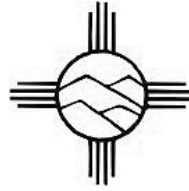


Tierra Grande Tales 'n' Trails

P.O. Box 1388 Belen
New Mexico 87002



505 864-2345

**Tierra
Grande
Improvement
Association**
June 2011

There's Still Time to Turn in Amended Covenant

If you are interested in assuring the continuation of Tierra Grande beyond 2013 and you have NOT yet signed the amended covenant, and you wish to remain a member of Tierra Grande, it is important you send in your signed amended covenant as soon as possible. Your vote counts toward success or failure of the community. You can be that one person making a difference – your signature counts.

Without your support the following may occur:

- CLOSED: The TGIA office - and with that NO access to an administrative staff to respond to your concerns. NO newsletter, NO access to maps and account information
- GONE: Financial means to enforce the covenants through the Architectural Control Committee.
- GONE: Tierra Grande's Open Space. NO funds will be available to pay over \$14,000 in property taxes and insurance.

•GONE: NO further improvements or repairs in Tierra Grande. NO revenue to fund signs, lights, archways, fencing, access easements or special projects for the Tierra Grande community

•FORFEITED: Tierra Grande's Fire Station. NO funds to pay the property taxes and insurance.

The amended covenant can be found on the TGIA website, www.tierragrande.org. Click on the menu table, Indentures & Covenants, scroll down to the bottom of the page and click the link.

Feel free to contact the TGIA Administrative Office at 505 864-2345 with any questions.

As decisions are made over the next months, 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 listen and make every effort to ensure TGIA's continuation is beneficial.

Tierra Grande Improvement Association Board Candidates

Carol Gasperetti

During my service to the Board of Directors I have been honored to be a part of the many endeavors the Board has achieved to improve the Tierra Grande community such as:

- Coordinating the protest of a Valencia County property tax increase, installation of cluster mail boxes in the community, and passing of an anti-rave ordinance.
- Developing of the web site, member and Open Space brochures, billboards, and a CD/DVD about Tierra Grande.
- Building the Tierra Grande Fire Station.
- Amending Covenants prohibiting mobile homes.
- Extending power and phone lines in the community.
- Improving roads and culverts.
- Installing fencing, signs and archways.
- Obtaining clear title to the Open Space.
- Working with NM Dept. of Fish & Game on a habitat improvement project for the Big Horn Sheep in the Open Space.
- Successfully fighting to keep a chicken plant and sludge dump out of Tierra Grande

The board is currently working on bringing wi-fi broadband internet and digital telephone service to residents and continuing Tierra Grande beyond 2013.

Each project was completed on a "pay as you go" basis. The Board constantly seeks the opinion of its members and works hard to protect the community's property values.

My husband and I are also involved with the Neighborhood Watch, Socorro Electric Cooperative, Neighborhood Clean-up and many other projects that benefit Tierra Grande.



Jim Shaw

I have been a resident of Tierra Grande for seven years. My wife and I are raising our children here and cannot think of a finer place to reside.

I am active in the community, not just in Tierra Grande, but Valencia County and Belen as well. My previous zoning (Zoning Hearing Board), current committee, and board experiences (TGIA Architectural Control Committee, Valencia County Animal Control Advisory Board, Tierra Grande Neighborhood Watch), along with my background in construction project management, computer systems administration, and general project management, align much needed skills for the TGIA Board.

I have worked extensively with Socorro Electric Cooperative to improve the reliability of electrical service to Tierra Grande through the installation of lightning, vibration arrestors, and circuit isolators to isolate outages. While on the Valencia County Animal Control Advisory Board, I have been instrumental in reducing licensing fees, and increased Animal Control presence in Tierra Grande to reduce feral and loose dogs. Over 11 feral dogs have been removed from Tierra Grande in the past year alone.

I believe that the current economic conditions dictate efficient and prudent use of TGIA resources, as well as efficient delivery of services to members/owners of Tierra Grande. I am also eager to promote prudent usage and accessibility of the Wilderness Area so that Tierra Grande residents can enjoy the wonderful gift that we have while managing its resources for future generations.

It is my belief that a logical, common sense approach to TGIA development and future decision making is the key to the success of Tierra Grande.



TGIA Annual Meeting July 16, 2011 11 AM - 1 PM
Tierra del Sol Golf Club 1000 Golf Course Road Belen

This 'n' That Around the Tierra Grande Community

Neighborhood Watch – Mary Cate organized the April 16, 2011, Neighborhood Watch meeting chaired by Richard Rast. Approximately 35 people attended. Richard issued a request for additional block captains. Anyone interested in being a block captain should call Roger Martin at 861-3306. Richard thanked the folks with the fire station for setting up tables and chairs.

A discussion was held about whether the meetings should be Neighborhood Watch only or a combination with community information. A Tierra Grande Neighborhood Meeting was agreed upon with no food brought or served.

Sue Moran talked about TransWorld Network which will provide wi-fi and improved telephone and internet services to Tierra Grande. The transmission tower will be behind the fire station. TGIA will receive a small monthly stipend while the fire station will receive free internet and telephone service. Tierra Grande is negotiating a special introductory rate for members.

Updates / Need a Notary?

Sue gave updates regarding the hospital, mandatory garbage collection ordinance and 2011 property tax assessments in Valencia County.

She also informed members that the Rio Communities Association is investigating annexation into Belen or incorporating as an independent community.

Sue pointed out that she is a notary and is available a no charge to the membership for notarizing.

Anyone wishing to be added to the email list to receive updated Tierra Grande news, should email Sue Moran, Administrator, at info@tierragrande.org.

Belen Transfer Station

The Belen Transfer Station (dump) is open to all Valencia County residents Tuesday – Saturday from 8 a.m. to 5 p.m. but closed for lunch from 12 – 1. It is located at 135 Calle de Baca, Pueblitos (south of Belen on Hwy 116, look for the signs.)

The Transfer Station accepts most household items except asbestos, oil in quantities of five gallons or more, large tires, tree trunks, concrete, asphalt, shingles, and construction debris

The speed limit in Tierra Grande is 25 mph – please be

especially courteous as you drive by residences. This year has been very dry. Speeding needlessly causes the dust to blow severely - it pays to be courteous

If you have a problem regarding cattle on your property in Tierra Grande, feel free to contact Felipe Sanchez directly at 505 250-0265.

Please take dog ownership responsibilities seriously. It is not neighborly or considerate to let your dog roam or bark incessantly. A “no bark collar” can be purchased for around \$10. If you experience problems related to barking or roaming dogs, contact Valencia County Animal Control at 505 866-2479

Socorro Electric Coop Rate Increase

The new Socorro Electric Cooperative (SEC) rates are now in effect.

The “meter charge” is being raised by 66%. This increase from \$9 to \$15 will hit low income and senior citizens on fixed incomes the hardest.

The rate increase for the lower volume users is 18% while high use users rate goes up 6%. Since the power increase is bought in bulk, some feel the increased “pain” should be spread evenly and not punish the poor, of which there are so many.

The result is:

250 KWH (Low Use) Customer			2,000 KWH Customer		
Old	New	% Change	Old	New	% Change
\$45.09	\$61.25	+35.8%	\$258.78	\$280.00	+8.2%

The rate increase was allowed to go into effect by “operation of law.”

Under New Mexico law, hearings may be held on rural electric cooperative rate increases if at least 25 customers file protests with the New Mexico Public Regulation Commission. The NMPRC received three protests from residential customers during the 20 day protest period ending February 23, plus seven more within a couple of days thereafter.

Too few SEC members get involved, a condition so prevalent and predictable that the Socorro Electric Cooperative board has come to rely on it.

Notice of Annual Meeting of the Membership of Tierra Grande Improvement Association Inc.

Notice is hereby given, pursuant to the provisions of the Bylaws of Tierra Grande Improvement Association, that the annual meeting of the membership will be held at the

Tierra del Sol Golf Club

1000 Golf Course Road, Belen, New Mexico 87002

11:00 AM - 1:00 PM on Saturday, July 16, 2011

The following business will be transacted:

1. Closure of Balloting
2. Board President will address members
3. Treasurer's report
4. Transworld Network
5. Status of Amended Covenants
6. Election Results
7. Meeting Adjourned

BRUNCH will be served beginning at 11 a.m.

Please sign, date and complete the attached Ballot before mailing as per the instructions.

A Very Simple Map to Tierra del Sol Golf Club



NO POSTAGE
NECESSARY
IF MAILED IN
THE UNITED
STATES

BUSINESS REPLY MAIL

FIRST-CLASS MAIL PERMIT NO. 5, TOME, NM
POSTAGE WILL BE PAID BY THE ADDRESSEE

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

Do NOT Use STAPLES

SEAL THIS SIDE

Do NOT Use STAPLES

SEAL THIS SIDE

FOLD HERE

FOLD HERE

TGIA Annual Meeting Ballot

Fill out the ballot on the other side and fold on the dotted line so the Tierra Grande return address is out, seal (no staples) and mail it. Postage is paid.

Be Careful — Land Scammers At It Again

The TGIA office has received calls from property owners who have been approached by “American Liquidators & National Land Investment” and other companies whose representatives claim the company could sell the owners’ land for thousands and thousands of dollars at no cost. Eventually those representatives ask the land owners for

money to cover miscellaneous fees.

If you receive calls from people representing companies who make these claims, please be very careful. The names of the companies may change, but it is good to keep in mind the adage “If it sounds too good to be true, then it probably is.”

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 — Dave Tibbetts Surveyor/Los Lunas resident Term Expires 2013

If you can, look up the companies using the Internet. Look closely at the web page. If you do an Internet search then you may find there have been questions raised about a company’s legitimacy. Be careful!

Welcome to New Tierra Grande Residents

Welcome to new Tierra Grande residents Joe and Elizabeth Lopez – Unit 1; Gerald and Carol Strege – Unit 13; and Margaret Fredericks – Unit 20

Director — Howard Snell
Professor & Curator/UNM Biology
Term expires 2015

Two Building Permits Issued Recently

Valencia County building permits were issued in March for construction of a home on Mora Drive and in May for one on Tonada Loop.

**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.

**ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD
SATURDAY, JULY 16, 2011, AT 11:00 a.m.
TIERRA DEL SOL GOLF CLUB BELEN, NEW MEXICO 87002
PROXY**

The undersigned hereby appoint (s) George Hobbes, Judi Magnussen and Janie Earthman, each of them, as proxy agents with full power of substitution and with discretionary authority, to vote the number of votes to which I (we) am (are) entitled to vote at the annual membership meeting of TGIJA to be held at the time and place set forth above, and at any adjournment thereof, as fully and with the same effect as the undersigned might or could do if personally present, and to vote upon the election of directors, the propositions listed on the Ballot, and any other matter which may properly come before the meeting, subject to any direction indicated on the Ballot.

THIS PROXY REVOKES ALL PROXIES PREVIOUSLY GRANTED BY ME FOR ANY PURPOSE. I UNDERSTAND THAT UNLESS I GIVE OTHER INSTRUCTIONS ON THIS PROXY, THE PROXY AGENTS INTEND TO VOTE THE LOTS OR LIVING UNITS REPRESENTED BY THIS PROXY AS RECOMMENDED BY THE DIRECTORS FOR THE MATTERS LISTED ON THE BALLOT.

Signature (s) of Member (s)

Date: _____, 2011

BALLOT

Please sign and return ballot so that it is received by July 15, 2011. To return ballot, fold on the dotted line on the other side. Fold ballot in half so this side is inside and seal with tape. Do not use staples.

You may also cast your ballot just before the start of the July 16, 2011 meeting.

There is one vacancy to be filled for a five-year term on TGIJA's Board of Directors.

- VOTE FOR ONLY ONE**
- FOR: CAROL GASPERETTI
 FOR: JIM SHAW
 FOR: _____
 (Print name of write-in candidate, if desired)

If the proxy is executed but no direction is given as to how this ballot shall be voted, the proxy confers discretionary authority to the named proxy agents to vote as to all matters which come before said meeting of the membership including those listed on this Ballot. Ballots must be received by July 15, 2011.

SIGNATURE (S) OF MEMBER (S): _____
DATE: _____
DATE: _____

**The Ballot Below is Your Voice —
Please Complete It and Return It by July 15, 2011.**

Judy Venenga, a recent arrival to Tierra Grande, with her husband Dave, keeps busy making quilts for wounded U.S. service people in Afghanistan. Currently, she has sewn and shipped six (6) quilts. Their destination is Kandahar, Afghanistan, shipped to Dave's younger brother who is assigned to a medical transportation group responsible for transporting injured soldiers to hospitals in Afghanistan or Germany. There the soldiers receive further surgery, treatment and rehabilitation.

Transport aircraft fly at high altitudes for safety and are very cold inside. Quilts and blankets donated by individuals and church groups are greatly appreciated.

Judy's favorite quilt block is the Log Cabin which she creates using patriotic fabrics of red, white and blue. A recent one, using Civil War reproduction fabric, is one of her favorites.

Judy has donated quilts to Tierra Grande to be given away at the Tierra Grande annual meeting.

Anyone wishing to donate items to U.S. military should contact Judy at 505 861-0655.

TG Resident Makes Quilts for Wounded U.S. Service People

**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