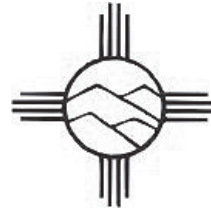


Tierra Grande Tales 'n' Trails

FEBRUARY 2014



Tierra
Grande
Improvement
Association

P.O. Box 1388 • Rio Communities, New Mexico 87002 • 505 864-2345

Much Has Been Done in Only One Year

What TGIA Accomplished in 2013

During 2013, your annual assessments supported the common good of the Tierra Grande community.

Together we have:

- Reduced the cost of day to day operations by moving to a four-day work week. The office is closed Wednesdays.
- No increase in assessment charges since 1995. How many other costs have not increased in almost 20 years? This is due in large part to the dedication and conscientious leadership of our Board of Directors.
- Worked with the New Mexico Department of Transportation to repair/improve our road access from HWY 47.
- Worked with BNSF and the NM Department of Game & Fish to protect the Desert Bighorn Sheep in the Tierra Grande Open Space.
- Partnered with the Valencia County Fire Department to develop a Community Wildfire Protection Plan.
- Worked with Valencia County to ensure adequate police and fire protection for residents.
- Worked with Mountain States Constructors to reseed a work area in Tierra Grande and obtain quantities of rock and crusher fines for member use.
- Worked with El Paso Pipeline Company to repair a pipeline that runs through a portion of the Tierra Grande Open Space.
- Researched conservation easements for the future protection of the Open Space.
- Approved financial support for the installation of a second water tank at the Tierra Grande Fire Station.
- Protected land ownership when errors were found in deeds that transferred properties not owned by the sellers including our Open Space and Black Butte Park.
- Made sure the vandalized areas of Black Butte Park were cleaned up after the Board of Directors approved a volunteer doing this.
- Protested the proposed SunZia Power Line Transmission Project (ongoing).
- Protested a CO2 pipeline proposed to cross Tierra Grande land (ongoing).
- Enforced the protective covenants through the Architectural Control Committee.
- Successfully processed an additional eleven foreclosures.

- Successfully stopped a Rave from organizing in a community that adjoins Tierra Grande.

- Achieved another successful financial audit/review.
- Maintained financial stability and integrity.
- Assured the continuation of Tierra Grande beyond 2013 when over 70% of the members voted in favor of amending the covenants to include the Indenture.

- Celebrated 40 years of service to our members.

On a daily basis the following has been accomplished during 2013:

- Worked with the Valencia County Commission, and other representatives on issues related to Tierra Grande.
- Partnered with TGIA Community Watch.
- Attended and communicated area government and community meetings to Tierra Grande owners to keep abreast of developments and information.
- Enforced the Protective Covenants to assure orderly development of our community.
- Conserved over 14,000 acres of pristine Open Space for the exclusive use of members.
- Paid the insurance and property taxes on the Open Space and the Tierra Grande Fire Station.
- Worked with cattle grazers, developers, and individuals who have a vested interest in Tierra Grande.
- Communicated with Tierra Grande members via email about issues related to the community.
- Served the members of the Tierra Grande Improvement Association.

Fire Department Wins Top Honors for 2013

Congratulations to the Tierra Grande / Rio Grande Estates Fire Department. At the 2013 Annual Fireman's Ball, the department took the top three honors in Valencia County:

Best Fire Fighter – Wesley Armstrong

Best Emergency Medical Technician – Jamie Finch

Best Fire Chief – Tierra Grande's own Ed Butler

Our most sincere appreciation goes out to these volunteers for their hard work and dedication to our community!

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, 2014.

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 retired 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 2018

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

Retired 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

Road Maintenance Discussed At Community Watch Meeting

Many topics were discussed during the October 2013 Community Watch meeting.

Ernie Nagy, Community Watch Coordinator, spoke on issues such as safety in Tierra Grande, police efforts and enforcement, the legal hold up on the Valencia County mandatory garbage ordinance, and the importance of checking on the health and welfare of our neighbors in Tierra Grande.

Alan Hancock, a Tierra Grande resident, brought the group up to date on the Socorro Electric District I meeting. Tierra Grande should be proud. Of the 20 or so attendees, 10 were Tierra Grande members.

Sue Moran discussed various events going on in and around the community. Valencia County maintained roads in Tierra Grande proved another hot topic. Sue expressed her appreciation to everyone who responded regarding road concerns.

There is a movement by Valencia County government to reduce the number of times the Tierra Grande main roads are graded – to about three to four times a year with side roads every six months.

This is unacceptable, pointed out Sue Moran. Contact Kelly Bouska, Public Works Director for Valencia County (505-866-8740) to inform her of the importance of grading Tierra Grande's main roads at least every six weeks.

Community Watch Meets April 19

The Tierra Grande Community Watch Meeting is scheduled for Saturday, April 19, at 11 a.m. at the Tierra Grande Fire Station.

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

Socorro County Property Owners in Tax Arrears Should Call This Number

If you own property in Socorro County and are more than three years in arrears on taxes – those taxes owed for 2010 and prior years – please contact Robert Rubin, (505) 469-1676, P.O. Box 25126, Santa Fe, NM 87504 or by email to robert.rubin@state.nm.us for further payment instructions.

Properties more than three years in arrears are considered delinquent and are placed on the State of New Mexico's delinquency list.

If you would like to buy or list Socorro County property for sale please visit the Socorro County website at www.SocorroCounty.net. On the right hand side of the page – mid-way down the page – you will find the "Parcel Buyer/Seller Connection," click on that link and follow the instructions to register as a buyer or seller.

WWW.TIERRAGRANDE.ORG

YOU'LL FIND WHAT YOU NEED TO KNOW

Tierra Grande Improvement Association
P.O. Box 1388
Rio Communities, NM 87002

Do NOT USE STAPLES

SEAL THIS SIDE

**Bureau of Land Management
901 S. Highway 85
Socorro, NM 87801-4168.**

Place
United States
Postage Here
To Mail

CUT HERE

SEAL THIS SIDE

Do NOT USE STAPLES

CUT HERE

Resident Wins Writing Contest

Congratulations to Marianne Rittner-Holmes, long time resident of Tierra Grande, who won second place for her poem in an international writing competition.

Her poem, "The Men from Chaparral," will be recorded by a veteran Western actor. The contest was sponsored by the High Chaparral Reunion, a non-profit group that has been organizing reunions of cast, crew and fans of the TV Western of the same name for the past 11 years.

Ms. Rittner-Holmes is a freelance writer and volunteer EMT with the Tierra Grande Fire Station.

Budget Information on TGIA Website

The Tierra Grande Annual Budget will be added to the web site (www.tierragrande.org) once it has been approved by the Board of Directors.

It is anticipated the budget will be available by the end of February.

If you have questions once you review the budget, feel free to contact our office via email at info@tierragrande.org or phone at 505 864-2345.

Unpaid Assessments Accrue, Send Change Info to TGIA

Unpaid Assessments for 2013 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.

Foreclosure Auctions Continuing

For information about upcoming foreclosure auctions, contact Tierra Grande at 505 864-2345 or write to TGIA at info@tierragrande.org.

FOLD IN HALF

Protest Kinder Morgan's Plans for CO2 Pipeline

Kinder Morgan is proposing to build a CO2 pipeline across areas of Tierra Grande.

This activity could impact our wild open spaces as well as private properties. As far as we know all of the proposed routes involve both private lands and communal open space within Tierra Grande.

Several members of the board are alarmed by these proposals and feel that all of the proposed routes would negatively impact the nature of Tierra Grande. The proposed northern route is particularly alarming as it would cross the Manzano Mountain Open Space in the foothills and cross Sand Canyon where the bighorn sheep herd spends most of its time.

There are alternatives to the routes proposed by Kinder Morgan. One alternative would be for Kinder Morgan to use a pipeline easement they already own – that of the El Paso Gas Company. We understand that El Paso Gas Company is owned by Kinder Morgan.

Another would be to get the CO2 from sources closer to the oil wells where it will be used to enhance the removal of subterranean petroleum resources. Both of these alternatives are viable, but they may not be the cheapest solutions for Kinder Morgan. Some people feel saving Kinder Morgan's financial resources is less important than the quality of the unique landscapes in Tierra Grande.

Kinder Morgan is threatening the use of eminent domain. Don't let this happen. We encourage you to send your protest about the proposed pipeline and mail it directly to the Bureau of Land Management by detaching this letter, folding it, sealing it with tape, placing postage on it, and mailing it.

When communicating with the BLM about this proposed project, please use the BLM Project ID number NMNM129147. If you would like additional information you can visit <http://www.blm.gov/nm> - then type in "CO2 pipeline" in the search block or you may contact Andi Knight of BLM at 575-835-0412 or visit: (BLM_NM_SFO_Comments@blm.gov)

Please take a moment to sign and detach this letter to mail it directly to the Bureau of Land Management:

I/We protest the proposed CO2 pipeline route across Tierra Grande lands, especially through the Mountains which are home to the Big Horn Sheep.

Signature _____
Date _____

Signature _____

CUT HERE

SEAL THIS SIDE

DO NOT USE STAPLES

CUT HERE

2014 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 to attend should call ahead (505 864-2345) so seating can be arranged. Tentative 2014 meeting dates are:
January 22 February 26 March 26 April 23
May 28 June 25 July 23 August 27
September 24 October 22 November 19 December 17
The TGIA Administrative Office is closed most banking holidays.

No Building Permits Issued

No building permits were issued in Tierra Grande between November 2013 and January 2014.

PRSR STD
U.S. POSTAGE PAID
Belen, New Mexico 87002
Permit No. 06

Tierra Grande
Improvement Association
PO Box 1388
Rio Communities, New Mexico 87002

SEAL THIS SIDE
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