/administration building on Luna Avenue in Los Lunas.

District Judge Violet Otero was appointed as family court judge two months before county voters approved the issue to build the new facility.

Since then Judge Otero has officiated in a room that also served as the county commission meeting room and most recently in a space once occupied by the Valencia County Sheriff's Department.

Judge William Sanchez has served in the courtroom on the second floor of the Luna Avenue facility.

### *Call Valencia County Road Department First*

Many of the roads in the Valencia County portion of Tierra Grande have been accepted by Valencia County for maintenance.

The Valencia County Road Department has informed Tierra Grande that it is a liability for Tierra Grande to grade or improve any road that has been accepted by Valencia County.

If your home is located on a road maintained by Valencia County (green street sign) and it requires grading, please contact the Valencia Road Department at 505 866-2473.

Also report problems to the Tierra Grande Office at 505 864-2345 so the request can be followed up on with the Road Department.



*The \$12 million Valencia County Courthouse is scheduled to open in 2008.*

# Guide Helps Protect Night Sky

One of the many reasons people decide to live in Tierra Grande is the beauty of the night sky (being in the great outdoors is another).

The New Mexico Heritage Preservation Alliance (NMHPA) has declared the New Mexico night sky one of the state's Most Endangered Cultural Resources.

The NMHPA is a statewide, private non-profit organization that promotes, protects and advocates for New Mexico's heritage. It releases an annual list of historical properties, archeological sites and other cultural resources threatened by human encroachment and neglect.

In an effort to protect New Mexico's night skies, the NMHPA has developed a Consumer Guide to Night Sky Friendly Lighting which is available on the NMHPA website — [www.nmheritage.org](http://www.nmheritage.org).

The guide includes sections on Light Pollution and Its Consequences, New Mexico Night Sky Protection Act, Local Ordinances, Solutions to Attain Night Sky Friendly Lighting, Definitions of Different Light Sources, Service Station and Parking Area Lighting, How to Talk to Others About Light Pollution, Background on the Night Sky Program and Resources.

## *NM Night Sky Act*

New Mexico Governor Gary Johnson signed the Night Sky Protection Act into law in 1999 in an effort to regulate outdoor lighting to "preserve and enhance the state's dark sky while promoting safety, conserving energy and preserving the environment for astronomy."

Since that time, there have been annual official "Dark Sky Appreciation Nights" in New Mexico which serves as a reminder to citizens to turn out their lights, go outside and enjoy an unspoiled night sky.

The Night Sky Protection Act makes dark skies a priority in New Mexico for its history, culture, industry and economy and is one of the first laws of this

kind in the United States.

## *Advisory Board/Conference*

The NMHPA has a Night Sky Protection Act advisory board with members from across the state. The first Southwest Night Sky Conference was held in September 2007 in Taos, New Mexico. It was cosponsored by NMHPA and the International Dark Sky Association which is based in Tucson, Arizona.

## *Wilderness/Recreation Survey Results Being Compiled*

The TGIA Board and Administrator Sue Moran thanks everyone who took the time to respond to the Wilderness / Recreation Facility Survey contained in the September Tales 'n' Trails Newsletter.

The ideas and suggestions expressed in the surveys are being compiled.

The TGIA Board of Directors has ordered complete surveys of the wilderness access easements. Once this phase is complete the Board will determine what the next step will be.

It is not too late to let your opinion be known. If you do not have your September Newsletter, the Newsletter is posted on the web site at [www.TierraGrande.org](http://www.TierraGrande.org). Click on updates, select the September newsletter and then print off the survey on page 3.

You may mail (PO Box 1388, Belen, NM 87002), e-mail ([info@TierraGrande.org](mailto:info@TierraGrande.org)) or fax (505-861-3903) your survey to TGIA.

This is an important project so please express your opinions if you have not already done so.

## *Board Plans Seven Year Goals and Objectives*

The Tierra Grande Board of Directors noted at the 2007 annual meeting that the December Tales 'n' Trails Newsletter would contain an article regarding TGIA's Seven Year Plan for Improvements 2007 - 2014.

Based on feedback from those in attendance at the meeting, here are the main goals and objectives of the Board:

- Development of the Wilderness - Recreation Area and
- Continuation of TGIA Beyond 2013.



*Examples of shielded lights from the NMHPA Night Sky Guide*



# Building Continues in Tierra Grande

Building has continued in Tierra Grande over the last years with homes being constructed and various improvements done on structures.

The following building permits were issued since 2002 by Valencia County in Tierra Grande.

The permits are for home construction unless it is noted the permit was for smaller jobs such as adding a garage.

## *Permits Issued in 2007*

- January — Trueno Loop, Unit 23.
- March — Mallette Drive, Unit 13.
- April — Manzanita, Unit 14.
- May — Tonada Loop, one permit for home improvement and one for new house, Unit 23; Manzanita, home improvement, Unit 14; Tara Loop, Unit 13; and Las Borregas, Unit 3.
- June — Tonada Loop, Unit 23.
- July — Diablo Drive, Unit 23; Las Borregas, Unit 3; Tarugo Road, Unit 24; and Manzanita, Unit 14.
- August — Tocada Loop, Unit 24; Manzanita, Unit 14; and Mallette Drive, Unit 13.
- September — Abeto Circle, Unit 20.

## *Permits Issued in 2006*

- January — Tara Loop, home improvement, Unit 13.
- March — Mora Drive, Unit 1.
- April — Trueno Road, Unit 23; and Gaceta Court, Unit 13.
- August — Mallette Drive, Unit 13.

September — Destello Drive, Unit 22.

November — Tara Road, Unit 13.

## *Permits Issued in 2005*

- March — Mallette Drive, Unit 13.
- June — Tara Loop, Unit 13; Canilla Loop, Unit 13; and Manzanita Drive, Unit 14.
- September — Lavar Loop, Unit 13.

## *Permits Issued in 2004*

- January — Marta Court, home improvement, Unit 2.
- February — Tocado Loop, Unit 24; and Smokerise Trail, Unit 23.
- April — Marta Court, Unit 2; and El Rito Drive, home improvement, Unit 14.
- May — Tara Loop, home improvement, Unit 13.
- June — Marta Court, home improvement, Unit 2.
- July — Mora Drive, Unit 1.
- September — Tortuga Loop, Unit 13.
- October — Mallette Drive, home improvement, Unit 13.
- November — Smokerise Trail, Unit 23.

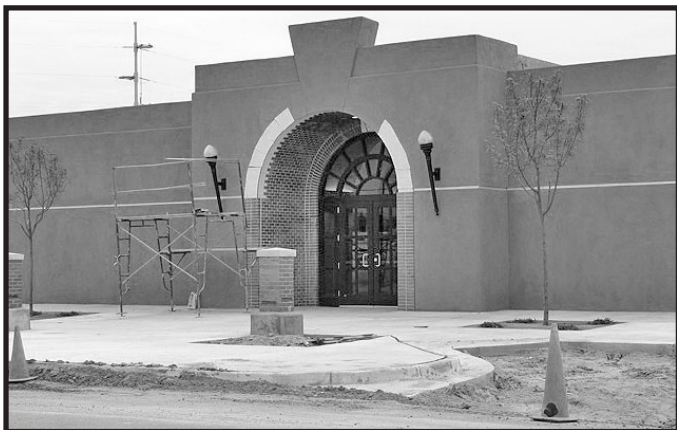
## *Permits Issued in 2003*

- January — Balsam Court, Unit 3.
  - July — El Rito Drive, home improvement, Unit 14.
  - September — Mora Drive, Unit 1; and Obrero Circle, home improvement, Unit 14.
- Permits issued by unit from 2003 through September 2007 shows: Units 1 2, and 3, three each; Unit 13, 14 permits; Units 20 and 22, one each; Unit 23, seven; and Unit 24, three.

# PROJECT SPRUCES UP HEART OF BELEN

The intersection of Main Street with Becker and Dalies Avenue forms a triangle in what has for many years been the center, or heart, of Belen.

The intersection was reworked recently and is



*The Belen Library on Becker Avenue reopened in fall, 2007, after a \$2.1 million reconstruction. About 6,000 square feet was added along with a lobby area, new rest rooms, an outdoor reading area and a teen area.*



*The archway at the Heart of Belen.*

now a pavilion with enough room to host music festivals and dance performances as well as other events.

Reconstruction extended to Becker and Fifth Street. Cars park on a diagonal which means there is more room for vehicles. Old-fashioned lights were added to create a charming atmosphere.

Belen officials hope to rework Becker Avenue east to the entry of the BNSF (Burlington Northern Santa Fe) yards in the same style as the Heart of Belen.



# *Have Plans for Your Property? Keep the Covenants At the Top of Your Plans*

The Board of Directors and the Architectural Control Committee of Tierra Grande Improvement Association would like Tierra Grande landowners to keep the Covenants in mind when contemplating plans for your property.

The following is a brief outline of the Covenants regarding building and other relevant restrictions:

- All lots shall be used only for single family residential purposes. Only site built homes are allowed. No mobile home, manufactured home, or modular home shall be situated upon any lot. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, except as provided, such as private garage, carport, other related out buildings, all of which shall conform to the exterior design of the residence. No dwelling shall be used except as a single family residence. Only conventional building materials shall be permitted to be used in the construction of residential dwellings or other buildings. The construction of the exterior of any residential dwelling, building or structure shall be completed within one year from the date of commencement of construction.

- The area under roof of the single family dwelling including porches, connecting garages and/or carports shall be not less than two thousand (2,000) square feet. No dwelling shall be erected which shall exceed two and one-half (2 ½) stories in height above finished grade level.

- No structure of a temporary character, trailer, tent, shack or other similar structure shall be permitted on any lot at any time, either temporarily or permanently. No structure on any lot, other than a fully completed residence, shall be used as a residence. Provided however a written provision is approved by the Architectural Control Committee, as the case may be, for the purpose of selling lots or for the purpose of erecting dwellings on any lot (s).

- No building shall be erected, placed or altered on any lot, until a full set of architectural and construction exhibits shall have been approved in writing by the Architectural Control Committee.

## **Assessed or Unassessed? That is the Question**

If you buy or trade property in the greater Tierra Grande area then check with TGIA Administrator Sue Moran on whether assessments have to be paid to TGIA on the property.

Please do not make assumptions about whether assessments must be paid. You might be surprised by what is reality.

- No manufacturing, commercial or business operation other than arts, crafts or professions operated solely by the members of the family actually occupying the residences shall be conducted on any lot.

- No advertising other than a tastefully decorated temporary sign not exceeding fifteen (15) inches by twenty-five (25) inches shall be exhibited on any lot, and no billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot, nor shall lots be used in any manner nor for any purpose which may endanger the health or unreasonably disturb the holder of any other lot.

- No animals or fowl, other than ordinary household pets commonly housed in a residence, shall be permitted and in no event shall such pets be bred or maintained for commercial purposes provided, however, there may be kept thereon no more than two (2) horses per five (5) acres of lot size as well as ordinary household pets.

- The construction of a stable, barn or corral to house the aforementioned horse(s) is permitted, however same shall be subject to the architectural control provisions. Any such stable, barn or corral shall be kept in a clean and sanitary condition

- If the owner or any subsequent owner of any portion of said property shall violate any of the foregoing covenants or restrictions, then any person or persons owning any portion of said property may enjoin or abate such violation by appropriate action at law or in equity, in which event the prevailing party shall recover costs incurred, together with reasonable attorney's fees.

If you have questions, please contact our Administrative Office at 505-864-2345. For a complete copy of the Protective Covenants visit the TGIA web page at [www.TierraGrande.org](http://www.TierraGrande.org).

## **Post Office Working On Additional Cluster Boxes**

Sue Moran, TGIA administrator, has been working with Belen Postmaster Harold Pittman regarding several issues that involve Tierra Grande.

A petition requesting an additional mail cluster box at Tierra Grande Circle and Destello for Units 20, 21, 22, 23, and 24 has been turned in. Pittman said he has boxes, but no locks and is trying to get the necessary equipment.

Pittman is getting with the substitute drivers to discuss being sure mail is delivered to customers by those substitutes.

The damaged cluster box on Tara Court should be replaced when he gets the locks.

# Neighborhood Watch Meeting Held

Approximately 25 people attended the October 6 Neighborhood Watch meeting organized by Lori Nolan and held at the Tierra Grande Fire Station.

Sue Moran, TGIA Administrator, presented information on building activity in Tierra Grande.

General discussion took place regarding the success of the Neighborhood Watch committee.

The Valencia County Sheriff's Deputy attending the meeting reported there is increased police presence in Tierra Grande.

Richard Rast agreed to serve as a Block Captain.

Roger Martin, Neighborhood Watch Coordinator, passed out informational booklets. Topics discussed were:

- The new area code (see story page 7).
- Phone Service - Qwest has Rural Area Extension Funds available. There is an article about the Qwest Rural Extension Funds on the back page.
- ATV's - There are new laws regarding All Ter-

## ***Tierra Grande Neighborhood Watch Program — "We Watch Out For Each Other"***

The Tierra Grande Neighborhood Watch Program was started to help prevent crime in the area. The program encourages Neighbor-Participants to get to know each other and people's routines so that 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

### **Assessments Sent Every Fall**

TGIA assessments are sent to land owners in October every year with payments applied to the current year. Assessments sent in October, 2007, are for 2007.

The assessment sent in October is due by December 31, 2007, so property owners have at least two months to pay the amount due. After that date, late payment interest begins to accrue at a rate of 8%. It is the practice of Tierra Grande to begin foreclosure proceedings on January 1 of each year on any property that is in arrears (non-payment) more than three (3) years.

If you did not receive a statement please contact the office at 505 864-2345 or email [info@TierraGrande.org](mailto:info@TierraGrande.org). Another statement will be mailed to you.

TGIA payments must be sent to P.O. Box 1388 Belen NM 87002. Do not send any payments any where else.

rain Vehicles. They are no longer allowed on state and county roads and are strictly off road. Violators will be ticketed. TGIA landowners can call the Sheriff's office to report violators.

- House Numbers - Homeowners should put large numbers close to driveway entrances identifying their property. This makes it easier for emergency responders to locate properties. Make sure when calling 911 to describe the exact location of property to assure quicker response.

- Surge Protectors - Several residents recommend that Tierra Grande residents purchase a URL 449 Surge Protector — cost about \$90 (APC was the brand most recommended) — which will help protect televisions, computers, and other valuable electronics from the damage that may result from power surges and reductions.

*Thanks to Sue Moran for providing meeting notes*

vehicles and in public places. It trains participants on the importance of recognizing suspicious activities and sounds, evaluating them and properly reporting them. It teaches participants to make their homes more secure, to properly identify their property and to "Look Out For Each Other."

Neighborhood Watch creates a cohesive body of concerned and involved Neighbor-Participants who address issues concerning the entire community.

Six Block Captains currently serve in Tierra Grande. People living in Tierra Grande should contact the Block Captain nearest to them and get to know them. Each participant household receives a handbook and Neighborhood Watch stickers. Periodic meetings are usually held at the Tierra Grande Fire Station.

Northwest Area Block Captain — John Cassel, 21 Balsam Circle, 864-8254.

North Central Area Block Captain — Jim Shaw, 37 Mallette Drive, 864-6462.

Northeast Area Block Captain — Roger Martin, 18 Palta Circle (P.O. Box 434), 861-3306.

South Central Area Block Captain — Lori Nolan, 24 Mora Drive, 861-2050.

Southeast Area Block Captain — John Best, 156 Trueno Loop, 864-6643.

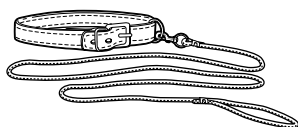
East Central Area Block Captain — Richard Rast, 68 Tocado Loop (P.O. Box 43), 864-8664.

All addresses are Belen.

# Cats, Dogs, Tierra Grande and You

Dogs and cats roaming in Tierra Grande can not only be a nuisance, but the animals could be taken into custody by a Valencia County animal control officer or a sheriff's deputy and impounded.

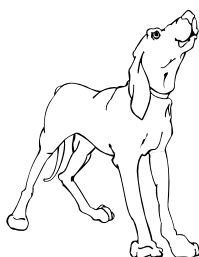
Valencia County does have an animal control ordinance.



The licensing portion reads "Any person harboring or maintaining any dog or cat over the age of three months within the County shall obtain

a license or permit from Animal Control on an annual basis. A current rabies vaccination certificate shall be presented at the time of application for the license. Licenses shall be issued at the Animal Control Shelter. A current license tag shall be affixed to the licensed dog or cat at all times."

A veterinary record showing the animal has a current rabies vaccination must be provided when obtaining the license. To obtain a license at a reduced fee for a sterilized animal, proof of spaying or neutering must be provided.



Obtaining a license for your dog or cat is a safety measure for the animal.

A collar with the current license and a rabies tag can get your dog or cat home faster if they are lost. The tag also shows proof of current rabies vaccination which is required for all dogs and cats in New Mexico.

The Valencia County Animal Shelter is located at 1209 NM Highway 314 in Los Lunas, about a mile south of Main Street. Hours are 8 a.m. to 4 p.m. Tuesday through Saturday.

## Ranches at Tierra Grande Has National Campaign

So you're on the Internet after you've spent time browsing through the newly redesigned Tierra Grande Improvement Association website. Perhaps you find a web site called [TheRanchesAtTierraGrande.com](http://TheRanchesAtTierraGrande.com). Who is involved with this?

The June and September newsletters had articles about or referred to New Mexico Land Company of Tempe, Arizona, which now owns 25,000 acres of property located within Tierra Grande.

The company filed for a new Housing and Urban Development report before beginning a nationwide sales campaign. Included in the campaign is the website and a four-color brochure.

New Mexico Land Company plans a mixed-use Master Planned Community of residential, retail and

The phone number for the shelter is 866-2479.

Any animal running at large, as defined in the animal control ordinance, is "declared to be an animal nuisance, a menace to public health and safety, and if observed by an animal control officer or a sheriff's deputy shall be taken into custody and impounded."



"Running at Large" means being not confined by an enclosure, physically restrained by a leash or under voice or sound control of a competent person when off the premises occupied by the owner.

Dogs and/or cats are permitted on the roadways and public areas in Valencia County only if on a secure leash not exceeding eight feet in length and

in the immediate physical control of the person who has custody of the animal.

Any person who violates any of the provisions of the Valencia County Animal Control Ordinance shall be deemed guilty of a misdemeanor. Each violation of the ordinance "shall be punishable by a fine of no more than \$300, and/or imprisonment for no more than 90 days, or both."



And when it comes to pets in Tierra Grande remember that the protective covenants say "no animals or fowl, other than ordinary household pets commonly housed in a residence, shall be permitted, and in no event shall such pets be bred or maintained for commercial purposes, provided, however, there may be kept thereon no more than two horses per five acres of lot size as well as ordinary household pets."

employment centers. The development will consist of 10,000 acres in units 15, 16 and 17.

Jay Kentera of New Mexico Land Company says that the group will be taking an active role with TGIA in developing the property.

[TheRanchesAtTierraGrande.com](http://TheRanchesAtTierraGrande.com) is the website for the development being sold by New Mexico Land Company and Jay Kentera and his partners.

***If you are interested in purchasing land that the New Mexico Land Company owns in Tierra Grande. Please contact the New Mexico Land Company directly at 800-511-8302.***



# 1960 Courthouse Was “Streamlined Modern”

When the Valencia County Courthouse opened in 1960 the Belen News-Bulletin called it the “streamlined modern” courthouse.

Judges have held trials continuously in this facility since it opened. The building does house the Valencia County division of the district court. Valencia County is part of the 13th Judicial District which also includes Sandoval and Cibola counties.

The district court offices will move to the new Valencia County Courthouse in early 2008. Judges will have offices at the new courthouse and will hold trials in the facility after it opens.

There has been talk of turning the court facilities in the 1960 building into additional offices for county officials and workers.

When the 1960 courthouse opened, the facility was the newest and fanciest for its time. One of the signs of the technological marvels was a switchboard.

The switchboard operator told a Belen News-Bulletin reporter that she was busy her first hours on the job answering a variety of questions including the one about how to treat a sick cow.

The 1960 courthouse did not just house court facilities, but also county offices such as the clerk, assessor, treasurer and sheriff. Offices for the county extension agent and crew plus the Public Health Department were in the building.

The county jail would accommodate 48 men and four women with space allocated for the keeper of the county jail and his family.

The jail had a drunk tank, a “padded cell,” an infirmary, separate day room for men and women prisoners and a laundry room. The laundry room featured a washer and dryer, an improvement over the metal tub used previously.

Officials and employees who moved into the build-

## *October Business Journal Features Valencia County*

Valencia County was featured in the October 2007 issue of the New Mexico Business Journal.

The main article was an overview of the area including statistics for the individual municipalities and the county.

Belen businesses featured were Harla May’s Fat Boy Grill and MyBank.

The story of the move of the Valencia County Cooperative Extension Service Office included a photo of the employees.

Tierra Grande Tales ‘n’ Trails editor Sandy Schauer wrote about the changes in Valencia County over the 35 years she has lived in the area.



*The Valencia County Courthouse in the 1960s. Notice the flag pole toward the left.*

ing were impressed with the new quarters.

County Clerk Eloy Garley said, “What first impressed me was the spaciousness.” He added that the new offices for the clerk’s department looked five times bigger than the old.

The county treasurer and assessor had adjoining offices — an arrangement created for convenience because the two worked closely together.

A spacious 12 rooms made up the Public Health Department where immunizations and well-baby clinics were held.

## New Mexico’s One Area Code Splits Into Two

New Mexico has had only one area code since area codes came into existence. Beginning in fall, 2007, the state now has two area codes.

The biggest impact regarding Tierra Grande is that phone numbers in Valencia County will retain the 505 area code. In the Belen area these are phone numbers with an 864 or 861 prefix.

The majority of phone numbers in Socorro County will now require the 575 area code when dialing the numbers long distance. The numbers in Socorro County needing the new area code have the 835 and 838 prefix.

There are a few Socorro County phone numbers which have the 864 or 861 prefix. These are for residences located on Highway 304 and 116. These numbers will still have the 505 prefix.

When calling offices in the Socorro County Courthouse, such as the clerk or treasurer, it will be necessary to dial the 575 area code.

The proliferation of devices such as fax machines and cell phones are a prime cause for the addition of another area code. Another is increased population. Estimated 2006 New Mexico population is 1.95 million while the 2000 population was 1.81 million.

For more information visit [www.nm575.info](http://www.nm575.info)

## *Funds Available To Help Rural Phone Customers*

Funds are available through the Rural Extension Fund (REF) for Telephone Line Extension to help rural New Mexico residential and business telephone customers.

A Telephone Line Extension is necessary when Qwest's construction of new distribution cable would exceed 1,000 feet in order to supply new residential primary telephone service at a street address where service was not previously available.

If orders are placed that include Line Extension Charges then eligible customers in rural areas may receive up to \$25,000 per order from the fund. Charges exceeding \$25,000 are the responsibility of the customer.

Residential customers can call 1 800-577-433 and small business customers can call 1 800-406-7366.

TGIA Administrator Sue Moran would like to know who in Tierra Grande currently does not have telephone service because it is unavailable to them.

## **TGIA Board**

**President — Michael Sumner**

Valencia County banker

Term expires 2012

**Executive V.P. & Treasurer**

**Carol Gasperetti**

Tierra Grande resident

Term expires 2011

**Secretary — Tim Lardner**

Rio Communities Resident/Business Owner

Term expires 2010

**Judi Magnussen**

Tierra Grande resident

Term expires 2009

**George Koch**

Valencia County Realtor™/Appraiser

Term Expires 2008

## **TGIA Staff**

*Administrator — Sue Moran*

*Assistant Administrator — Janie Earthman*

*Newsletter Editor — Sandy Schauer*

# Have You Seen It?

**WWW.TIERRAGRANDE.ORG**

# The Revised TGIA Website



Merry  
Christmas  
from  
the TGIA Staff and  
Board

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

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