

# Tierra Grande Tales 'n' Trails

December 2010



**Tierra  
Grande  
Improvement  
Association**

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

## Amended Covenants Mailed; May Be Signed, Notarized and Returned

The Amended Covenants related to the continuation of Tierra Grande beyond 2013 were mailed to members the third week in October.

For Tierra Grande to continue to serve its members beyond 2013 (when the current Indentures expire), the amended covenants need to be signed, notarized and returned.

The Indentures are the funding mechanism which supports the efforts of the TGIA Administrative Staff and Board of Directors to represent our members in a variety of ways such as: architectural control, covenant enforcement, community involvement, payment of insurance and property taxes, publishing of the newsletter, and operational costs associated with the TGIA office.

For further details please see the December 2009 newsletter which can be found on the TGIA web site at [www.TierraGrande.org](http://www.TierraGrande.org).

In the past, when funds became available, the Board of Directors spent savings to build a fire station, extend power lines as well as telephone lines, improve roads, enforce protective covenants, and, most recently, purchase the full ownership rights to more than 14,000 acres of pristine mountain land referred to as Open Space.

This Open Space is for the exclusive use of TGIA membership to camp, hike, horseback ride, picnic, bird watch and various other outdoor activities.

The new Amended Covenants will take the place of the Indentures so that the Board can con-

tinue its efforts to assure that Tierra Grande remains a first class community.

If you did not receive a copy of an Amended Covenant please contact the TGIA office at [info@tierragrande.org](mailto:info@tierragrande.org) or 505 864-2345.

You can also visit the web site at [www.TierraGrande.org](http://www.TierraGrande.org) to click on the Indentures and Covenants menu tab and scroll down to the link at the bottom of the page to the Amended Covenants.

Print off a covenant page for each unit in which you own a lot. The last two (2) pages are signature pages – one page is for a corporate signature and the other for an individual's or individuals' signature.

Signatures must be notarized.

Return the form to the office – TGIA, PO Box 1388, Belen, NM 87002.

TGIA will file the Amended Covenant on your behalf with the appropriate County Clerk.

## ***Mark Your Calendar— Meeting July 16***

The 2011 TGIA Annual Meeting is scheduled for Saturday, July 16, from 10 a.m. to noon at the Tierra Del Sol Country Club, Rio Communities.

Breakfast will be served.

Details will be provided in the June 2011 *Tails N Trails* newsletter.

## **Electric Co-op Reformer, Sheriff's Officer Speak at Neighborhood Watch**

A captain from the Valencia County Sheriff's office and a representative of the group wanting to reform the Socorro Electric Cooperative spoke at the October semi-annual Tierra Grande Neighborhood Watch meeting.

Approximately 35 members attended the meeting at the Tierra Grande Fire Station.

The meeting opened with a presentation from Captain Don Donges of the Valencia County Sheriff's Department. He gave several suggestions regarding protection and recovery of valuables.

He recommended documenting contents by developing a list of items with pictures, identifying serial numbers if possible, and detailed description of the item(s).

The list should be kept off site, perhaps in a safe deposit box.

He also discussed preventive measures owners could take to keep their property safe such as fencing the lot, not letting mail or newspapers pile up, ask neighbors to look in on your home while you are away, etc.

The second speaker was Charlie Wagner, head of the reform movement to improve the leadership of the member-owned Socorro Electric Cooperative (SEC) which provides electric power to the Tierra Grande community.

Wagner encouraged Tierra Grande residents to get involved by attending SEC Board meetings, writing Letters to the Editor, and, most importantly, remembering that the SEC is a member-owned cooperative, not a trustee-owned cooperative.

## **Foreclosure Auctions Continuing; Next Auction Soon**

Foreclosure auctions as a result of unpaid assessments are continuing.

In most cases the members are deceased and it takes more time to locate the heirs.

It is anticipated that the next auction should take place sometime in December 2010.

A list of lots to be offered and the opening bid price will be posted on the Tierra Grande web site as soon as the information is released by the TGIA attorney.

Feel free to contact the TGIA office at 505 864-2345 or [info@TierraGrande.org](mailto:info@TierraGrande.org) if you have questions about the process.

## **2011 Board Schedule**

The TGIA Board of Directors generally meets the fourth Wednesday of every month at 4 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 2011 meeting dates are:

January 26      February 23      March 23

April 27      May 25      June 22

July 27      August 24      September 28

October 26      November 16      December 21

## **Land Scammers At It Again**

The TGIA office has received calls from out-of-state owners who have been approached by companies named "Premier Properties" and "Preferred Properties" out of Tampa and Ft. Lauderdale, Fl.

The sales pitch includes the claim the company could sell the owners' land for thousands and thousands of dollars at no cost. Then, when explored further, owners are asked for payment to cover miscellaneous costs.

TGIA administrative staff has investigated these companies and found them to be a scam. Complaints have been lodged by other property owners.

Please look closely at the web pages for companies that approach you to sell your property. They may appear legitimate, but no names or contact information may be listed which would be very strange.

An internet search may reveal complaints filed against companies regarding conduct of scams.

Remember the old, but true, adage — if it sounds too good to be true, it probably is.

## *Funeral Services Held for Former TGIA Board Member*

Funeral services were held at Our Lady of Belen Catholic Church in Belen for former TGIA Board of Directors member Timothy J. Lardner, 53.

Tim served on the board for five years, 2005 through 2010. He chose not to run for re-election. He passed away Sept. 1, 2010, in Albuquerque.

A graduate of New Mexico State University, Tim spent his career running and building the family business, New Mexico Travertine, into a world-wide provider of premier natural stone products.

As president of New Mexico Travertine, Tim helped expand the company's capabilities and products, and was instrumental in the acquisition of new quarry operations and finding new products to process and sell.

He was an ardent supporter of his community and over the past 30 years in Belen, served on numerous boards including the Chamber of Commerce, Tierra Grande, Airport Advisory, UNM Valencia Campus Development, and Valencia County Fair.

Voted Belen Citizen of the Year in 2005, he was most proud of the many projects and events he participated in through out Valencia County.

Tim is survived by his wife Janice, four children and many relatives as well as a host of friends.



*Tim Lardner during 2008 TGIA meeting*

## **Annual Assessment Payment Due Dec. 31**

The annual assessment statements were mailed out in October, with payment due by December 31, 2010.

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](mailto: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 2nd 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.

## **TGIA 2010 Holidays**

The TGIA Administrative Office will be closed the following holidays in 2011:

- February 21 - Presidents' Day
- May 30 - Memorial Day
- July 4 - Independence Day
- September 5 - Labor Day
- October 10 - Columbus Day
- November 11 - Veterans Day
- November 24 & 25 - Thanksgiving
- December 26 - Christmas

## *Animals, Tierra Grande and You*

Tierra Grande is a peaceful place, especially to get your overnight rest, except when dogs are barking continuously. Animal owners and lovers need to be sure their pet(s) do not disturb the lives and sleep of others.

And remember that Valencia County has 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 summary of the Valencia County Animal Control Ordinance can be found on the Valencia County website site, [www.co.valencia.nm.us](http://www.co.valencia.nm.us), under the left side tab of Animal Control.

The TGIA 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 hereon no more than two horses per fives acres of lot size as well as ordinary household pets."

## *Credit Cards Now Accepted*

TGIA is now accepting payment by credit card.

To make payments visit the TGIA web site at [www.tierragrande.org](http://www.tierragrande.org). Select the "Contact Us" menu tab. On the right is the tab for credit card payment.

The payment is secured by PayPal. A PayPal account is not necessary to use this service, but a \$4 convenience fee is charged.

Include your account number or Unit Block and Lot owned next to your name to assure the payment is posted to the correct account.

## **One Building Permit Issued**

The Valencia County Building Department issued a building permit for a new house on Mora Drive in the last two months.

*TGIA welcomes new residents  
Gerald and Jennie Geer in Unit 23.*

## **TGIA Board**

**President — Judi Magnussen**

Tierra Grande Resident

Term expires 2014

**Executive V.P. & Treasurer**

**Carol Gasperetti**

Tierra Grande Resident

Term expires 2011

**Secretary — Michael Sumner**

Valencia County Banker

Term expires 2012

**Director — David Tibbets**

Business Owner / Surveyor

Term expires 2013

**Director — Howard Snell**

Professor & Curator / UNM Biology

Term expires 2015

## **TGIA Staff**

**Administrator — Sue Moran**

**Assistant Administrator — Janie Earthman**

**Newsletter Editor — Sandy Schauer**

[www.tierragrande.org](http://www.tierragrande.org) — Great Information!

Board  
and  
Staff



from the  
TGIA

*Happy  
Holidays*

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

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