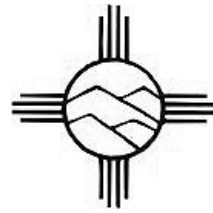


# Tierra Grande Tales 'n' Trails

FEBRUARY 2013



**Tierra  
Grande  
Improvement  
Association**

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

## *What Has Been Accomplished*

# *TGIA To Continue Beyond 2013*

A **VERY** special thank you to those who signed and returned the amended covenant, demonstrating your belief in the value of the continuation of Tierra Grande beyond 2013.

Landowners achieved well over 51% of the votes necessary to continue Tierra Grande beyond 2013 in all units except Unit Seven in Socorro County where a dairy is located. Congratulations and Thank You!

During 2007-2012 the following goals and objectives have been achieved:

- Branded all material, updated the web page, developed membership brochures, promoted the Open Space, continued the assessments beyond 2013, pursued foreclosure properties, reduced the cost of day-to-day operations, prevented assessment increases, improved services to the Tierra Grande community, protected the membership, developed a positive relationship with customers;
- Replaced Tierra Grande billboards along Highway 47;
- Worked with the New Mexico Department of Transportation (NM DOT) to repair street signs along Highway 47;
- Worked with Mountain States Constructors at no cost to resolve a road issue in Socorro County;
- Cleaned up three areas where trash was dumped in our community;
- Obtained a dumpster at no cost from Valencia County to use in a Tierra Grande spring clean-up;
- Paid for installing an alarm system at the Tierra Grande Fire Station as well as for minor station repairs;
- Worked with Mountain States Constructors and the Valencia County Road Department to bring crusher fine to the Tierra Grande Fire Station parking lot at no cost;
- Prevented an investor from mistakenly obtaining title to lots owned by individuals which protected the lands of those Tierra Grande landowners.
- Worked with the BNSF Railroad and the NM Department of Fish & Game to bring Desert Big Horn Sheep into the Tierra Grande Open Space;
- Contracted with Mountain States Constructors to remove gravel from an arroyo to bring in funds which will help offset costs of operating Tierra Grande;
- Worked with an Incorporation Committee on the incorporation of Rio Communities, a neighbor to

the north;

- Received an award from the Rio Communities Fire Department for support of the Fire Station efforts

- \* Invited to participate on a committee to update the Valencia County Land Use Plan; and

- Added numbered signs to the entrances to Tierra Grande to make it easier to give directions and to locate entrances in diminished light.

TGIA staff and the board continuously work on the following for the community:

- Resolving road maintenance issues with Valencia County representatives and Public Works Director;
- Improving high speed internet and digital telephone service to Tierra Grande through TransWorld Network;
- Partnering with the TGIA Neighborhood Watch;
- Attending governmental and community meetings to keep abreast of the developments and communicating that information to Tierra Grande owners;
- Enforcing the Protective Covenants to assure orderly development of our community;
- Conserving over 14,000 acres of pristine Open Space for the exclusive use of our members;
- Paying the insurance and property taxes on the Open Space and the Tierra Grande Fire Station:
- Working with cattle grazers, developers, and individuals who have a vested interest in Tierra Grande;
- Communicating with Tierra Grande members via email and the newsletter about community issues
- Helping hundreds of visitors to the TGIA office including providing maps and responding to a wide variety of questions; and
- Answering over 3,500 telephone calls annually

## *Come to the 40th Anniversary Celebration and Annual Meeting*

The 2013 TGIA Annual Meeting & 40th Anniversary Celebration is scheduled for Saturday, July 20, from 11:00 a.m. to 1 p.m. at the Tierra Del Sol Country Club, Rio Communities. Breakfast will be served.

Details will be provided in the June 2013 Tails 'n' Trails Newsletter.

## Three Die Who Supported TG

Three people closely associated with Tierra Grande died in the last six months, Hugh Mitchell, Robert Ritt, and Weldon McKinley.

Hugh and his wife Nancy lived in Tierra Grande from the mid 1970s to the mid 1990s when they moved to Rio Communities.

A retired Air Force Colonel, Hugh became a well-known photographer in Valencia County and New Mexico. He specialized in aerial photography because he was a pilot, but also photographed nature. He is said to have taken at least one photo every day to document his life experiences.

He served on the TGIA Board for many years and was a Tierra Grande booster. He was instrumental in improving communication with the Tierra Grande membership. His widow lives in Rio Communities.

Robert Ritt and his wife moved to Tierra Grande 2002 because of the clear and bright sky. His wife died a year after the move, but astro-photographer Robert stayed on, pursuing his interests in objects in the sky in his backyard observatory.

He was a retired law enforcement officer and served as a volunteer officer for the Valencia County Sheriff's department for several years. He assisted the Tierra Grande Neighborhood Watch and was active in the Moose Lodge.

Weldon and his wife of 59 years, Margaret, lived in Tierra Grande for several decades. He was a life-long rancher and owned cattle which could often be seen wandering around Tierra Grande. People often called Weldon "a cowboy's cowboy."

He worked with several TGIA Boards on various projects involving Tierra Grande property.

## Dumpster On the Way

Many people have asked about arrangements for another dumpster for the Tierra Grande Community.

TGIA Administrator Sue Moran says that a dumpster(s) will be available to the Tierra Grande community, but not until the Valencia County Mandatory Garbage Ordinance particulars are ironed out.

## Foreclosure Auctions Continue

A foreclosure sale will be held for several properties. For more information, contact the Tierra Grande office at [info@tierragrande.org](mailto:info@tierragrande.org) or call the office at 505 864-2345.

## 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, P.O. Box 1388, Belen, NM 87002. Your letter of interest must be received no later than April 1, 2013.

If you want to nominate someone, be sure they are willing to serve before sending 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 land surveyor/business owner; one banker, one professor, and two Tierra Grande residents. This follows the practice laid out in the board job description.

The TGIA Board mission is to protect the integrity and secure the future of Tierra Grande by monitoring compliance with and enforcing the protective covenants, adopting and publishing rules and regulations governing the use of Tierra Grande property, preserving the open space, establishing assessments, and collecting annual charges and applicable fees.

Directors serve five years with the terms staggered so one director is elected at each annual meeting.

Board members responsibilities include —

- Attending all Board meetings;
- Making a serious commitment to participate actively in TGIA Board work;
- Volunteering for and willingly accepting assignments and completing them thoroughly and on time;
- Staying informed about Board matters, preparing for meetings;
- Knowing other Board members and building a collegial working relationship contributing to consensus;
- Actively participating in planning efforts; and
- Performing other responsibilities as assigned.

## TGIA Board

**President - David Tibbetts**

Business Owner / Surveyor - Term expires 2013

**Executive V.P. & Treasurer -**

**Judi Magnussen**

Tierra Grande resident - Term expires 2014

**Secretary - Carol Gasperetti**

Tierra Grande resident - Term expires 2016

**Director - Howard Snell**

Professor & Curator / UNM Biology

Term expires 2015

**Director - Michael Sumner**

Valencia County Banker - Term expires 2017

## TGIA Staff

**Administrator - Sue Moran**

**Assistant Administrator - Janie Earthman**

**Newsletter Editor - Sandy Schauer**

**Architectural Control Committee**

**Chair - Judi Magnussen**

**Members - Sue Moran & Mike Mulvey**

## More about TGIA Via Email

Several members and residents have signed up to receive email correspondence on subjects such as Neighborhood Watch and general items relating to what is happening in the Tierra Grande.

If you have recently changed your email address, notify Sue Moran, Administrator, to update TGIA records.

Send an email to [info@tierragrande.org](mailto:info@tierragrande.org) about changes or requesting an email address be added to the TGIA membership distribution list.

### *Rio Communities Incorporation*

Our neighbors to the north, Rio Communities, have voted to incorporate. It will take a few years for the leadership to build the foundation of this new municipality. Their success will be our success and we wish them the best of luck as they move forward to create a new vision for the future.

### *Unpaid Assessments Accrue, Send Change Info to TGIA*

Unpaid Assessments for 2012 have begun to accrue interest at the rate of eight percent per annum.

Accounts delinquent in the third year of nonpayment will be sent to legal counsel to begin foreclosure proceedings. Payment in full for past due assessments plus interest plus \$200 for the cost of a title search must be recovered from owners who would like to remove their lot from further legal proceedings.

If 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 where your property is located. The numbers are:

Valencia County Clerk 505 866-2073

Socorro County Clerk 575 835-0423

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

## Mandatory Garbage Details Being Worked Out

The Valencia County Commission has passed a mandatory garbage ordinance that applies only to the unincorporated areas of Valencia County, which includes Tierra Grande.

Effective April 1, 2013, ALL residents in the unincorporated areas MUST obtain garbage pick up with Waste Management, the company awarded the contract for Valencia County garbage pickup.

Questions remain unanswered about mandatory pickup. Concerns include:

\* Tierra Grande has many "snow bird" residents who live in Tierra Grande part-time - how does the new ordinance apply to them?

\* What about residents who recycle 100% of their material? Do they still have to participate?

## *New County Commissioner Represents Tierra Grande*

Tierra Grande is now being represented on the Valencia County Commission by Commissioner Lawrence Romero.

Romero replaces Ron Gentry as a result of redistricting caused by the release of population figures gathered through the 2010 Census.

Romero can be reached at 505 610-2497. He can often be found at Goldie's Restaurant, located 480 Rio Communities Blvd. His family owns the business.

The new district is over twice the size of the previous district and was created by the Valencia County Commission which is tasked with that particular job.

The number of road miles to be maintained on the same budget as other districts is three to five times the size of the other county commission districts.

TGIA Administrator Sue Moran says there may be a need to keep in closer contact with the county to be sure Valencia County roads in Tierra Grande are maintained.

Moran and the Tierra Grande office have been working closely with the Valencia County Public Works Director to understand how things work and to have the roads routinely maintained.

### *Neighborhood Watch Meets April 20*

The Tierra Grande Neighborhood Watch Meeting is scheduled for Saturday, April 20, at 11 a.m. at the Tierra Grande Fire Station.

The meeting will be dedicated to Neighborhood Watch information. Food will be served so please bring something to share.

TGIA Administrator Sue Moran points out that Valencia County is working with Waste Management to get answers for the many questions including those that directly affect Tierra Grande residents. Many details for this program must still be worked out.

People should not order a change to Waste Management for garbage pickup until after April 1st. Additional charges may be incurred if pickup by Waste Management is ordered too soon.

People living in unincorporated Valencia County who do not participate in the mandatory garbage collection requirement could have a lien placed against their property.

Sue Moran will keep people informed. She can be called with any questions at 505 864-2345.

# Be Aware of Land Scammers!

It is the New Year and land scammers are at it again.

Scammers are encouraging absentee landowners to join their association by seeming to plant fear, bad information, and false hopes.

Many Tierra Grande landowners may have received a notice of renewal from the Rio Communities Landowners Association requesting payment of \$50 for a membership in their organization. This company is located in Florida.

TGIA Administrator Sue Moran points out that Tierra Grande lot owners are only obligated to pay their yearly assessments to Tierra Grande and their property taxes to the County Treasurer to enable their title to remain in good standing.

Agencies requesting membership other than TGIA will NOT be representing your interests in the Tierra Grande community.

Contact the TGIA office at 505 864-2345 or via email at [info@TierraGrande.org](mailto:info@TierraGrande.org) with questions or concerns.

## *Two Building Permits Issued*

A building permit was issued in September for construction of a home in Unit 14. In October another permit was issued for an addition to a home in Unit 20.

## *2013 Board Schedule*

The TGIA Board of Directors generally meets monthly on the fourth Wednesday at 4 p.m. at the TGIA Administrative Office, 480 Rio Communities Blvd., Suite H, in Rio Communities.

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

Tentative 2013 meeting dates are:

January 23 February 20 March 27 April 24

May 22 June 26 July 24 August 28

September 25 October 23 November 20 December 18

The TGIA Administrative Office is closed most banking holidays.

## *Fire Department Recognized as "Premier District in State"*

Rio Grande Estates Fire Department, which the Tierra Grande Fire Station is an arm of, was recognized Nov. 2, 2012, by the State Fire Marshal as "The Premiere Fire District in the State!"

This is a fantastic accomplishment. The district's training and hard work made it stand out in the spotlight with the State Officials and will be utilized as a model for other departments to build off of.

Congratulations!

*Inside...  
TGIA  
Continues  
Past 2013*

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