

Tierra Grande Tales 'n' Trails

JUNE 2013



Tierra
Grande
Improvement
Association

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

Planning Something for Your Property? Remember the Protective Covenants

The Board of Directors and the Architectural Control Committee of Tierra Grande Improvement Association would like Tierra Grande landowners to keep the Covenants in mind when contemplating plans for property.

Here's a brief outline of the Covenants regarding building and other relevant restrictions:

- All lots shall be used only for single family residential purposes. Only site built homes are allowed. No mobile home, manufactured home, or modular home shall be situated upon any lot. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, except a private garage, carport, or other related out buildings, all of which shall conform to the exterior design of the residence. No dwelling shall be used except as a single family residence. Only conventional building materials shall be used in the construction of residential dwellings or other buildings. The construction of the exterior of any residential dwelling, building or structure shall be completed within one year from the date of commencement of construction.

- The area under the roof of the single family dwelling including porches, connecting garages and/or carports, shall be not less than two thousand (2,000) square feet. No dwelling shall be erected which shall exceed two and one-half (2 ½) stories in height above finished grade level.

- No structure of a temporary character, trailer, tent, shack or other similar structure, shall be permitted on any lot at any time, either temporarily or permanently. No structure on any lot, other than a fully completed residence, shall be used as a residence, provided however a written provision is approved by the Architectural Control Committee, as the case may be, for the purpose of selling lots or erecting dwellings on any lot (s).

- No building shall be erected, placed or altered on any lot, until a full set of architectural and construction exhibits shall have been approved in writing by the Architectural Control Committee.

- No manufacturing, commercial, or business operation other than arts, crafts or professions operated solely by the members of the family actually occupying the residence shall be conducted on any lot.

- No advertising other than a tastefully decorated temporary sign not exceeding fifteen (15) inches by twenty-five (25) inches shall be exhibited on any lot, and no billboards,

unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot, nor shall lots be used in any manner nor for any purpose which may endanger the health or unreasonably disturb the holder of any other lot.

- 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 thereon no more than two (2) horses per five (5) acres of lot size as well as ordinary household pets.

- The construction of a stable, barn or corral to house horse(s) is permitted, however same shall be subject to the architectural control provisions. Any such stable, barn or corral shall be kept in a clean and sanitary condition

- If the owner or any subsequent owner of any portion of said property shall violate any of the foregoing covenants or restrictions, then any person or persons owning any portion of said property may enjoin or abate such violation by appropriate action at law or in equity, in which event the prevailing party shall recover costs incurred, together with reasonable attorney's fees.

If you have questions, contact the Administrative Office at 505-864-2345. For a complete copy of the Protective Covenants visit our web page at www.TierraGrande.org.

TGIA Board Candidate

DAVID TIBBETTS

- Owner of David Tibbetts Surveying Company
- 35 years experience in boundary, engineering and seismic exploration surveys
- Current board president
- Appointed to the TGIA board in 2010

My experience in the Valencia County community gives me an edge serving on the board. I believe in TGIA's role of protecting the integrity and securing 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, and preserving the Open Space.



TGIA Annual Meeting July 20, 2013 11 AM - 1 PM
Tierra del Sol Golf Club 1000 Golf Course Road Belen

This 'n' That Around the Tierra Grande Community

Approximately 40 Tierra Grande members/residents attended the April Community Watch meeting organized by Community Watch Coordinator Ernie Nagy.

No reports of thefts or vandalism were made. It is evident that regular routine patrolling by the Valencia County Sheriff's Department and continuing awareness and communication within Tierra Grande helps keep the community a safe place to live.

Waste Management representatives and Sarah Schnell, Valencia County Environmental Coordinator, answered questions about the Valencia County Mandatory Garbage Ordinance approved by the Valencia County Commissioners in 2012.

The ordinance was scheduled to begin April 1, 2013, however, a filed law suit has delayed that start. When the ordinance begins, no other garbage service will be permitted to pick up trash for rural residential

Welcome To New Residents on Smoke Rise Trail

Arnie and Grace Walters purchased an existing home in Unit 23 on Smoke Rise Trail. The couple has become vibrant participants in community events, subscribing to the Tierra Grande email notices, attending the Community Watch Meeting and getting to know their neighbors.

We wish them much happiness in their new home.

Constructions in Tierra Grande

A permit has been issued for a new home in Unit 24 at the end of Tarugo Road.

A permit has been issued for an addition to an existing home in Unit 1.

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 A.M. - 1:00 P.M. on Saturday, July 20, 2013

The following business will be transacted:

1. Closure of Balloting
2. Board President addresses members
3. Treasurer's report
4. Valencia County Manager Bruce Swingle
5. Valencia County Public Works Director Kelly Bouska
6. Tierra Grande's 40th Anniversary – Continuation of Tierra Grande beyond 2013
7. Election Results
8. Meeting Adjourned
9. BRUNCH will be served beginning at 11 a.m.

Please sign, date and complete the attached Ballot before mailing as per the instructions. The Ballot must be returned no later than July 19, 2013.

customers in the unincorporated communities of Valencia County, which includes Tierra Grande.

Waste Management will drop off a container at each home. Billing will be done on a quarterly basis. The approximate MONTHLY cost will be \$15 for pick-up plus a \$2.50 Valencia County fee, plus gross receipts tax which should come to less than \$20 per month. Recycling bins can be purchased for an additional \$3.50 per month.

The county ordinance mandates all residences use this service with few exceptions. Valencia County will place a lien against the property of those choosing not to pay for the service. The only exceptions are residents living in Valencia County only a few months out of the year. A special form must be completed indicating when the property will be vacant. The property owner is responsible for making sure garbage pick up is scheduled.

In the contract between Waste Management and Valencia County, Waste Management must provide a certain number of large dumpsters for community cleanups. Tierra Grande hopes to take advantage of this arrangement once the law suit is settled.

The funds Valencia County collects from the Ordinance are to be used to clean up the unincorporated areas of the County. It will also be used to educate school children about the importance of respecting the land and the negative impact trash has on the land and the community at large.

Pizza was provided by the Tierra Grande Improvement Association. At the conclusion of the meeting, a raffle was held for various door prizes. The next Community Watch meeting will be scheduled for sometime in October.

A Very Simple Map to Tierra del Sol Golf Club



**Tierra del Sol
Golf Club
Phone #
864-1000**

FOLD IN HALF

TERRA GRANDE IMPROVEMENT ASSOCIATION
PO BOX 1388
BELEN, NM 87002-1388

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1, BELEN, NM
POSTAGE WILL BE PAID BY THE ADDRESSEE

NO POSTAGE
NECESSARY
IF MAILED IN THE
UNITED STATES

SEAL THIS SIDE Do Not Use Staples

CUT HERE

CUT HERE

TGIA Annual Meeting Ballot

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

Seventeen Year Tierra Grande Resident Helped His Neighbors

Ronald Kneispeck, a resident of Unit 5, passed away in December 2012.

Ron and his wife Anna resided in Tierra Grande since 1995. They were the first to build a home in Unit 5 in Socorro County.

Ron worked diligently to extend power and telephone service to his residence. Ron prided himself on keeping his property clean and pristine.

One of the hobbies that made him most happy was restoring and repairing all types of vehicles from big to small from old to newer. He routinely graded the road to his home using his own tractor.

He willingly helped neighbors and kept his Tierra Grande neighbors informed of what was going on in the area. One of Ron's greatest strengths was that when he saw a problem he just didn't complain about

it, he provided ideas to address the situation or took direct action and resolved it.

Ron's home in Tierra Grande brought him peace and joy.

Thinking About Subdividing Your Lot? Submit your Plans First to Tierra Grande

If you are thinking about subdividing your lot keep in mind that you need to submit a request and obtain approval from the Architectural Control Committee before submitting those plans to the County. In no case can a lot be subdivided into less than five acre parcels.

WWW.TIERRAGRANDE.ORG
YOU'LL FIND WHAT YOU NEED TO KNOW

**ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD
SATURDAY, JULY 20, 2013, AT 11:00 a.m.
TIERRA DEL SOL GOLF CLUB BELEN, NEW MEXICO 87002
PROXY**

The undersigned hereby appoint (s) George Hobbes, Carol Gasperetti, 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 TGIA 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: _____, 2013

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

Be Careful of Unsolicited Requests to Purchase Your Tierra Grande Vacant Land

Please be careful if you receive unsolicited requests to purchase vacant land you own in Tierra Grande. Members have forwarded copies of inquiries received from Endeavor Land Solutions and Alliance Land Group to TGIA. The letters are similar and the offers are almost exactly the same.

If you have any experience with these companies that you would like to share, then please contact Sue Moran, Administrator, at 505-864-2345 or email at info@tierra-grande.org. It could prove useful for other TGIA members.

- TGIA Board**
- President — Dave Tibbets**
Surveyor/Los Lunas resident
Term expires 2013
 - Secretary — Carol Gasperetti**
Tierra Grande resident
Term expires 2014
 - Director — Michael Sumner**
Valencia County banker
Term Expires 2016
 - Director — Howard Snell**
Professor & Curator/UNM Biology
Term expires 2015
 - Administrator — Sue Moran**
Assistant Administrator — Janie Earthman
Newsletter Editor — Sandy Schauer

BALLOT

Please sign and return ballot so that it is received by July 19, 2013. To return ballot, cut 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 20, 2013 meeting. There is one vacancy to be filled for a five-year term on TGIA's Board of Directors.

- FOR: DAVID TIBBETTS
- FOR: _____
- VOTE FOR ONLY ONE**
- (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 19, 2013.

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