

Tierra Grande Tales 'n' Trails

March 2010



**Tierra
Grande
Improvement
Association**

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

Thank You For Your Support

As stated in the December 2009 Tails "n" Trails newsletter TGIA will cease to exist without some type of continued funding. Your opinion was solicited and 272 responses were sent in. Here is what you had to say:

A. 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	Unchecked
72.06%	23.53%	4.41%

B. 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	Unchecked
79.41%	16.91%	3.68%

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

Yes	No	Unchecked
81.62%	14.71%	3.68%

D. Would you recommend that owners who do NOT pay assessments be charged a fee for any request they may have?

Yes	No	Unchecked
86.76%	10.66%	2.57%

We appreciate the comments many of you made and we hear you loud and clear. While there were some negative remarks and some constructive criticisms, the majority of you were very supportive of and saw the value in the continuation of Tierra Grande IF (and that was a big IF) the new assessments are reasonable.

Most of you are happy with TGIA and would like things to remain as they are.

We all know this is not possible because the

Indentures will expire in 2012 and 2013.

The Value of TGIA

To those who still question the value of Tierra Grande Improvement Association, here is some food for thought.

Without continued income of some kind land-owners would experience the following probabilities:

- CLOSED:** NO access to an Administrative office to hear and act upon members' concerns. No newsletter to inform and accommodate members' activities. No access to maps and account information

- GONE:** Financial means to enforce the covenants through the Architectural Control Committee. Some people believe the County will enforce the covenants. Be assured that the County will NOT enforce the covenants. Members may contact County Code Enforcement or Planning and Zoning in either Valencia or Socorro County to ask about covenant enforcement.

- FORFEITED:** Tierra Grande's Open Space. No funds will be available to pay over \$4,000 in Valencia, Socorro and Torrance Counties property taxes.

- GONE:** No Director supervision over the developments in Tierra Grande which necessitate accounting, banking, realty and residential expertise.

- FOREFEITED:** Tierra Grande's Fire Station. No funds to pay the property taxes.

- GONE:** Revenue to fund signs or lights or archways or fencing or access easements or special projects for the Tierra Grande community

Articles of Incorporation Clear

The Articles of Incorporation are quite clear:

Members will no longer be members when the Indentures expire because paying the Indentures is what defines someone as a member.

Continued on page 2

Thank You for Your Support *Continued from page 1*

“Those owners whose Unit DOES NOT vote to continue the Indentures will simply no longer be members of TGIA by definition when their lots are no longer subject to assessment.”

Also: “Upon dissolution or other termination of the Corporation, NO PART OF THE PROPERTY of the Corporation, NOR ANY OF THE PROCEEDS THEREOF, shall be distributed to the members of the Corporation . . .”

This is a lot of information to take in at one time, but it is meant to inform so that you, as a member, can make your decision to amend the covenants based on the facts.

Please feel free to contact the TGIA Administrative Office at 505 864-2345 should you have questions regarding this information.

Within the next few months as decisions are made, more information will be sent to keep you apprised of the status of the continuation of Tierra Grande beyond 2013.

The TGIA Board and Administration are listening to your concerns and making every effort to assure that TGIA’s continuation is beneficial to all members.

PNM Replacing Poles Along Highway 47

Tierra Grande owners who drive Highway 47 may have noticed the new power poles installed on the west side of the highway in Tierra Grande.

This project has nothing to do with power in or to Tierra Grande, but is a PNM initiative to connect and replace a 115kV line which runs from PNM’s Belen switching station east for approximately 50 miles to PNM’s Willard switching station.

The phases for this project are:

Phase 1 – Gate installation in certain areas – completed.

Phase 2 – Construction and erecting of new poles – completed.

Phase 3 – Installation of new conductor (wire) – in process.

Phase 4 – Dismantlement of old transmission line, clean up and remediation activities – anticipated completion summer of 2010.

Wire Tapping Along The SEC Power Lines

The subject is wire THEFT – copper wire.

Over 200 Socorro Electric power poles in Tierra Grande and the surrounding area have been stripped of their copper ground wires.

The cost to repair this damage is over \$50,000.

This theft also means that Tierra Grande power poles are not grounded. It means a fluctuation in the integrity of power that travels through the lines. It means potentially more power outages until the repair is completed. It means that if lightning strikes an ungrounded pole a fire could result.

Socorro Electric Cooperative officials are asking Tierra Grande residents to keep their eyes open.

When you see anyone suspicious lurking around the power poles, DO NOT approach.

If possible, take down the license number and a description of the vehicle and person(s) also note the date and time of the event.

Then call the TGIA office at 864-2345 to coordinate efforts to catch these culprits.

These thefts directly affect the welfare of the Tierra Grande Community.

Vacant Homes Need Protection

Vacant homes are an easy target for thieves.

Whether the home is vacant for a few weeks – or even just a few days - it is important to inform a neighbor you trust or a neighborhood watch captain that you will be away.

Provide them with a phone number where you may be reached - should some issue arise.

One recommendation from a Tierra Grande resident is to place a stout chain across your gate and post as well.

You and Cattle in Tierra Grande

While grazing cattle is against Tierra Grande covenants, in the past the Association addressed this issue in court and lost. New Mexico currently is still an open range state. Accordingly, it is a landowner’s responsibility to fence their property to keep animals out.

Welcome New Residents

Rich Smith & Jane Chevalier 26 Manzanita

Cesar & Suzanne Huerta 25 Manzanita

Foreclosure Sales Start

The first auction on lots foreclosed on by Tierra Grande as a result of non-payment of assessments took place last month.

It is expected that additional lots will be available for auction on a regular basis. Notices regarding what properties are available will be posted in the Valencia County News-Bulletin (news-bulletin.com).

Safeguard Your Pets

Please take care to safeguard your pets.

Valencia County Animal Control is called whenever dogs are reported running loose in Tierra Grande. And remember that Tierra Grande has coyotes and rattlesnakes in the area which pose a danger to your pets as well.

Valencia County GIS Mapping

Valencia County has implemented a wonderful web-based mapping program. Reach the program at this address: <http://arcgis.co.valencia.nm.us/ValenciaCountyGISWebSearch/>

Valencia County landowners can look up their lot using the owner number on the tax bill.

Meet the Valencia Sheriff Candidates At Neighborhood Watch Meeting

A Neighborhood Watch meeting will be held April 17 at 11:00 a.m. at the TG fire station. Bring a dish to pass as a potluck lunch will be served.

Please call the Tierra Grande Administrative Office at 505 864-2345 for information as the agenda includes candidates for Valencia County Sheriff.

Open Space Clean Up Set March 20

The first annual Spring Clean up will be held Saturday, March 20 (the first day of spring) beginning at 9 a.m. Litter will be collected in the canyon off the newly defined entrance #3 and then into the canyon.

This event gives everyone a chance to visit a canyon that is part of the beautiful open space area.

Bring a box lunch to enjoy the great outdoors. All cleaning materials and water will be provided.

The alternative date is Saturday, March 27.

Call Sue Moran 864-2345, Edith Schultz 440-2053 or John Fredericks 489-7540 for more information.

Two Building Permits Issued

Valencia County building inspection officials say two new building permits have been issued for houses — one each on Mora Drive and Tortuga Loop.

One 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, 2010.

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 Board member is held at the Annual TGIA Meeting in July.

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

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

Deputy for Tierra Grande

A different Sheriff's Deputy has been assigned to Tierra Grande. His name is Chris Trujillo and he has been with the Sheriff's Department for 18 years. He is also the Public Relations Officer. Deputy Trujillo informed the TGIA office that he would be happy to attend a meeting of the residents. He can be reached at 505 615-5835

Unpaid Assessments, Changes, Foreclosures

Unpaid Assessments for 2009 have begun to accrue interest at the rate of 8% per annum.

Accounts that are delinquent in the 4th year of nonpayment 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 create changes (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 in which your property is located. The numbers are:

Valencia County Clerk 505-866-2073

Socorro County Clerk 575-835-0423

Once that has been done please contact Tierra Grande to change the records accordingly.

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

Time to Remove Dead Trees & Shrubs from Your Property

With Spring just around the corner (we hope) it is a good time of year to remove dead trees and shrubs as well as any debris from your lot which may have accumulated.

The Architectural Control Committee will send letters to TGIA owners whose lots are not in compliance with the Covenants or may pose a potential fire danger. Don't wait until you receive a letter from TGIA to clean up.

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.

WWW.TIERRAGRANDE.ORG GREAT INFORMATION!

*Clean Up Set for March 20
Want To Be A Board Member?
Thank You For Your Support*

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

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