

Tierra Grande Tales 'n' Trails

September 2009



**Tierra
Grande
Improvement
Association**

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

Open Space Committee Report Presented at Annual Meeting

TGIA Open Space Committee Chairman Pete Armstrong presented a report about the open space at the July 11, 2009 TGIA annual meeting.

Armstrong pointed out the committee's mission is "developing the open space for the benefit of the Tierra Grande land owners 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 land owners."

The committee prepares recommendations based upon the mission statement for the TGIA Board of Directors. Armstrong said the committee realizes that the concerns of property owners adjacent to and nearby the Open Space must be taken into consideration when making recommendations.

The committee has visited and analyzed all eight access easements. The committee has also identified destinations of each access easement as those destinations relate to the Open Space entry point.

All access easements have metal posts identifying the access point. All access easements have been surveyed. Two access points have issues with fencing.

The committee's general observations regarding

the Open Space include:

- None of the easements are currently accessible by automobile and no off-road parking exists.

- It is very difficult to stay within the easements and not get on to private property.

- Of the eight easements, only five show real promise for near term consideration.

Armstrong thanked all the Open Space Committee members for their hard work. He said that input regarding the Open Space was received from land owners across the country.

Keep up with what the Open Space Committee is doing by reading the newsletter.



Open Space Committee Chairman Pete Armstrong at the annual meeting.

Answers to YOUR Questions

The June newsletter included a space for questions which members wanted answered by the TGIA Board at the July 11 meeting. The following were answered:

Grading Mallette Drive

When will Mallette Drive be graded correctly?

TGIA Board Member Judi Magnussen said: In my opinion the roads in Tierra Grande have been maintained better than any other subdivision I can think of that has dirt gravel roads. I have lived in areas where the road was black top and the eventual potholes were

worse than a rutted dirt road

Tierra Grande's attraction is its beautiful rural setting and along with that is the rural manner of getting from one place to another

All of us had to weigh the pros and cons of choosing this life style before buying out here.

The county has a vested interest in keeping our roads in good condition when they have to be able to accommodate school buses and emergency vehicles. I

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JULY 2009 TGIA TREASURER'S REPORT

Total Assessed Members2,590
 Total Assessed Lots3,512
 Total Unassessed Lots* 1,952*

* Developer New Mexico Land Company, LLC (1948) Socorro County (1) and TGIA (7)
 Units 6, 8 & 25 are excluded from this report. Owned by Harvey Yates, Unassessed, Commercial Property

CURRENT ASSETS AS OF JUNE 30, 2009

MyBank Checking	\$ 10,136
NM Bank & Trust Money Market	\$ 45,450
NM Bank & Trust Money Market	\$ 8,750
MyBank Money Market	\$ 8,672
CD - MyBank	\$ 20,228
CD - NM Bank & Trust	\$ 48,673
CD - NM Bank & Trust	<u>\$ 31,918</u>
Total	<u>\$ 173,827</u>

COLLECTED ASSESSMENTS (6/30/09)

\$125,183

TOTAL UNPAID ASSESSMENTS (6/30/09)

\$ 77,178

TGIA PROPERTY & EQUIPMENT

12/31/08

Road Improvements	\$ 355,249
Office Equipment	\$ 30,619
Fire Station	\$ 92,984
Open Space Land	\$ 287,263
Land Saleable	\$ 16,797
Leasehold Improvements	\$ 6,900
Telephone Lines	\$ 54,673
Fencing	\$ 39,220
Signs/archways	\$ 28,715
Power lines	\$ 334,984
Promotionals/Video	
1999 & CD/DVD 2007	<u>\$ 27,510</u>
Total	<u>\$1,274,914</u>
Less Depreciation	-\$609,957
Value of Other Assets	\$664,957

12/31/2008 (Actual)

ASSESSMENTS \$129,743

INTEREST ACCRUED ON DELINQUENT ACCOUNTS \$ 5,977

INTEREST INCOME \$ 4,453

FORECLOSURES \$ 14,247

INCOME \$154,420

OPERATING BUDGET EXPENSE \$117,907

SURPLUS \$ 36,513

Answers to YOUR Questions

Continued from page 1

am confident that they will make every effort to keep them open if we keep after them when the roads need to be improved.

Security in Tierra Grande

Our property has been vandalized, that is the removal of well equipment, etc. We need security rounds at least once a week.

Judi Magnussen replies: This gentlemen's property is located in Socorro County. Finding a security company to check the total area of Tierra Grande would be cost prohibitive. I suggest that a person concerned about the security of his property should independently employ someone to check his property as often as he sees fit. If he has a neighbor nearby ask him to check periodically.

Two Story Blocks View

My neighbor's two story steel building blocks my scenic view. How can this be controlled?

At a later date, Judi Magnussen clarified with the owners who asked this question that two-story buildings are within the height limits of the covenants. The Tierra Grande Architectural Control Committee makes every effort to assure that new structures not obstruct the views of adjacent existing homes.

Demise of TGIA Board

How do we ensure the demise of the TGIA board of directors so we can develop a more robust board with true term limits?

TGIA Board Member Carol Gasperetti says: Not-for-profit corporations must be overseen by a board of directors. TGIA bylaws provide for five year terms. The composition of the 1995 board is completely different from today's board with one exception. Terms are staggered so a directorship position is elected each year.

Further Development in Tierra Grande

What further development is planned in the Tierra Grande area?

Board member George Koch said "I don't know of anything planned in Tierra Grande or the adjoining area" other than residential expansion on an individual basis based on current economic conditions.

The railroad project (to double track through Abo Canyon) is on hold for as much as two years. If you're wondering how the double tracking project is progressing then go to the east side of the canyon, towards Mountainair, and you can see the gash that has been cut out in the canyon. The project has been put on hold by the BNSF Railroad because traffic is down through Belen. Two year ago the Belen rail yards had 109-120 trains a day. It's probably down to 80 or 90 now.

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TGIA Treasurer's Report

TGIA Executive V.P. and Treasurer Carol Gasperetti reported that total TGIA assets as of December 31, 2008, were \$980,000 compared to \$1,006,000 for 2007 due to depreciation expenses.

Liquid assets for 2008 increased to \$188,844 as of December 31, 2008, compared to \$163,595 for 2007.

Total income in 2008 increased by \$47,000 due to a special habitat project funded by the U.S. Department of Agriculture and because of increased earnings. The habitat project cost was \$34,400 and TGIA contributed \$650.

A foreclosure sale is becoming closer since TGIA is

now working with a legal firm who can help with the foreclosures.

The TGIA office, explained Gasperetti, has found many ways to cut costs. The newsletter is trimmer resulting in savings in production and printing costs as well as postage savings. The election ballot is now part of the newsletter which has further saved costs.

Reduced TGIA office hours, now 9 a.m. to 4 p.m., have also helped keep the budget in line.

Gasperetti complimented TGIA Administrator Sue Moran. "Sue is a self-described efficiency expert and is always looking for ways to trim costs."

Neighborhood Watch Meeting

There will be a Neighborhood Watch Meeting - it is our hope that the date will be determined by the time you receive this newsletter. If you are interested in knowing when the meeting is scheduled please call the Tierra Grande Administrative Office at 505 864-2345.



*Executive VP &
Treasurer Carol
Gasperetti*

More Answers to YOUR Questions

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Values in Tierra Grande

What are values like?

George Koch, who is a Realtor™, explained that three things are of concern with values — how close you are to power, what your scenic view is and what the roads are like. Where someone lives depends on the individual — they might like to live on the flat area, others might like to live in the mountains.

The TGIA Board tries to make power available. There's many roads in Tierra Grande dedicated by plat. Some of the roads are maintained by the country, some roads are not.

What we have seen in the last couple years is that five acre tracts where there is no benefit of power are worth in the area of \$1,000 an acre. In an area with power readily available the value is in the area of \$3,500 an acre.

Open Space Land in Trust

What is happening to the Open Space land and have we looked at putting the Open Space land into an easement trust?

Board Member Michael Sumner said there was not much more he could say to elaborate on the information presented by Open Space Chairman Pete Armstrong at the meeting (see story page 1).

In discussing the second part of the question, Sumner said he did some research work and couldn't find an easement trust. The TGIA Board has looked at putting the Open Space Land into a conservation trust which is the "newest wrinkle." A conservation trust is where land is donated to a conservation trust which is run by someone else. The TGIA Board decided against putting the Open Space land into a conservation trust because then an unknown conservator would be running the property as they see fit and TGIA would lose control.

Wind Power in Tierra Grande

Is it possible to enter into an agreement between the association, the property owners, and the public power company to generate wind power via wind mills and solar panels on private property with power to be purchased by the power company after TGIA demands have been met and the surplus is available for other use?

Residents - Close Your Gates

If you do not want unwanted guests, including cows, coyotes, etc., entering your property please make sure you close your gates even if you are home. Closing gates will also prevent dogs from running loose, being hit by a car or attacked by a coyote. Remember, animals can't tell if you are home or not.

Board member Tim Lardner answered: To my knowledge there is no restriction on solar panels on residential property. This issue would have to be raised with the Architectural Control Committee. There could be some questions raised with erecting wind turbines for generating electricity.

The covenants restrict activity that could annoy neighbors or be a nuisance and a 300-foot windmill might annoy them. Under Article 2, Item G, association funds might be used for public utility systems and to benefit the property.

An item such as this would have to come before the TGIA Board and the Valencia County Planning and Zoning. It would probably have to go before the New Mexico Public Regulation Commission and a whole lot of other people to get anything accomplished.

Making Electricity

To what extent is TGIA encouraging residents to use solar and wind to make electricity for their own needs and sell the excess back into the grid?

Board Member Lardner said: There is no encouragement that I know of for residents. I think it's purely up to residents themselves to do the investment calculations. I know there are solar powered homes in Rancho Valencia which is located in Los Lunas. Everyone has to look at the trade-offs between costs and benefits.

Reminder: Assessments / Tax Notices Sent in Fall

TGIA assessments are sent to land owners in October of every year. Assessments are billed in arrears, that means assessments are applied to 2009. Assessment payments are due by December 31st of 2009. Assessments paid after December 31st start accumulating interest at eight percent per annum.

Owners of lots into the third year of non-payment will be notified on their assessment bills that in January the account will be sent to legal counsel to begin foreclosure proceedings. Once the account is sent to legal counsel an additional \$200 fee is incurred on each lot in foreclosure.

Assessment payments are sent to TGIA at PO Box 1388, Belen, NM 87002.

Property tax notices are sent by the County Treasurer in the beginning of November with payment due in December of the same year.

Property tax payments should be sent to the treasurer of the county where the property is located.

Additional Tidbits From the Meeting

A majority of time was spent at the July 11 annual meeting on the Open Space Committee report and answering questions. However, there were a few other items discussed that day.

TGIA Board President Judi Magnussen opened the meeting by pointing out that the past year has been an active and productive one thanks to everyone's help making the community a better place.

Magnussen said the TGIA website (www.tierra-grande.org) has been refined to provide even more information than previously available to those who have access to the Internet.

"Architectural control matters have been helped by Jim Shaw who has found violations before they are eyesores in the community," she said.

Among the achievements for the past year was finding enough volunteers to have a working Open Space Committee (see report by Open Space Committee Chair Pete Armstrong on page 1).

Consideration Pays - Obey the Speed Limit

When you drive through Tierra Grande please be aware that the speed limit is 25 Miles Per Hour. This rate has been posted to keep the dust down and assure the safety of drivers on our sometimes narrow roads. You never know when a cow will cross your path or where heavy rain has created an arroyo in the road. To add to this concern, Socorro Electric will be replacing power poles throughout Tierra Grande and PNM will be moving power poles on the west side of Highway 47. Please drive carefully.

Roads in Tierra Grande

The Valencia County Road Manager has retired. The County will not be filling that position. The person assigned to grade/blade the roads in Tierra Grande has also retired. It is expected to take up to three (3) months to hire a new employee. As a result of the Valencia County Road Department staffing shortage Tierra Grande is temporarily back to the "call in as-needed" basis for blading roads (866-2473). The secretary will put the road on a list that other operators will grade/blade when they can.

Storage of Travel Trailers

Travel trailers should be stored on a property in a manner that does not detract from the overall appearance of the property, i.e., not stored in the front of the property.

Magnussen Wins 2nd Term; TGIA Officers Re-Elected

Election results announced at the July 11 annual meeting showed that incumbent Judi Magnussen received 193 votes while Jim Shaw received 122 votes so that Magnussen has been re-elected to the board for another five year term.



Judi Magnussen

At a board meeting held after the annual meeting, Magnussen was re-elected president of the TGIA Board of Directors.

Executive Vice President and Treasurer and Tierra Grande resident Carol Gasperetti was re-elected also. Her term expires in 2011.

Longtime board member George Koch will serve again as Secretary. He is a Valencia County Realtor™ and appraiser with a term expiring in 2013.

See the back page for a complete list of board members.

Building News

Valencia County has issued four building permits in Tierra Grande since the beginning of the year.

Permits were issued for a house on Mora Drive, a swimming pool on Marta Court, a garage on Abeto Circle and an addition on Tara Court.

Requests for Documents or Financial Statements

For those without Internet access - if you would like a copy of Board minutes, material distributed at the annual meeting, or the TGIA financial statements, please write to TGIA P.O. Box 1388, Belen, NM 87002. Be sure to specify the material you are requesting.

For those who do have Internet access - if you would like a copy of Board minutes, material distributed at the annual meeting or the TGIA financial statements, please e-mail the administrative office at info@TierraGrande.org.

Trash in Tierra Grande — Cover / Close Your Trash Cans

It is important to keep your trash can covers closed and secured. The afternoon winds have been blowing trash can covers open and spreading garbage across our beautiful land. Please be courteous.

TGIA Four Year Plan for Improvements

The main goals and objectives of the
TGIA Board are:

The Open Space

Continuation of TGIA Beyond 2013

Power Outages in Tierra Grande

Tierra Grande residents will continue to experience power outages due to damage to approximately 250 insulators. Socorro Electric Cooperative is working in repairing these damaged units.

www.tierragrande.org

New and Improved!

VISIT THE WEBSITE TODAY!

TGIA Board

President — Judi Magnussen

Tierra Grande Resident

Term expires 2014

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

**ANSWERS TO YOUR
QUESTIONS AT THE
ANNUAL MEETING
OPEN SPACE REPORT**

**Tierra Grande
Improvement Association
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