

Tierra Grande Tales 'n' Trails

March 2009



**Tierra
Grande
Improvement
Association**

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

Substation Transfer Date March 31 — Be Prepared

Work on the Socorro Electric Cooperative Burris Substation in Tierra Grande is proceeding.

The expected transfer date has been moved to March 31, 2009.

Socorro Electric is working hard on behalf of Tierra Grande residents to keep costs down and improve power. Linemen have been replacing connectors, and installing new poles and lines.

If we can take the time to call and complain, we should take the time to let them know that we appreciate their hard work.

Keep in mind that when the transfer takes place, Tierra Grande residents will be without power for a few hours.

Socorro Electric will contact residents prior to the transfer.

Neighborhood Watch Meeting Set for Saturday, April 18th

The next meeting of the Tierra Grande Neighborhood Watch will be held April 18 at 11:00 a.m. at the Tierra Grande Fire Station on Highway 47.

It will be potluck so bring something you want to share with your neighbors and friends.

No ATV's on Unpaved Public Roadways

Tierra Grande owners should be aware that on March 30, 2007 New Mexico Law 66-3-1001.1 Off-Highway Motor Vehicle Act became effective. This Act prohibits the operation of ATV's, off-highway motorcycles, and snowmobiles on "unpaved public roadways," meaning a dirt-graveled street or road that is constructed, signed

One TGIA 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, PO Box 1388, Belen, NM 87002. Your letter of interest must be received no later than May 1, 2009.

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.

The election of a TGIA Board member is held at the annual TGIA Meeting in July.

The Board currently consists of one realtor, one banker, one area business person, and two (2) Tierra Grande residents.

Board meetings are held the fourth Wednesday of every month beginning at 4:00 p.m. at the Tierra Grande Administrative Office in Rio Communities.

Reminder About Roads in Tierra Grande

All roads in Tierra Grande are dirt roads. Tierra Grande is not responsible for the maintenance of roads in the community and does not have the funds to do so.

The Board of Directors of Tierra Grande Improvement Association has worked hard to submit as many roads as possible to 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.

and maintained for regular passenger-car use by the general public.

Please be considerate and obey the law. See more about ATV rules on page 3.

Open Space Committee Looking For Input On Important Issues

By Pete Armstrong

Open Space Committee Chairman

The Open Space Committee was created by the TGIA Board of Directors in October, 2008.

The committee is composed of 11 Members. They include: Foothills Residents (four), Non Foothills Residents (three), Non Residents (two) and Alternates (two).

My name is Pete Armstrong. I was elected Chairperson of the committee by a vote on January 8, 2009. Also elected were John Fredericks, Co-Chair and Mariel Campbell, Secretary.

A little about myself; I own approximately 30 acres at Unit 23, Block 3, Lot 26. The northern portion of the property abuts one of the eight access points to the Open Space.

I'm regularly on the property. The full moon rising is absolutely spectacular! I'm a resident of Belen and have been active in the local community.

Mission Statement

I'd like to start this article with our Mission Statement: "The purpose of developing the open space is for the benefit of the Tierra Grande landowners while preserving the land and its usage for future generations. The open space is to be developed in a way that addresses the desires of the majority of the landowners."

I'd like to reflect on a portion of that statement and it is the "desires of the majority."

Your committee has a great deal of talent and a wealth of experiences. The members will serve you well. However, we are not the majority, you are. We need your input.

Eight Access Points

There are eight access points to the open space. For sake of convention: the first is near the

northern boundary of Tierra Grande and number eight, the southern most, is near the railroad right of way.

The access points generally run in pairs, off loops where landowners' property abut the open space. The committee visited access points two thru eight for the purposes of initial feasibility determinations. We are currently cataloging the strengths and weaknesses of each access point. Of the eight, only four appear to have real potential.

Numerous Issues to Face

There are numerous issues that we face. I'll list some of the more important issues to give you an idea of our thinking. They are not listed in any order of significance.

- Should there be access?
- What does access mean? Foot, equine, motorized, picnicking areas etc.
- If access is established, what do you have access to?
- What, if any, development is to be done in the open space area?
- How do you identify access corridors?
- What are the costs associated with developing these access corridors?
- If an access point is established, how do you regulate access?

Input Needed

We do not have a timeline for deliverables. However, it is the committee's goal to have some short term plans that speak to some of the above issues in the near future.

Again, we need your input.

I can be reached at landscapingbelen@aol.com or 505 864-2084.

See you next newsletter.

(This Committee meets the first and third Thursday of each month at 3:00 p.m. at the Tierra Grande Association Office. All meetings are open. Please join us! If you call ahead to Administrator Sue Moran then she can set up enough chairs.)

**Welcome New Residents
Clifford, William and Sara Stein
12 Tara Court in Unit 13**

Some ATV Rules in New Mexico

Under New Mexico State Statute, as of March 30, 2007 66-3-1001.1 Off-Highway Motor Vehicle Act:

All Terrain Vehicles (ATVs) may not be operated on "unpaved public roadways" which means a dirt or graveled street or road that is constructed, signed and maintained for regular passenger-car use by the general public.



More information on New Mexico State Statutes governing the use of ATVs:

- ATVs must be titled.
- ATVs must be registered; a user fee must be paid, if the ATV is used on public lands; registration is renewed every 2 years.
- ATV riders under age 18 must wear helmets and eye protection.
- ATV riders under age 18 must have a safety permit.
- ATV operators under age 18 may not carry passengers.
- ATV riders under age 18 must be supervised except under specified circumstances.

Unpaid Assessments, Changes, Foreclosures

Unpaid Assessments for 2008 have begun to accrue interest at the rate of 8% per annum.

Accounts that are delinquent in the 4th year of non payment are being sent to legal counsel to begin foreclosure proceedings. Full payment of past due assessments and an additional fee of \$200 per delinquent lot will be charged to owners who would like to remove their property from the foreclosure process.

If events in your life have changed (such as moving, marriage, divorce, adding/removing dependents, death, lot split,) and you want to make a change to the title of your Tierra Grande property, you first need to make the change with the County Clerk where your property is located.

Once that has been done please contact Tierra Grande and the records will be changed accordingly. Phone numbers are:

Valencia County Clerk 505-866-2073
Socorro County Clerk 575-835-0423.

• ATV operators under age 10 may only operate age-appropriate size-fit ATVs.

• ATVs may not be operated on paved street, except to cross.

• No ATV shall be operated without a lighted headlight and taillight when visibility is limited.



Is Your Lot Out of Compliance With the Covenants?

In the December 2007, June 2008 and September 2008 *Tails N Trails*, TGIA informed landowners of the importance of keeping the covenants, the responsibility of keeping your lot clean, why it is important to remove dead trees and shrubs from the land and limitations on animals other than household pets and/or two (two) horses per five acres.

The Architectural Control Committee is now sending out letters to TGIA owners whose lots are not in compliance with the covenants or may pose a potential fire danger to the Tierra Grande community.

Please don't wait until you receive a letter from TGIA.

The protective covenants are in place to protect the value of your land and the attraction of Tierra Grande is the owners' compliance with these covenants.

Visit the TGIA Website

It Has Been Updated

TGIA's website has been revised.

The Updates page now includes a link to the Board Agenda as well as a synopsis of the latest Board minutes.

Other pages have been changed to reflect new or revised information.

Please take a few minutes to visit us at www.tierragrande.org.

www.tierragrande.org
It's Your Go To Source!

TGIA Board

President — Judi Magnussen

Tierra Grande resident

Term expires 2009

Executive V.P. & Treasurer

Carol Gasperetti

Tierra Grande resident

Term expires 2011

Secretary — George Koch

Valencia County Realtor™/ Appraiser

Term Expires 2013

Tim Lardner

Rio Communities Resident/Business Owner

Term expires 2010

Michael Sumner

Valencia County banker

Term expires 2012

TGIA Staff

Administrator — Sue Moran

Assistant Administrator — Janie Earthman

Newsletter Editor — Sandy Schauer

How Assessments Are Calculated

From time to time the TGIA administrative office receives inquiries from owners regarding how assessments are calculated.

Each lot is unto itself. For every lot in good standing (assessments paid up to date) the owner has a vote. So if you own three lots and are in good standing you have three votes for board members or three votes for amending the covenants. Each lot is assessed based on its acreage.

The owner of multiple lots does NOT pay assessments based on the total acreage owned but pays on the assessment for each individual lot. Annual assessments PER LOT charged are:

5 - 9.99 Acre Lot - \$30

10 - 19.99 Acre Lot - \$45

20 - 39.99 Acre Lot - \$60

40 Acre Lot or more - \$75

**Want To Be A Board Member?
Open Space Committee Looking
for Input on Important Issues
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Improvement Association
PO Box 1388
Bellevue, New Mexico 87002**

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