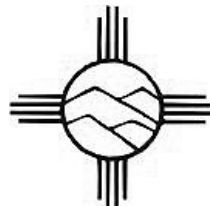


# Tierra Grande Tales 'n' Trails

JUNE 2014



Tierra  
Grande  
Improvement  
Association

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

## Why Have An Improvement Association?

The question of why there is an Improvement Association is asked by Tierra Grande owners quite frequently, especially new owners. Each year since 2011, the first issue of the Tales 'n' Trails newsletter informs members of what has been accomplished by TGIA in the previous year. Here is additional information about the limitations placed upon the Association.

TGIA is a NON-PROFIT organization incorporated at the direction of Horizon Corporation, the original developer. TGIA cannot perform any function normally attributed to a land developer and still retain its tax exempt status under IRS regulations.

The Association is operating legally when helping offset the cost of maintenance and improvements to the Fire Station, the Open Space property, power lines, roads, and equipment, as funds become available.

The TGIA Administrator is available to all members in good standing to answer questions or assist in county tax or property deed change problems. She will direct you to the approximate location of your property when you visit.

If no Association with its Indenture and Covenants requiring an annual assessment existed, the following could prevail:

- Ongoing maintenance and covenant enforcement would be at the owners expense and very costly.
- Buildings such as rough shacks, decrepit trails, etc., could proliferate without the restrictions presently in effect, thereby greatly reducing the value of properties.
- Lots would be split to less than the current five-acre minimum required by the covenants
- No one would be available to help landowners find answers to the numerous questions that arise each day.

Administrative salaries and directors fees are listed in each annual audit report, with the directors fees representing less than 7% of the budget.

Your Board of Directors meets at least once a month during the business day, taking time from their livelihoods to protect your investment in Tierra Grande. In addition, the administrator and board members drive through Tierra Grande checking the roads and looking for any problems.

The use or non-use of Tierra Grande land is an individual choice, as TGIA is prevented by law from acting as a developer. The original seller and developer, Horizon Cor-

poration, established TGIA to represent Tierra Grande land owners, collect established charges, and enforce covenants.

Some owners have questioned what is the next "Five Year Plan." Your Board has given serious consideration to this subject and feels future expenditures with no foreseeable benefits to a great number of members should be held off. An example is the rather extensive and expensive power line extension built through Units 5, 9, 10, 18, 20, 21, 22, 23, and 24 several years ago which resulted in only a few homes being built. In some areas, no homes were built.

Building the Tierra Grande Fire Station benefitted the membership as homeowner insurance costs were greatly reduced. Response time to a fire in our community has been shortened whether fire personnel are responding to a house fire, wild land fire, or medical emergency. The Association pays the annual taxes on this property as well as the property insurance. The savings on homeowner insurance more than offsets the annual costs.

Over the next five years the Board will focus on:

- Serving the greater good of the Tierra Grande community;
- Protecting the Open Space;
- Reducing costs; and
- Maximizing revenue

## TGIA Board Candidate

### JUDI MAGNUSSEN

- Resident of Tierra Grande more than 25 years.
- Has been an office manager in the oil, lease, trucking, travel, realty and mortgage industries as well as manager in her late husband's home construction and well-pumping business.
- In nearly two terms on the board has served as president and vice president/treasurer.



Judi created, narrated and produced a 37-minute DVD showing TGIA membership advantages and oversaw the distribution of 3,500 DVDS to members and others.

She and her late husband Don built and occupied two residences in Tierra Grande. She loves living in Tierra Grande and serving on the Board of Directors.

**TGIA Annual Meeting July 19, 2014 11 AM - 1 PM**  
**Tierra del Sol Golf Club 1000 Golf Course Road Rio Communities**

# This 'n' That Around the Tierra Grande Community

The April 19, 2014, Community Watch Meeting drew 35 members. Ernie Nagy, Watch Coordinator, led the meeting.

Steven Gonzales, Fire Chief for the Rio Grande/Tierra Grande Estates Fire Departments, answered questions about the proposed transfer of the lease of the Tierra Grande Fire Station from Valencia County to the City of Rio Communities. Rio Communities Mayor Mark Gwinn was on hand as well.

When the transfer occurs, the only change will be that the City of Rio Communities will eventually become the fiscal pass-through agent for the fire funds distributed by the State of New Mexico to community fire departments.

During the first year of the transition, the Mid Region Council of Governments will handle the fiscal responsibility of the fire funds to give the City of Rio Communities the opportunity to set up a budget and put in place the fiscal components required to manage the funds.

The Fire Department will maintain the responsibility/authority to spend fire funds under the governing laws and requirements. TGIA will retain ownership of the fire station. The transition should be seamless. Most participants left the meeting with a better understanding of the process.

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## Welcome To New Tierra Grande Residents

Kim Pravda, Mancha Circle, Unit 1  
Linda Marion, Mancha Circle, Unit 1  
Jerry and Stacy Pearson, Tocado Loop, Unit 24  
Gary & Nancy James, Lavar Loop, Unit 13  
Inez Quintero, Manzanita Drive, Unit 14  
David Harp, Estada Drive, Unit 22  
Jerome and Marlene Davis, Tarugo Drive, Unit 24

## Construction In Tierra Grande

No building permits have been issued in the previous four months

## 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, Rio Communities, New Mexico 87002

11:00 A.M. -1:00 P.M. on Saturday, July 19, 2014

The following business will be transacted:

1. Closure of Balloting
2. Board President addresses members
3. Treasurer's report
4. Valencia County Public Works Director Kelly Bouska
5. Valencia County Building Codes - Hoss Foster
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. The Ballot must be returned no later than July 18, 2014.

Lina Benavidez of the Valencia County Keep America Beautiful Program said a cleanup of Tierra Grande will be held Saturday, June 7, at nine a.m. Gloves, reflective vests, and garbage bags will be provided. Areas will be assigned. Two dumpsters will be brought in. All types of material can be disposed of including tires, paints, batteries, etc. More information will be emailed and notices placed at the postal cluster boxes. A successful cleanup means a better looking Tierra Grande.

At the Neighborhood Watch Meeting Magistrate Judge John Chavez described the duties of that position. He stated that he is working with Valencia County Code Enforcement to help improve Code Enforcement services in the Community.

Sue Moran, TGIA Administrator, shared information about the upcoming elections. Voting Convenience Centers have been established for the June 3 Primary Election. General Election Day is Nov. 4, 2014. A list of the early voting centers will be sent to the membership.

Sue reminded landowners of the importance of reviewing their Notice of Values from the County Assessor. The protest period ended April 30, 2014.

Crusher fines are available free of charge to members in good standing (paid up on their assessments). It is expected that additional types of rock will be available as soon as a release is received from the current contract owners.

Watch Captain Nagy closed the meeting with a review of incidents that have taken place in Tierra Grande in the past six months. This information can be found on the website "RAIDS On Line" (Regional Analysis and Information Sharing) [www.raidsonline.com](http://www.raidsonline.com). The Valencia County Sheriff's Department participates in this program. If you are interested in knowing what is going on in your community just fill in the required information and you will be sent a report on a daily basis.

Next meeting of the Community Watch is tentatively scheduled for Saturday, October 18. Mark your calendars. Information regarding that event will be available in the October Tales 'n' Trails Newsletter.

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## A Very Simple Map to Tierra del Sol Golf Club



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

FOLD IN HALF

SEAL THIS SIDE Do Not Use Staples

FOLD HERE

TERRA GRANDE IMPROVEMENT ASSOCIATION  
PO BOX 1388  
RIO COMMUNITIES, NM 87002-1388

BUSINESS REPLY MAIL  
FIRST-CLASS MAIL PERMIT NO. 1000, 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

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. Fold so the Tierra Grande return address is out, seal (no staples), and mail. Postage is free for you.

## Unit 4 Owned Lots Being Offered

Through donation or foreclosure default, the Tierra Grande Improvement Association has become the owner of several lots in our community. The Board has decided to sell these lots as we do not want to be landholders. The Association is offering lots in bulk by unit. For 2014 the following lots in Unit 4 are available:

- Unit 4, Block 13, Lot 6 – 5 acres
- Unit 4, Block 13, Lot 16 – 5 acres
- Unit 4, Block 15, Lot 8 – 16.63 acres
- Unit 4, Block 20, Lot 6 – 5 acres
- Unit 4, Block 20, Lot 14 – 7.25 acres
- Unit 4, Block 20, Lot 20 – 5.50 acres

For further information or if you are interested in purchasing these lots in bulk please contact the Tierra Grande Improvement Association at 505 864-2345 or email at [info@tierragrande.org](mailto:info@tierragrande.org) by July 1, 2014

## Foreclosure Auctions Continuing

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

## Members In Good Standing

Members in Good Standing are those members who are current on their assessments.

Members in good standing have services available to them free of charge from the Tierra Grande office such as copies of documents, faxing, notary services, covenant enforcement issues, building plan reviews, email distribution information, newsletters, a vote and a voice on Board related matters.

Members who are NOT in good standing (not current on assessment payments) will have to pay a fee for a service they may request of the TGIA office. Not all requests may be available to members who are not in good standing.

## TGIA Board

**President — Dave Tibbets**  
Surveyor/Los Lunas resident  
Term expires 2018

**Secretary — Carol Gasperetti**  
Tierra Grande resident  
Term expires 2016

**Executive V.P. & Treasurer  
Judi Magnussen**  
Tierra Grande resident  
Term expires 2014

**Director — Michael Sumner**  
Retired Valencia County banker  
Term Expires 2017

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

**ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD**

**SATURDAY, JULY 19, 2014, AT 11:00 a.m.**

**TIERRA DEL SOL GOLF CLUB RIO COMMUNITIES, NEW MEXICO 87002**  
**PROXY**

The undersigned hereby appoint (s) George Hobbes, Dave Tibbetts, Mike Summer and Jamie 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: \_\_\_\_\_, 2014

**BALLOT**

Please sign and return ballot so that it is received by July 18, 2014. 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 19, 2014 meeting.

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

**VOTE FOR**

**ONLY**

**ONE**

FOR: JUDI MAGNUSSEN

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 18, 2014.

SIGNATURE (S) OF MEMBER (S):

\_\_\_\_\_  
DATE: \_\_\_\_\_

\_\_\_\_\_  
DATE: \_\_\_\_\_

# Thank You For Your Support

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

Tierra Grande members are the best  
In the February issue of the Tierra Grande Tales 'n' Trails a letter was printed protesting a proposed CO2 pipeline through Tierra Grande.  
Members were asked to sign and mail the protest letter to the Bureau of Land Management (BLM). To date, the BLM has received over 260 letters from our members which is the most returns of any community impacted by the proposed pipeline.  
The Final Scoping Report and Environmental Impact Statement have been released and are available on the BLM web site at:  
[http://www.blm.gov/nm/st/en/prog/more/lands\\_realty/lobos\\_co2\\_pipeline.html](http://www.blm.gov/nm/st/en/prog/more/lands_realty/lobos_co2_pipeline.html)  
Also on the BLM web site is a timeline for what will happen next as well as maps and links to more pipeline information. There will be additional meetings and protest opportunities. Our work together is not yet done.  
TGIA will keep you apprised as events occur.  
Thank you again for your support.