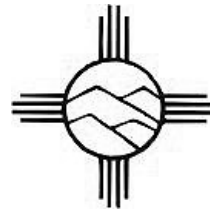


# Tierra Grande Tales 'n' Trails

December 2009



**Tierra  
Grande  
Improvement  
Association**

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

## Deputy to be Assigned to Tierra Grande

At the semi-annual Neighborhood Watch meeting October 18th, Valencia County Sheriff Rene Rivera announced that a deputy will be assigned to the Tierra Grande neighborhood.

Approximately 45 Tierra Grande owners attended the meeting. In addition to Sheriff Rivera, New Mexico State Police Officer Clint Norris from Socorro spoke.

When the deputy is assigned then the deputy's name will be posted on Tierra Grande's web site.

Sheriff Rivera and Officer Norris provided helpful hints to protect your property and yourself:

- Keep gates closed and locked.
- Keep an eye out for suspicious, unfamiliar vehicles driving slowly through the neighborhood. Get the license plate and a description of the vehicle if possible and do not approach these vehicles. Report the vehicles to the central dispatch at 911, your neighborhood watch captain or the Tierra Grande office at 864-2345.
- Remember that most break-ins occur during the day (10:00 a.m. - 3:00 p.m.).
- Make a list of your valuables, take pictures of them, mark them if possible, have the list stored outside of your home - such as in a safe deposit box.
- If a stranger comes to the door, answer with a cell phone in your hand. Pretend you are talking to someone if you have to, try to take a picture if possible.
- Most newer vehicles are equipped with remote keyless entry (fob) and security systems so keep the fob by your bed. If you have concerns about your safety, press the security system on your fob. That may help deter an intruder. Dial 911 and leave the phone off the hook if you are afraid to speak - the 911 operator should have a way to track your call.
- Make sure that your house numbers are large and placed in a way that makes it easy for police or emergency vehicles to find your home

### *Security Specialist Speaks*

Tim Reed, Professional Security Protection Services, informed Tierra Grande owners about the services his company provides. He discussed the possibility of patrolling in Tierra Grande on a regular basis for a monthly fee based on the number of homeowners interested in participating. Mr. Reed can be reached at 505-515-8533 (cell) or 505-832-5398 (office) if owners are interested in finding out more about this service.

### *Vial of Life Can Help*

The next speaker was a representative from the Rio Grande Estates Fire Department who discussed fire and rescue. Once again the importance of visible house numbers

was stressed. Knowing how to give directions to your home is a valuable tool in assisting responders in remote areas. Having a relationship with your neighbors is helpful.

Containers that look like large prescription bottles were distributed. The label read "Vial of Life." Every household should fill out the information form in the bottle regarding medical conditions, medications, allergies, and physician names for each resident. The Vial of Life should be kept on the inside door of your refrigerator. It is the first place medical responders will look when helping to save a life.

The Rio Grande Estates Fire Department is made up of highly trained volunteers. A hardy round of applause was given in appreciation of their hard work and dedication.

### *Assessments/Anti-Rave Ordinance*

Judi Magnussen, TGIA president, discussed the fact assessments will be expiring in 2012 and 2013 depending on the specific unit. Almost all of those present were in favor of continuing to pay the assessments beyond 2013. They see that their money is well spent.

Sue Moran, TGIA administrator, discussed the passing of a Valencia County Anti-Rave Ordinance thanks to the efforts of Jim and Shelly Shaw as well as other residents of Tierra Grande. A special thank you goes to County Commissioner Ron Gentry for his support.

A Crime Busters Form can be found on the Valencia County Government web page. People can fill out the information which is then sent to the Sheriff's Department.

Owners who complain about the quality of road grading to the Valencia County Road Department may soon find their road decommissioned. Tierra Grande is back on the call-in-as-needed basis because the County has not yet hired a grader operator for our area.

The Socorro Electric Cooperative board has three (3) new members. A resident of Tierra Grande is encouraged to run for membership on the cooperative board next year. It is recommended that the resident speak Spanish.

The hospital lawsuit is moving up on the court of appeals docket. Keep your fingers crossed, said Sue Moran, to hear something before the end of the year.

Sue thanked those who signed the petition for the right to vote on a new gross receipts tax for the Valencia County jail. Ballots were mailed out in November. Election results should be in the March newsletter.

The Tierra Grande web page has been updated to include a list of properties in foreclosure. No date has been set for the auction yet.

# TGIA Will Cease to Exist Without YOUR Support

As the administration of TGIA has informed membership previously, in accordance with the Indentures filed in Valencia County and Socorro County, our annual assessment income will expire by 2012 and 2013. Without a continued income from the assessments, the following services could not be funded and TGIA would cease to exist:

- \*Establishment of an administrative office which provides:
  - > Paid staff for problem resolution and information
  - > Depository for Tierra Grande property records
  - > Central meeting place for members' common interest

\*Management of construction oversight through its Architectural Control Committee

\*Oversight of Tierra Grande landowners' rights and privileges through its elected Board of Directors who enforce covenants, manage Open Space, etc.

Annually, the Administrative Office responds to:

- √ over 600 visitors
- √ over 1,500 telephone calls
- √ over 1,000 e-mails and
- √ performs notary services as well as
- √ distributes thousands of
  - § statements
  - § quarterly newsletters
  - § maps
  - § new owner information packets
  - § maintains the TGIA web site

The Administrative Office participates in community involvement by:

- o Attending County meetings that may impact Tierra Grande owners
  - o Attending Neighborhood Watch meetings
  - o Creating a liaison with Valencia County Road Department, Socorro Electric Company and law enforcement
- TGIA member assessments have funded:

- ◇ Administrative Office operation – i.e. necessary of-fice equipment and staff wages
- ◇ Legal fees, if necessary, to enforce Tierra Grande's covenants
- ◇ Payment of property taxes on Open Space land
- ◇ Tierra Grande's Fire Station
- ◇ Power/phone line extension
- ◇ Fencing that defines the development area
- ◇ Roads and culverts
- ◇ Sign/ Archway maintenance.

## Socorro Electric Substation Finished

The Socorro Electric Cooperative Burriss Substation Project in Tierra Grande is complete with over 250 insulators replaced resulting in a marked improvement in the continuity of power in Tierra Grande.

Remember that wind and lightning can play havoc with power. Socorro Electric will replace several old power poles over the next year.

Thank you to Socorro Electric for the work to improve power in Tierra Grande. Give the office a call and say thank you to the workers at 575 835-0560.

## Land Scammers At It Again

The TGIA office has received calls from two out-of-state owners who have been approached by a company by the name of National Land Investment out of Tampa, Florida.

The sales pitch was that the company could sell the owners' land for thousands and thousands of dollars at no cost. Then, when explored further, they asked these owners for \$750 to cover paperwork, legal, title, recording fees.

This company has since been investigated by Tierra Grande. It is definitely a scam company. Complaints have been lodged by other property owners.

Please look closely at their web page. It appears legitimate but there are no names or contact information. If you Google the company name the second article you should come across is related filing complaints. Remember, if it sounds too good to be true, it probably is.

## TGIA 2010 Board Meetings Scheduled

The TGIA Board of Directors generally holds its meetings the fourth Wednesday of every month at 4:00 p.m. at the TGIA Administrative Office, 480 Rio Communities Blvd., Suite H, Belen, NM.

All meetings are open. Anyone planning on attending should call ahead (505-864-2345) so seating can be arranged.

Tentative meeting dates for 2010:

January 27	February 24	March 24	April 28
May 26	June 23	July 28	August 25
September 22	October 27	November 17	
December 15	Note: July 17 (Annual Meeting)		

### 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**

Mail your ballot and comments by removing this entire page from the newsletter, then fold and seal accordingly.

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**TIERRA GRANDE IMPROVEMENT ASSOCIATION  
PO BOX 401  
TOME, NM 87060-0401**

FOLD HERE

FOLD HERE

## Annual Assessment Payment Due Dec. 31

The annual assessment statements were mailed out in October, with payment due by December 31, 2009.

Payments received after that date will begin to accrue interest at a rate of 8%.

If you have not received a statement then please contact the office at 505 864-2345 or by using e-mail at info@TierraGrande.org.

It is important to keep in mind that, as stated in Section 4.04 of the Indentures, Tierra Grande Improvement Association has the authority to place a lien or begin foreclosure proceedings on any lot for which payment has not been made after the 3rd year of non-payment.

Owners shall be responsible for the annual assessment as well as the cost of proceedings, including attorney fees and interest.

Payments should be mailed to PO Box 1388, Belen, NM 87002-1388.

## Web Page Updates

In January the following updates will be made to the web page:

- Adding the list of roads maintained by Valencia County and contact information
- Updating over all map of Tierra Grande

## TGIA 2010 Holidays

The TGIA Administrative Office will be closed the following holidays in 2010:

- January 1 - New Year's Day • February 15 - Presidents' Day
- May 31 - Memorial Day • July 4 - Independence Day
- September 6 - Labor Day • October 11 - Columbus Day
  - November 11 - Veterans Day
  - November 25 & 26 - Thanksgiving
- December 23 at 12:00 noon & December 24 - Christmas
  - December 31 at 12:00 noon - New Year's Eve

## Tierra Grande Building News

Valencia County has issued one building permit in Tierra Grande since the last newsletter. That permit was for a house on Tarugo Road.

PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE PAID  
Tomé, New Mexico 87060  
Permit No. 05

# TO ENABLE TGIA TO CONTINUE

Would you be willing to sign an amended Covenant that would include an assessment that would be tied to the life of the land as the current Covenants do?  Yes  No

Would you be willing to agree to an annual assessment? (A reasonable assessment would be determined by the number of membership respondents or subscriptions.)  Yes  No

Should owners who choose NOT to pay assessments be disqualified as members – no voting rights and no privileges?  Yes  No

Would you recommend that owners who do NOT pay assessments be charged a fee for any request they may have, i.e. *maps, notary services, property information, newsletters, property transfer fees, copy service, attendance and meal at annual meeting, access to Open Space, architectural control building plan review, architectural control enforcement requests, etc.?*  Yes  No

Your response to this survey in no way binds you to a commitment to a decision at this time. TGIA is attempting to ascertain what direction Tierra Grande landowners would like to see TGIA take. Thank you for your opinion.

**Please return this questionnaire by Jan. 21, 2010**

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Survey About TGIA Enclosed  
Please Respond by Jan. 21, 2010

**Happy Holidays**  
from the  
TGIA  
Board  
and  
Staff

