

Tierra Grande Tales 'n' Trails

October 2011



**Tierra
Grande
Improvement
Association**

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

Annual Meeting Discussion Focuses on Area Issues

The views of a local realtor and the Valencia County planner about Tierra Grande, explanations of new internet and phone services, a status report on the indentures and election results were all part of the 2011 TGIA annual meeting held at the Tierra del Sol Golf Club in Rio Communities.

Realtor Talks About Covenants' Importance

Vicki Zamora, a realtor in Valencia County for a number of years, said that the TGIA covenants are very important to the Tierra Grande community, especially the five acre minimum.

Tierra Grande is a very unique area and it is important to keep that uniqueness. Another important covenant is requiring site-built homes.

It is very difficult to find comparable sales for the Tierra Grande area, especially comparables for homes that have been sold, said Zamora.

TransWorld Brings High Speed to TG

Milt Jensen, network deployment manager with TransWorld Network, said the new service in Tierra Grande is delivered through the air, using microwave frequencies.

TransWorld is partnering with entities in rural areas to provide broadband internet services to areas that are underserved or not served at all. A year ago the company signed a partnership agreement with Central New Mexico Electric Cooperative which operates in Moriarty and Mountainair. This allowed the company to branch out into Tierra Grande.

Radio waves travel where an antenna system directs them. A tower with antenna will be built near the Tierra Grande fire station. That antenna will direct the radio waves. TransWorld will pay TGIA an annual small fee for the site. The service is expected to be available by the end of September and includes high speed internet and digital phone service.

Jensen explained the background of the transmission system as well as what will be available.

Planning and Zoning Update;

County Building Department Is No More

Valencia County Regional Planner Jacobo Marti-

nez explained that the Planning and Zoning Department helps with the process of land use and land use changes.

Tierra Grande has land uses that are defined by the Valencia County Comprehensive Plan. That plan emphasizes agricultural preservation in the county. Most land in Tierra Grande is considered rural residential in the Comprehensive Plan. Rural Residential calls for no less than two acre lots with one home.

The Tierra Grande covenants "trump" Valencia County regulations, said Martinez. The covenants can be thought of as a personal contract with neighbors. He said that Tierra Grande is pretty well laid out, especially since it has a comprehensive master plan.

Martinez invited people to visit the county administrative building on Luna Avenue in Los Lunas to get answers to questions about land use and other issues. He offered to help navigate through the county offices.

Due to budgetary constraints and the diminishing number of building permits, Valencia County no longer has a building inspector or department. The New Mexico Construction Industries Division is helping the county with building permits and inspections.

Martinez said it is unfortunate that another layer of bureaucracy has been added, but county officials will work with citizens.

Anyone wishing to build in Tierra Grande still needs the approval of architectural control before proceeding to the county or state.

Update on Amended Covenants Returned

TGIA Administrator Sue Moran pointed out that in order for the amended covenants/indentures to be approved that fifty-plus-one-percent approval is necessary in each unit for that unit to come in under the amended covenants. Each unit is its own independent state.

New Mexico Land Company owns a majority of lots in Socorro County and company officials have

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2011 TGIA TREASURER'S REPORT

SOURCE OF FUNDS	2007	2008	2009	2010	2011 (Budgeted)
TOTAL ASSESSMENTS - ACCRUED	129,615	129,743	129,332	129,795	130,000
TOTAL C.D. & MM INTEREST	5,196	4,453	2,307	1,390	1,500
Interest - Delinquent Accounts	5,665	5,977	6,418	6,314	6,000
Refund on Foreclosed Lots			4,672	33,847	30,000
Tower Site Rental					900
TOTAL REVENUE	\$ 140,476	\$ 140,173	\$ 142,729	\$171,346	\$168,400

	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Budget
A. SALARIES					
1. Administrator	27,192	23,785	26,860	27,300	27,300
2. Misc. Salaries	3,540	6,334	3,583	3,396	3,600
3. Director's Fees	6,600	6,600	6,600	6,600	6,600
4. Payroll Taxes	2,476	2,460	2,468	2,396	2,500
B. RENT/UTILITIES					
1. Rent	5,055	5,050	5,075	5,100	5,100
2. Telephone	1,946	2,026	1,962	2,054	2,100
3. Electricity/Gas	2,097	1,666	1,513	1,618	1,800
C. GENERAL OFFICE					
1. Supply/Clean	4,284	4,136	6,186	7,335	8,000
2. Postage	3,158	2,888	2,438	3,167	3,300
4. Newsletter	14,865	13,289	9,745	9,299	10,000
5. Repair & Maint./Security	550	580	615	649	680
6. Titles/Abstracts	131	5	0	0	0
D. INSURANCE					
1. Liability/Property	7,218	8,038	8,012	7,511	7,400
2. Directors & Officers	1,081	1,569	1,401	1,400	1,400
3. Employee Fidelity	162	162	162	162	162
4. Workers' Compensation	1,070	1,015	1,057	1,032	1,035
5. Umbrella	1,000	1,000	1,000	1,000	1,000
E. PROFESSIONAL FEES					
1. General Attorney	3,590	3,754	1,473	432	1,000
2. Bookkeeping	4,800	4,800	5,150	5,200	5,200
3. Audit	8,016	10,686	5,338	5,545	5,545
F. LAND TAXES					
1. Socorro County	635	635	460	496	500
2. Valencia County	1,944	1,934	2,575	2,212	2,500
3. Torrance County	1,091	1,113	1,057	1,050	1,050
G. MISCELLANEOUS					
1. Mileage/Special Projects	934	531	345	380	600
2. Meeting Expenses	3,455	2,629	2,244	2,751	3,000
H. PROMOTIONALS					
1. Donations	0	0	500	100	500
2. Advertising	6,657	0	0	0	1,000
3. Subscriptions	172	295	295	295	295
4. Web Site	1,303	242	601	548	600
I. MAINTENANCE					
1. Road Maintenance	1,900	1,166	2,300	0	0
2. Property Maintenance	3,007	4,149	1,500	1,522	1,500
TOTAL OPERATING BUDGET	\$ 119,929	\$ 112,537	\$ 102,515	\$ 100,550	\$ 105,267

NOT INCLUDED IN OPERATING BUDGET - capital improvements

COMMUNITY MAINTENANCE & IMPROVEMENTS

	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Budget
Power line ext.	0	0	0	0	0
Office Equipment	0	0	0	1,924	0
Road Improvements	0	0	0	0	0
Open Space Development	0	5,370	0	0	1,000
TOTAL:	\$0	\$5,370	\$0	\$1,924	\$1,000

FORECLOSURES - Recoverable

	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Budget
Title Search	0	0	6,836	9,047	9,000
Attorney & Other Fees	0	0	18,284	29,977	31,300
TGIA Beyond 2013 / Covenants					
Attorney & Filing Fees	0	0	8,017	14,008	12,500
TOTAL:	\$0	\$0	\$33,137	\$53,032	\$52,800

Annual Meeting Discussion Focuses on . . .

Continued from page 1

signed off on approval so the Socorro County lots now come under the new amended covenants. The Socorro units are 5, 7, 9, 10, 11, 12, 15, 16, and 17.

Four Valencia County units have achieved the 51 percent — 4, 14, 19, and 20. The remaining units have a variety of percentages, and require more signatures to achieve the 51 percent.

Board Election Results

George Hobbes announced the number of ballots cast was 312. In the election for the TGIA Board of Directors, Jim Shaw received 116 votes while Carol Gasperetti received 301 votes.

Sue Moran reminded everyone that she and assistant administrator Janie Earthman are notaries. Anyone needing something notarized can come by the office from 9 a.m. to 4 p.m.

In closing the meeting, TGIA Board President Judi Magnussen pointed out that the beginning of the day is similar for everyone who lives in Tierra Grande

– residents awaken to a quiet stillness, birds begin to sing, train whistles can be heard in the distance. It's always a good beginning for another day.

Judi Magnussen Re-elected TGIA Board President

At a monthly TGIA board meeting held in late August, the following officers were re-elected to serve for the 2011-2012 year: Judi Magnussen, president; Carol Gasperetti, executive vice president and treasurer; and Michael Sumner, secretary. The remaining members of the board are Howard Snell and David Tibbetts.

Tierra Grande Receives Keeping County Clean Award from Valencia County

Valencia County has presented Tierra Grande with an award recognizing the excellent contributions to keep the Tierra Grande Community and Valencia County Clean.

TGIA Treasurer Gasperetti Reports

TGIA executive vice president and treasurer Carol Gasperetti told the group gathered at the 2011 annual meeting that the organization's funds have remained constant.

For the last several years there has been a positive balance at the end of the year, said Gasperetti.

Total assets have decreased. A one-time payment for power line easement made a difference in revenue

from 2009 to 2010

Annual assessments have remained constant while expenses increased only \$179 and property taxes decreased by \$526.

Eleven of 22 units have signed on with the extended covenants so TGIA will continue, but the question is at what level of membership and funding, explained Gasperetti.

2011 TGIA TREASURER'S REPORT

	2007 Actual	2008 Actual	2009 Actual	2010 Actual	Balance as of 06/30/2011
LIQUID ASSETS					
MyBank Checking	68,898	44,878	65,534	57,903	15,475
Money Market	17,670	45,270	22,555	22,679	12,729
Money Market	0	8,718	8,775	8,787	8,791
Money Market - Special Projects	0	0	7,295	7,338	7,350
CD's	76,877	99,928	101,836	103,572	104,934
Impress Account				1,500	1,010
Foreclosure Funds Held in Trust				10,896	15,352
TOTAL CASH	\$163,445	\$198,794	\$205,995	\$212,675	\$165,641
FIXED ASSETS		2008 Actual	2009 Actual	2010 Actual	2011 Budget
Land Held for Investment		16,797	39,796	48,796	48,796
Land		281,893	281,893	281,893	281,893
Property, equipment, leasehold improvements less depreciation					
TOTAL PROPERTY & EQUIPMENT		\$298,690	\$321,689	\$330,689	\$330,689
MEMBERS				Actual	
Total Assessed MEMBERS				2,592	
Total Assessed LOTS				3,505	
Total Unassessed Lots				1,960	
"Developer - New Mexico Land Company, LLC owns 1946 unassessed lots					
"TGIA - owns 13 unassessed lots					
"Socorro County - owns 1 unassessed lot					
Units 6, 8, 25 are excluded from TGIA as no indentures were ever filed on these lots					

Help Needed With Care Packages

In America today, a large part of our nation supports and helps our military. This support keeps soldiers, sailors, and marines going, doing their job and keeping their belief in what and why they are doing it.

Over the past four, going on five, years, Mary Taul, a Tierra Grande resident, has made sure packages have gone out to deployed military units. Every year at Christmas time she sends two to three dozen quilts to those hospitalized at Fort Sam Houston. Last year, with the help of friends, hundreds of custom pillow cases were sent to our military.

Another Tierra Grande, Arlene Geer, has also been putting together packages and sending them to deployed units.

These ladies have banded together to make sure our veterans know they have not been forgotten, and to thank them for a job well done. They are going to put together packages and deliver them to veterans at the Albuquerque VA hospital by November 2.

They are asking for people to donate: white undershirts, boxer shorts and tube socks; hygiene items; books; magazines; games; etc. They are also looking for help to put the items together and to deliver to the Veterans Administration Hospital in Albuquerque.

Mary Taul can be contacted at 505-440-2964 while Arlene Geer can be contacted at 505-796-2123. Contact either woman about donating items, helping with the packing or delivery. Our veterans will appreciate it and you will feel better for doing it.

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 2011. Assessment payments are due by December 31st of 2011. 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 proceedings begin, an additional \$200 fee is incurred on each lot in foreclosure plus legal fees.

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

Realtors Familiar with TG

Many people have asked for contact information for area realtors familiar with Tierra Grande.

Here are a few familiar with the community:

Centerfire Real Estate – 505 865-7800

Chavez Realty – 505 865-4671

Coldwell Banker – 505 865-5500

Exit Altura Realty – 505 866-6266

ReMax Gallery – 505 866-2500

Team One Realty – 505 861-1655

Foreclosure Sales To Be Held This Fall

During October, November and December, foreclosure sales will be held on about 40 properties.

For more information, please watch the Update page of the Tierra Grande web site (www.tierra-grande.org) or call the office at 505-864-2345.

Tales 'N' Trails Going Three Times Yearly

In anticipation of reduced income, Tierra Grande, along with the rest of the world, is looking at ways to save money.

The Board of Directors made the decision to reduce the number of newsletters published from four per year to three per year. This will save over \$3,000 this year alone.

Beginning with this October edition, the Tails 'N' Trails will be mailed to the membership in February, June & October of each year.

Thank you for your understanding of this necessary change.

treasurer of the county where the property is located. Do not send to TGIA.

Valencia County Building Permit Office Closes

Due to reduced demand, the Valencia County Board of Commissioners voted to close the Valencia County Building Permit Office.

The New Mexico Construction Industries Division, Albuquerque office, will now be issuing permits and providing inspections. A delay in services may occur. Keep in mind, however, that if you are looking to build or renovate, you will still need to begin the process with Valencia County, in order to obtain the FEMA notice required by the State.

Valencia County staff should be taking permits to the state office for its residents.

This 'n' That Around the Tierra Grande Community

Mark Your Calendars!

Neighborhood Watch Meeting Scheduled

The Neighborhood Watch meeting is scheduled Saturday, October 15, at 10 a.m. at the Tierra Grande Fire Station.

The first portion of the meeting will be dedicated to Neighborhood Watch Information. The second part of the meeting will be a Q & A about what is going on in the community.

No food will be served. Bring your own beverage.

Construction Scheduled on Network Tower

Construction was expected to be completed by mid-September on the TransWorld Network Tower which will provide broadband internet service and digital telephone service to Tierra Grande residents.

Tierra Grande residents will not be charged an up front fee to connect to this service.

On a similar note, a Tierra Grande resident informed TGIA Administrator Sue Moran that WildBlue is offering a reduced rate to the community (\$40/per month for a 1.5 mbp plan) because the community qualifies as "underserved."

Anyone with WildBlue, or another internet provider, might call and find out if a cheaper rate is possible.

Speeding Drivers in Tierra Grande

The speed limit is posted for a reason in Tierra Grande. Recently there have been two roll-over accidents in Tierra Grande as a result of excessive speeding.

Tierra Grande roads are narrow with many ditches. During the rainy season, the roads can be extremely slippery and dangerous. Maintaining the speed limit reduces dust and pollutants for area residents.

Please be courteous and follow the speed limit.

Dead Trees and Shrubs in the Community

As a result of the bad freeze experienced in February 2011, many trees and shrubs died or were damaged.

Please take the time to cut back those trees/shrubs that were damaged and remove those that died. It is easier to do it now than later.

More about TGIA Via Email

A member or resident interested in receiving email correspondence from the TGIA Administrator on subjects such as Neighborhood Watch, and general items relating to what is happening in the Tierra Grande Community should email a request to info@TierraGrande.org

Your address will be added to the group mailing list and you will receive information via email.

Children's Study Recruiters Continue To Visit Area Homes

National Children's Study Community Recruiters continue to visit homes throughout Valencia County recruiting women who are pregnant or may become pregnant in the next few years to participate in the National Children's Study.

Valencia County, including Los Lunas, is the only county in New Mexico to be part of the National Children's Study, the largest research study of the environment's effects on children's health and development ever conducted in over 100,000 children all across the United States.

Over the next year or so, more than 10,000 households will be visited in Valencia County to inquire if there are any women over 18 years of age pregnant or expecting to become pregnant.

When a National Children's Study Community Recruiter visits a household and a short survey is answered, \$5 is donated to the local school district. In the past few months, over \$5,000 has been donated to the Los Lunas and Belen schools.

The results of the National Children's Study may help prevent and treat children's health problems such as prematurity, asthma and diabetes. The study also means local job opportunities through the University of New Mexico.

The study is headquartered at the Valencia Campus. More information about the study or the jobs is available at the UNM Valencia Campus study office 925-8888 or the national website www.nationalchildrensstudy.gov.

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.

Covenants Amendment Can Still Be Mailed Back

If you have NOT yet signed the amended covenants, 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.

The amendments 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 or if you do not have internet access and wish to receive more information about the amended covenants..

The TGIA Board and Administration listen and make every effort to ensure TGIA's continuation is beneficial.

TGIA Board

President — Judi Magnussen

Tierra Grande Resident

Term expires 2014

Executive V.P. & Treasurer

Carol Gasperetti

Tierra Grande Resident

Term expires 2016

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 VISIT THE WEBSITE TODAY!

YOUR GO TO SITE FOR INFORMATION ON TIERRA GRANDE

**READ INSIDE ABOUT
THE TGIA
ANNUAL MEETING**

Tierra Grande
Improvement Association
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Bellevue, New Mexico 87002

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